

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

Ref: 16/3/3/1/B4/12/1069/23

FORMAL ECO AUDIT REPORT

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ABREVIATIONS

DEA&DP	Department of Environmental Affairs and Development Planning
DEA.....	Department of Environmental Affairs
DWS.....	Department of Water and Sanitation
EA	Environmental Authorisation
EAP	Environmental Assessment Practitioner
ECO.....	Environmental Control Officer
EIA	Environmental Impact Assessment
EMP	Environmental Management Programme
EO	Environmental Officer
ESO	Environmental Site Officer
GNEC	Guillaume Nel Environmental Consulting
I&AP	Interested and Affected Parties

INTRODUCTION

This Formal ECO Report is distributed to the project team after the site audit was undertaken. The contractor has 3 working days to provide a rectification report with photographic evidence of how the findings in this report were rectified.

The ECO Report is compiled in order to ensure continuous improvement with regards to environmental related matters. The aim is furthermore, to increase the contractor's compliance rating in terms of the environmental approvals, and to advise on environmental matters which might occur during construction activities. This ECO report incorporates the monthly environmental findings and furthermore may include corrective measures/actions which were taken by the contractor.

PROJECT DESCRIPTION

The proposed development of a sparkling wine production facility of approximately 3 420m² in extent. The facility will house the various components related to the different stages in the production chain, including the following:

- A dry goods store,
- Chemical, dry good, sales and marketing stores,
- A Workshop, a Laboratory, a Compressor room, Offices, a staff green room,
- Bottling lines, and
- Fire sprinkler pumps and tanks

CLOSE OUT FINDINGS REQUIRED

	Finding	Close Out Recommendation
1.	Cement	Cement remains were noted on site and should please be regularly removed from site and be disposed of.
2.	Litter	The contractor is advised to please ensure that litter and rubble do not mix, it should be separated accordingly and be disposed of at a licenced dumping facility.

FINDINGS IN TERMS OF THE APPROVED EMPR DURING THE SITE VISIT ON THE 3RD OF SEPTEMBER 2025

Requirement	ECO comments and/or recommendation	Compliance
Please refer to approved EMPr for detailed requirements		Compliant
		Partial-Compliant
		Non-Compliant
		Require Confirmation
		Premature
		Not Auditable
PRE-CONSTRUCTION (PLANNING) PHASE EMPr		
Visual Impact	- Light output is to be confined within property boundaries through using specifically designed luminaries such as full cut-off luminaries to minimize upward spread of light near to and above the horizontal Figure 1 – A; - Spotlight luminaries to be tilted in order to direct the light to the intended spot, instead of allowing it to light areas outside its purpose (Error! Reference source not found.– B Report); - Outdoor spotlights to be mounted on the appropriate pole height. Higher mounting heights allow lower main beam angles which can reduce glare (Figure 1– C).	Compliant

	- Utilize control systems to reduce light levels during inactive periods or at predetermined times while maintaining sufficient lighting for safety and security (NEMA, 2000). - Strict adherence to the tree policy of the Stellenbosch Municipality. - No obtrusive lighting to be used which may pose a light pollution risk to adjacent landowners	
Project contract and programme	The EMP must be included as part of the tender documentation thereby making it part of the enquiry document to make the recommendations and constraints, as set out in this document, enforceable under the general conditions of contract. A copy of this EMP must be available on site. The Contractor shall ensure that all the personnel on site, sub-contractors, suppliers, etc. are familiar with and understand the specifications contained in the EMP.	Compliant
Appointments and duties of project team	The contact details for the ECO, RE, EO, Contractor and ESO shall be completed on the attached pro forma and a copy kept on site. This document must be made available to the Department of Environmental Affairs and Development Planning (DEADP) on request. Before construction activities commence, role players must have a clear indication to their role in the implementation of this EMP. Subcontractor(s) contracts with the principle contractor must contain a clause to the effect that the disposal of all construction-generated refuse / waste to an officially	Compliant

	approved dumping site is the responsibility of the subcontractor in question and that the subcontractors are bound to the management activities stipulated in this EMP.	
Site demarcation and development	The surveys for the overall project area and construction footprint as approved in the Environmental Authorisation (EA) must be complete and clearly demarcated before the contractors set up their crew camps or begin construction. All relevant 'general' and 'specific' conditions contained in the Environmental Authorisation (EA) must be included in the space provided below and included as part of this EMP when the "<i>declaration of understanding</i>" is signed by Antonij Rupert Wines (Pty) Ltd, the Engineer and the Contractor. The EO and ECO must be on site in order to make sure the correct areas are fully demarcated.	Compliant
Emergencies, non-compliance and communication	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	

