

**THE 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

INFORMAL 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 Environmental Control Officer (ECO) Report is distributed to the project team after the site audit was undertaken. The contractor has 3 working days after this report is distributed to provide a close out report with photographic evidence of how the findings in this report were rectified, if required.

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

FINDINGS IN TERMS OF THE APPROVED EMPR DURING THE SITE VISIT ON THE 20TH OF AUGUST 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).	Not auditable

	- 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.	Require confirmation
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) has been completed and clearly demarcated before the contractors set up their crew camps or begin construction.  The declaration of understanding should please be signed on the back pages of the EMPr.	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	Require confirmation

	• 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 • Fire • Dust Communication in emergencies must follow the suggested lines of communication as stipulated	
Fauna	No faunal species were found on site prior to commencement, the entire area was filled with grass and any animals would have been seen on site.	Compliant
CONSTRUCTION PHASE EMPr		
Stockpiles	The stockpiles on site were easily accessible, the contractor is advised to please ensure that subsoil and topsoil is not mixed and that the topsoil is protected.	Compliant



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.

Topsoil stockpiles must be monitored for invasive exotic vegetation growth. No invasive vegetation was seen on the topsoil stockpile.

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.	
Specific freshwater construction mitigation measures	Please refer to the map below for the locations of the sensitive areas on site.  Construction activities should preferably take place during the dryer summer months according to the EMPr. The wetland A has been demarcated on site. Construction is not close to wetland B.	Partial Compliant



Contaminated runoff from the construction site should be prevented from entering either Wetland A or B. The material close to Wetland B should please be moved.

		
Oil and chemicals	The contractor must provide method statements for the “handling & storage of oils and chemicals”, “fire”, and “emergency spills procedures. No generators or bowsers were seen on site. 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 material/product that is in line with environmental best practice (sunsorb is a recommended product that is environmentally friendly).	Compliant

	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. No batching was done on site during the audit. Some minor amounts of concrete remains were noted on site and should please be disposed of.	Compliant

		
Dangerous and toxic materials	No dangerous or toxic materials were seen on site. The contractor advised that no toxic materials may be used in the construction of the Wine Facility as it negatively impacts the wine. Thus this condition will remain not auditable.	Not auditable
Bulk storage of fuels and oils	No bulk fuel storage will be kept on site.	Not auditable
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.	Require confirmation

	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.	
Eating areas and camp followers	The contractors must provide and maintain a method statement for “Crew camps and construction lay down areas”. Bins have been placed on site and is emptied every two weeks or more if the need persists. The contractor empties the bins into sugar bags as soon as the bins are full. 	Compliant

Toilets and ablution facilities	Two toilets were noted on site during the audit, thank you for that. 	Compliant
Waste management	Good waste management was observed during the audit. Bins was made available on site. Waste awareness should please be done with the workers on site.	Compliant
Dust	Dust will not be a problem on site as all the roads are tarred. 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. Dust was not a problem during the audit.	Compliant

Workshop equipment, maintenance and storage	The contractors must provide and maintain a method statement for “workshop maintenance and cleaning of plant”. No maintenance and washing of vehicles was done on site. No fuel or oil spills were noted on site. 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.	Require confirmation
Noise	No construction vehicles were noted on site. 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	Compliant

	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	Dedicated wash areas must be situated away from surface water sources. The site is on a farm and it is possible that workers stay on the farm, but no crew camps were noted on the site.	Compliant
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 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.	Compliant

	The Contractor shall ensure that there is appropriate fire-fighting equipment available on site at all times.	
Erosion and sedimentation	No erosion or sedimentation was noted on site. Sediment traps have been installed within the runoff from Wetland A, thank you for that. 	Compliant
Fauna	All activities on site must comply with: 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	Compliant

	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.	
Flora	Locally indigenous plants must be used in the landscaping of the site. 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.	Premature

	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 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.	Compliant
Access route/haul roads	All the roads used on site area existing roads.	Compliant
Crime, safety and security	The entire farm is fenced, and security is at the entrance gate, no unauthorised personnel will be allowed to enter the site. Site specific conditions and regulations as set forth by the health and safety agent should also be adhered to. 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.	Compliant

	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. 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. Backfill will require contouring to ensure that it blends in with the surrounding environment. 	Compliant
OPERATIONAL PHASE EMP		
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. 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.	Premature

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. 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	Premature

	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

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 The EMPr is implemented on site.
9	The Maintenance Management Plan (“MMP”) adopted as part of the Environmental Authorisation must be implemented.	Compliant The MMP is implemented on site.

10	The EMPr must be included in all contract documentation for all phases of implementation.	Require confirmation
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, Guillaume Nel Environmental Consultants have been appointed.
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 The ECO will send all the ECO reports to the 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.	Require confirmation
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).	Take note The first External Environmental Audit should be done within three months of commencement, thus the audit should be done in October 2025. Quotes will be obtained and send through to the relevant parties for approval.
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,	Not auditable No heritage remains were found on site so far.

	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

MAJOR AREAS OF CONCERN

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

Compiled by:



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