	Communication in emergencies must follow the suggested lines of communication as stipulated	
Fauna	All <i>possible</i> sensitive faunal species present on the site must be rescued and relocated to another suitable location prior to the commencement of construction activities.	
CONSTRUCTION PHASE EMPr		
Stockpiles	All stockpiled material must be easily accessible on site without any environmental damage of the surrounding properties. All temporarily stockpiled material must be stockpiled in such a way that the spread of materials is minimised. In the case of strong wind and/or rain all stockpile material must be covered with a tarpaulin in order to prevent erosion. The stockpiles may only be placed within the demarcated areas the location of which must be approved by the RE, EO or ECO. Stockpiles are to be stabilised if signs of erosion are visible. Soils from different horizons must be stockpiled such that topsoil stockpiles do not get contaminated by sub-soil material.	Compliant

Topsoil stockpiles must be monitored for invasive exotic vegetation growth. Contractors must remediate as and when required in consultation with the EO, RE and ECO.

No plant, workforce or any construction related activities may be allowed onto the topsoil stockpiles.

Topsoil must be seen as a no-go area, but demarcation is not necessary. Topsoil and subsoil are to be stored separately.

Stockpiles must not be higher than 2m to avoid compaction thereby maintaining the soil integrity and chemical composition.

Stockpiles are within the maximum threshold of 2m, thank you for that.



Specific freshwater construction mitigation measures	Construction activities should preferably take place during the dryer summer months. Contaminated runoff from the construction site should be prevented from entering either Wetland A or B.	
Oil and chemicals	The contractor must provide method statements for the “handling & storage of oils and chemicals”, “fire”, and “emergency spills procedures. These substances must be confined to specific and secured areas within the contractor’s camp, and in a way that does not pose a danger of pollution even during times of high rainfall. These areas must be imperviously bunded with adequate containment (at least 1.1 times the volume of the fuel) for potential spills or leaks. Drip trays (minimum of 10cm deep) must be placed under all machinery and vehicles. The surface area of the drip trays will be dependent on the vehicle and must be large enough to catch any hydrocarbons that may leak from the vehicle while standing. The depth of the drip tray must be determined considering the total amount / volume of oil in the vehicle. The drip tray must be able to contain the volume of oil in the vehicle. Any spills larger than 100ℓ should be reported to all local authorities. Spill kits must be available on site and in all vehicles that transport hydrocarbons for dispensing to other vehicles on the construction site. Spill kits must be made up of	Compliant

	material/product that is in line with environmental best practice (sunsorb is a recommended product that is environmentally friendly). All spilled hazardous substances must be contained in impermeable containers for removal to a General & Hazardous Waste Landfill site, (this includes contaminated soils, and drenched spill kit material).	
Cement	It is suggested that ready-mix cement be used as far as possible to minimize the possible impact on the surrounding environment. Cement batching areas must be located in consultation with the RE, EO or ECO to ensure residues are contained and that the proposed location does not fall within sensitive areas such as drainage lines, storm water channels, etc. The contractors must provide and maintain a method statement for “cement and concrete batching” which includes the storage, washing & disposal of cement, packaging, tools and plant. Cement batching was active during this audit, the contractor is advised to please ensure that batching takes place on impermeable areas.	Partial Compliant



Cement remains were noted on site and should please be removed from site.

		
Dangerous and toxic materials	Provision of storage facilities Materials such as fuel, oil, paint, herbicide and insecticides must be sealed and stored in bermed areas or under lock and key, as appropriate, in well-ventilated areas. Storage facilities should be bunded, roofed, secure, rain, wind and tamper proof. Storage areas shall display the required safety signs depicting “no smoking”, No Naked lights” and “Danger” containers shall be clearly marked to indicate contents as well as safety requirements. Sufficient care must be taken when handling these materials to prevent pollution. Training on the handling of dangerous and toxic materials must be conducted for all staff prior to the commencement of construction.	Compliant

	<u>Paint, herbicide and insecticides will not be allowed on or near the site.</u> In the case of pollution of any surface or groundwater, the Regional Representative of the Department of Water and Sanitation (DWS) must be informed immediately. Empty containers shall be removed to a General & Hazardous Waste Landfill site. Material Safety Data Sheets (MSDS) must be prepared for all hazardous substances on site and supplied by the supplier where relevant. MSDS's must be updated as required.	
Bulk storage of fuels and oils	The contractors must provide and maintain a method statement for "Diesel tanks and refuelling procedures". Bulk fuel storage tanks on the site shall be on an impervious surface that is bunded and able to contain at least 110% of the volume of the tanks. A Flammable Liquid License must be obtained for diesel volumes greater than 200 litres. As no application was lodged for this activity, it should be noted that Environmental Authorisation is required for the storage of Diesel and/or Petrol with volumes greater than 30 000 litres. Bulk fuel storage tanks shall be located in a portion of the construction camp where they do not pose a high risk in terms of water pollution.	Compliant

	Bulk fuel storage tanks shall be placed so that they are out of the way of traffic, so that the risk of the tanks being ruptured or damaged by vehicles is minimised. Bulk fuel storage should be covered during the rainy season	
Use of dangerous and toxic materials	The contractor shall keep the necessary materials and equipment on site to deal with spills/ fire of the materials present should they occur. The contractor shall set up a procedure for dealing with spills/ fire, which will include notifying the ECO and the relevant authorities prior to commencing with construction. These procedures must be developed in consultation and approval by the appointed EO. All staff should receive some form of fire training. Fire buckets and hoses shall be in good working order and easily accessible on site. A record must be kept of all spills and the corrective action taken.	Compliant
Eating areas and camp followers	The contractors must provide and maintain a method statement for “Crew camps and construction lay down areas”. The Contractor shall, in conjunction with the EO, designate the restricted eating area for eating during normal working hours. Two refuse bins with lids must be provided and cleaned on a daily basis. The bins are to be secure, wind, weather and scavenger proof. Designated areas for smoking must be provided.	Compliant

	No fires are to be lit outside of a facility designed to contain fires. The adequacy and positioning of these structures must be determined in consultation with the EO and ECO. No animals, domestic or otherwise are allowed on the premises. The feeding, or leaving of food, for stray or other animals in the area is strictly prohibited. Camp followers/informal traders must not be allowed to congregate on pavements or outside the construction site. However, at the contractor's discretion facilities can be made available within the designated eating area. Litter (even if originating outside the camp) and concrete bags etc. must be picked up and put into suitably closed bins.	
Toilets and ablution facilities	The contractor will be responsible for providing all sanitary arrangements for his and the sub-contractors team. A minimum of one chemical toilet shall be provided per 15 persons. Sanitary arrangements shall be to the satisfaction of the ECO and the local authority. The contractor shall keep the toilets in a clean, neat and hygienic condition. The contractor shall supply toilet paper at all toilets at all times. Toilet paper dispensers shall be provided in all toilets. Toilets provided by the contractor must be easily accessible and a maximum of 150m from the works area to ensure they are utilised. All toilets will be located within the	Compliant

	contractor's camp. Should toilets be needed elsewhere, their location must first be approved by the RE, EO or ECO. The contractor (who must use reputable toilet-servicing company) shall be responsible for the cleaning, maintenance and servicing of the toilets. The contractor (using reputable toilet-servicing company) shall ensure that all toilets are cleaned and emptied before the builders' or other public holidays. Toilets out on site must be secured to the ground and have a sufficient locking mechanism operational at all times. The natural surrounding area <u>may NOT</u> be used for any ablution activities. FINES will be payable should any person be caught Toilets were noted on site, the contractor should please ensure that there are enough toilets for all workers on site.	
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Waste management	Good waste management was observed during the audit. A bin was made available on site.	Partial Compliant



The contractor is advised to please ensure that rubble and litter do not mix, solid waste should please be separated accordingly and should be disposed of at a licenced dumping facility.

	 Waste awareness should please be done with the workers on site.	
Dust	It is imperative that method statements regarding dust control be supplied to the ECO by the contractor prior to the commencement of any construction activities. Dust management and dust suppression during the construction phase is deemed very important. The method statement must provide information on the proposed source of water to be utilised, and the details of the licenses acquired for such usage. Potable water cannot (as far as possible) be used as a means of dust suppression, alternative measures must be sourced. The use of 'grey' water must be investigated as an alternative. The contractor will be responsible to source this water and obtain the required approvals.	Compliant

	The construction camp shall be watered during dry and windy conditions to control dust fallout. Dust production must be controlled by regular watering of roads and works area, should the need arise. (NB: Concrete dust is toxic and damages soil properties. Therefore, watering to prevent dust spread must not be done where concrete dust has fallen or it will infiltrate into the soil. Concrete bags must not be allowed to blow around the site and spread cement dust. This cement dust will be detrimental to the environment.) At the end of construction, the site camp must be fully rehabilitated by removing the temporary surface, ripping the area to loosen the soil and the area must be re-vegetated with locally indigenous vegetation only, according to the landscape development plan for the project.	
Workshop equipment, maintenance and storage	The contractors must provide and maintain a method statement for “workshop maintenance and cleaning of plant”.	Compliant

	All maintenance and washing of vehicles and equipment shall be done off-site as far as possible. During servicing of vehicles or equipment, a suitable drip tray shall be used to prevent spills onto the soil. Leaking equipment shall be repaired immediately or be removed from site to facilitate repair. Workshop areas shall be monitored for oil and fuel spills, and such spills shall be cleaned and remediate to the satisfaction of the EO or RE. Cleaning and remediation must be done with products that are in line with best environmental practice i.e. Sunsb. Sorb. The Contractor shall be in possession of an emergency spill kit that must be complete and available at all times on site. The Contractor must ensure that senior and the other relevant members of the workforce are trained in dealing with spills by using emergency spill kits. All spills of hazardous substances must be reported to the ESO, EO, RE or ECO. The contractor must comply with the regulations of the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993) as well as specific specifications set forth by the health and safety agent.	
Noise	All construction vehicles must be in a good working order to reduce possible noise pollution.	Compliant

	Work hours during the construction phase shall be strictly enforced unless permission is given (07H00 – 18H00). Permission shall not be granted without consultation with the local industries and businesses by the EO. No work to be done on Sundays or public holidays. Noise reduction is essential, and Contractors shall endeavour to limit unnecessary noise, especially loud talking, shouting or whistling, radios, sirens or hooters, motor revving, etc. The use of silent compressors is a specific requirement. All machinery to be muffled where possible. Noisy activities shall take place only during working hours. The EO must inform the residents of houses and businesses adjacent to the development in writing 24 hours prior to any planned activities that will be unusually noisy or any other activities that could reasonably have an impact on the adjacent sites. These activities could include, but are not limited to use of pneumatic jackhammers and compressors etc. No noise louder than 70dB from the ambient noise level. Machinery and equipment on site must be maintained so as to avoid any unnecessary noises.	
Crew camps	Accommodation for members of the workforce will not be permitted on site unless authorisation has been given in terms of the Environmental Authorisation issued for	Compliant

	the site. If accommodation is to be provided for workers, details need to be provided as to the location and facilities to be provided for the workers. Dedicated wash areas must be situated away from surface water sources. The contractor's camp shall be monitored for dust fallout and dust suppression applied as required. This may include the laying of gravel, the use of grey water can be considered as an option if the required permits have been acquired. The contractor's camp, offices and storage facilities shall be located within the site boundaries. If this is not feasible an alternative should be designated in consultation with the ECO. The contractor shall provide labourers to clean up the contractor's camp and construction site on a daily basis. These areas shall then be inspected by the contractor or his/her ESO to ensure compliance with this requirement. The contractor shall be responsible for cleaning the contractor's camp and construction site of all structures, equipment, residual litter and building materials at the end of the construction period and, the topsoil restored in areas where landscaping is to take place.	
Fires	The contractors must provide and maintain a method statement for "fires", clearly indicating where and for what fires will be utilised plus details on the fuel to be utilised in creating the fire. Fire training and equipment to be nearby to put fires out. No wood	Compliant

	is to be collected from private or surrounding property. Fires must be within designated areas and must be in small scale. Absolutely no burning of waste is permitted. Fires will only be allowed in facilities especially constructed for this purpose within fenced Contractor's camps. Wood and/or charcoal are the only fuels permitted to be used for fires. The contractor must provide sufficient wood (fuel) for this purpose. Fires in the designated areas must be small in scale so as to prevent excessive smoke being released into the atmosphere. Heavy smoke may not be released into the air. No felling of trees or wood collection is allowed from private or public property. The Contractor shall ensure that there is appropriate fire-fighting equipment available on site at all times.	
Erosion and sedimentation	To reduce the loss of material by erosion, the contractor shall ensure that disturbance on site is kept to a minimum. The disturbance especially includes the movement of heavy vehicles. The contractor shall be responsible for rehabilitating all eroded areas in such a way that the erosion potential is minimised after construction has been completed. These areas are to be filled with mulch or funnels constructed to route the water.	Compliant

	All disturbed areas that will not be landscaped within the construction phase, must be mulched to encourage vegetation re-growth. Mulch used must be free from alien seed. These areas must be cordoned off so that vehicles or construction personnel cannot gain access to these areas. In the case of strong wind and/or rain all stockpile material must be covered with a tarpaulin in order to prevent erosion.	
Fauna	<u>All activities on site must comply with:</u> The regulations of the Animal Protection Act, 1962 (Act No. 71 of 1962); All construction workers must be informed that the intentional killing of any animal is not permitted as faunal species are a benefit to society. Poaching is illegal and it must be a condition of employment that any employee caught poaching will be dismissed. Employees must be trained on how to deal with fauna species as intentional killing will not be tolerated. In the case of a problem animal e.g. a large snake a specialist must be called in to safely relocate the animal if the EO or ECO is not able to.	Compliant
Flora	Locally indigenous plants must be used in the landscaping of the site.	Premature

	Plants that are proclaimed as problem plants or noxious weeds must be excluded from the landscaping plan and these must be removed immediately, should they occur on site. No plants/trees may be destroyed prior to notify the ECO about the plan. The ECO is to approve all plants to be removed. The contractor must rehabilitate the construction camp and any other disturbed areas once construction activities have terminated. Compacted areas will be ripped and mulched in order to ensure recovery of the natural vegetation cover. Once construction is complete, rehabilitation of un-built areas must be undertaken in order to restore the aesthetic & ecological value of the area. It is recommended that a qualified landscape architect, qualified botanist, aquatic specialist and the ECO be consulted with regard to the most appropriate rehabilitation vegetation and structures. Active re-vegetation must take place with locally indigenous vegetation under the supervision of the ECO. No open fires shall be allowed on site under any circumstances, fires will only be permitted in adequate facility within the crew camp, Forest Act, 1984 (Act No. 122 of 1984).	
Heritage	In terms of the National Heritage Act, 1999 (Act No. 25 of 1999), should any archaeological artefacts be exposed during construction activities, work on the area	Compliant

	where the artefacts were found shall cease immediately and the ECO as well as the Local Council shall be notified within 24 hours. Upon receipt of such notification, the ECO will arrange for the excavation to be examined by an Archaeologist. Under no circumstances shall archaeological artefacts be removed, destroyed or interfered with. Any archaeological sites exposed during demolition or construction activities must not be disturbed prior to authorisation by the Heritage Western Cape and/or the South African Heritage Resources Agency on the appropriate provincial heritage resource agency. No building older than 60 years may be demolished or altered without prior approval by Heritage Western Cape. No graveyard or grave may be altered or impacted upon during the construction or operational phase of the development.	
Access route/haul roads	Existing roads and services must be utilised thus reducing the infringement of the development on natural habitat. If new access roads have to be constructed the road should follow existing roads for as far as possible in order to minimize the area of disturbance. Any authorised clearing for access roads must be done under the supervision of the ECO.	Compliant

	Access roads for earthmoving-equipment must be clearly designated and be positioned as close as possible to the proposed development site. No driving off from the marked roads is permitted and designated parking areas must be identified and demarcated with applicable signage. Neither the site nor its access roads must be allowed to be utilised for recreational activities, this includes but is not limited to quad bikes, 4x4's and dirt bikes. Security personnel ensure that this is enforced. No unauthorised access is permitted.	
Crime, safety and security	No site staff, other than security personnel and skeleton staff shall be housed on site unless otherwise stipulated in the Environmental authorisation. Security personnel and skeleton staff shall be supplied with adequate protective clothing, ablution facilities, water and refuse collection facilities. A boundary fence will serve to prevent public access to the site, for public safety and security reasons. The access to the site must be controlled so as to restrict unauthorised personnel from entering the site. The workers on site must retain some means of identification. The ESO and the contractor are responsible for ensuring that only authorised personnel are on site at all times. The site and crew are to be managed in strict accordance with the Occupational Health and Safety Act, 1993 (Act No. 85 of 1993) and the National Building Regulations.	Compliant

	Site specific conditions and regulations as set forth by the health and safety agent should also be adhered to. The contractor shall ensure that all emergency procedures are in place prior to commencing work. Emergency procedures shall include (but not be limited to) fire, spills, contamination of the ground, accidents to employees, use of hazardous substances and materials, etc. The contractor shall ensure that lists of all emergency telephone numbers / contact persons are kept up to date and that all numbers and names are posted at relevant locations throughout the construction site. The nearest emergency service provider must be identified during all phases of the project as well as its capacity and the magnitude of accidents it will be able to handle. The contact details of this emergency centre, as well as the police and ambulance services must be available at prominent locations around the construction site and the construction crew camps.	
Visual impact	Shade cloth must be utilised to conceal and minimise the visual impact of contractor camps, lay down and storage areas. Rubble and litter must be removed every two weeks or more often as the need arises and be disposed of at a registered landfill site as designated by the Stellenbosch Municipality; Solid Waste removal department. Unified materials must be used in the construction of the buildings on site.	Compliant

Hydrology	Increased run-off during construction must be managed using berm and other suitable structures as required to ensure flow velocities are reduced; this must be done in consultation with the Resident engineer as well as the ECO. The Contractor shall take reasonable measures to control the erosive effects of storm water runoff. Storm water, wherever possible, should be allowed to soak into the land in the area on which the water fell. In the event of pollution caused as a result of construction activities, the contractor, according to section 20 of the National Water Act, 1998 (Act No. 36 of 1998) shall be responsible for all costs incurred by organisations called to assist in pollution control and/or to clean up polluted areas and water courses. The contractor shall ensure that excessive quantities of sand, silt and silt-laden water do not enter the watercourse found on site. No wastewater may run freely into the surrounding area.	Compliant
Soil	Topsoil must be stripped from all areas that are to be utilized during the construction period and where permanent structures, and access is required. These areas will include comprising the permanent works, pipeline trenches, stockpiles, access roads, construction camps and lay down areas. Topsoil must be deemed to be the top layer of soil containing organic material, nutrients and plant grass seed. For this reason, it is an extremely valuable resource for the rehabilitation and vegetation of disturbed areas.	Compliant

	At the beginning of the construction phase, topsoil removed for vegetation clearance must be stripped to a minimum depth of 300 mm and stockpiled on the demarcated topsoil stockpile areas. All topsoil must be removed and stockpiled on the site. However, the use of topsoil for rehabilitation contaminated by the seed of alien vegetation must not be permitted unless a programme to germinate the seed and eradicate the seedlings is drawn up and approved, or some other mitigatory feature is found. This must be approved by the ECO. Single handling is recommended. Stockpiles must not be higher than 2m to avoid compaction. Dust suppression is necessary for stockpiles older than a month – with either water or a biodegradable chemical binding agent. Backfill will require contouring to ensure that it blends in with the surrounding environment.	
OPERATIONAL PHASE EMPr		

Waste management	No waste will be generated by the use of the road and structures during the operational phase. All litter and rubble will be removed before the contractor leaves the site.	Not Auditable
Stormwater Management	Storm water, wherever possible, must be allowed to soak into the land in the area on which the water has been discharged. No waste or refuse must be allowed to access the storm water infrastructure. In the event that silt runoff occurs off the development site, the cause of this must be investigated and suitable mitigation measures employed. This may include the vegetation of bare areas, installing flow diversion channels in consultation with an engineer, installing velocity reducing structures etc. For all maintenance undertaken reference must be made to recommendations in the engineer's reports and or the approved storm water management plan. All maintenance activities must be monitored to ensure that no environmental damage occurs. All damage must be mitigated immediately.	Premature
Specific freshwater operational mitigations	Should any natural areas be disturbed during the construction phase, these areas should be rehabilitated and vegetated with indigenous vegetation.	Premature

	Installation subsoil drains as proposed in the geotechnical report of the proposed development, is strongly advised. A buffer area of 10m should be kept from both wetland areas for all future activities.	
Dust	Surface dust should be minimized during the operational phase of the development in order to prevent the dust from being blown to adjacent properties. The proposed development should be landscaped with indigenous plant species. Water extraction from the storm water channel on site will not be allowed.	Premature
Atmospheric pollution	Air pollution All forms of dust/air pollution must be managed in terms of the Atmospheric Pollution Prevention Act, 1965 (Act No. 45 of 1965), this includes the control of noxious and offensive gases, smoke, dust and vehicular emissions. Under no circumstances may heavy smoke be released into the air. Light pollution Light output is to be confined within property boundaries through using specifically designed luminaries such as full cut-off luminaries to minimise upward spread of light near to and above the horizontal Figure 1 A.	Premature

	Spotlight luminaries to be tilted in order to direct the light to the intended spot, instead of allowing it to light areas outside its purpose Figure 1 B. Outdoor spotlights to be mounted on the appropriate pole height. Higher mounting heights allow lower main beam angles which can reduce glare (Figure 1– C). Noise pollution Noise levels shall be kept within acceptable limits; these are determined in terms of the relevant local by laws. Operation activities will remain within normal working hours (07:00am – 18:00pm).	
Safety and security	Boundary wall must be regularly inspected and maintained to prevent any damage. All fencing on site must be managed in terms of the Fence Act No. 31 of 1963 All maintenance and repair work must be done in accordance with National Building Regulations and Standards Act 103 of 1977 Maintenance work must not be the cause of environmental damage. Any environmental damage caused must be investigated and mitigated immediately. An emergency plan (including fire management) must be developed and implemented; the relevant authority must approve this plan. Ensure that all fire extinguishers are replaced on or before their expiry dates. Ensure that pump devices are in good working order.	Premature

Traffic management	All traffic management must be done in accordance with the National Road Traffic Act No. 93 of 1996	Premature
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FINDINGS IN TERMS OF THE GRANTED ENVIRONMENTAL AUTHORISATION

EA Condition No.	Description of each Condition	Comments on Compliance
		Compliant
		Partial-Compliant
		Non-Compliant
		Require Confirmation
		Premature
		Not Auditable
1	The holder is authorized 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	Note
2	The holder must commence with, and conclude, the listed activities within the stipulated validity period which the 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 authorized listed activities. b) A period of ten (10) years, from the date the holder commenced with the authorized listed activities, during which period the authorized listed activities must be concluded.	Compliant The EA was approved on the 15th of March 2024 The EA is valid until 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.	Note
4	Any changes to, or deviations from the scope of the alternative described in section B above must be accepted or approved, in 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.	Note
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.	Compliant As mentioned above the EA was approved on the 15th of March 2024 and the letter of commencement was sent to the Directorate on the 4th of August 2025.
6	The holder must in writing, within 14 (fourteen) calendar days of the date of this decision-	Compliant

	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 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: 6.4.1 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,	The EA was approved on the 15th of March 2024. The interested and affected parties were notified on the 22nd of March 2024, seven days after the EA was approved.
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	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.	Compliant
8	The draft Environmental Management Programme (“EMPr”) submitted as part of the application for Environmental Authorisation is hereby approved and must be implemented.	Compliant

9	The Maintenance Management Plan (“MMP”) adopted as part of the Environmental Authorisation must be implemented.	Compliant
10	The EMPr must be included in all contract documentation for all phases of implementation.	Compliant
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.	Compliant An ECO was appointed for the construction site.
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.	Compliant
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.	Compliant
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.	Note

15	In terms of Regulation 34 of the NEMA EIA Regulations, 2014 (as 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).	
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,	Note

	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 palaeontological remains (including fossil shells and trace fossils); coins; indigenous and/or colonial ceramics; any articles of value or antiquity; marine shell heaps; stone artifacts 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.	
17	A qualified archaeologist and/or paleontologist 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.	Note
18	The relevant requirements with respect to occupational health and safety must be adhered to at all times.	Note

PROGRESS

The contractor is progressing well on site.



MAJOR AREAS OF CONCERN

No major areas of concern were found on site other than the general findings above.

Compiled by:

Nica Kotze

for GNEC