



MUNISIPALITEIT / MUNICIPALITY
BEAUFORT-WES/BEAUFORT WEST/BHOBHOFULO



Notice No. 120/2026

APPLICATION FOR TEMPORARY LAND USE DEPARTURE USE FOR A SAND MINE ON FARM 155: BEAUFORT WEST

Notice is hereby given in terms of Section 61 of the Municipal Land Use Planning By-Law for Beaufort West Municipality, Notice No. 21/2019 that the Authorized Official in terms of Section 60 of the same on 7 July 2026 **approved** the following application as a whole:-

- **Temporary Departure**, in terms of Section 15.2.(c) of the Municipal Land Use Planning By-Law for Beaufort West, 2019 from the permissible land use related to the Agriculture Zone 1 zoning, to allow for the establishment and operation of a sand / gravel mining operation on a maximum of 5 ha of the Remainder of the Farm Rhenosterkop No. 155, at the following co-ordinates:

Point	Latitude	Longitude
A	32°14'17.563"S	22°52'28.945"E
B	32°14'14.708"S	22°52'33.071"E
C	32°14'22.834"S	22°52'42.679"E
D	32°14'25.93"S	22°52'38.658"E

subject to the following conditions imposed in terms of section 66 of the said By-Law:

1. CONDITIONS OF APPROVAL

1.1 PART A – CONDITIONS TO BE ADHERED TO PRIOR TO ESTABLISHMENT

1.1.1 ROAD UPGRADING

Prior to the commencement of any mining operations, the applicant/developer must provide (at their own cost) a detailed access and circulation plan to the satisfaction of the Beaufort West Municipality, Director: Technical Services for approval, illustrating the exact access roads (including road descriptions & numbers), with dimensions, conditions (with photographic evidence) and associated infrastructure (such as fences, cattle grids etc), certified by a civil engineer. This will relate to both internal roads on the subject property as well as the Minor Road 8887, and any other route, proposed for access between the mining site and the N1 Route.

The applicant/developer must undertake a Construction Impact Assessment, to the satisfaction of the regional roads engineer, prior to the site handover and commencement of works. The assessment must include, among other technical requirements, a baseline condition assessment of the gravel road network affected by the works, as per TMH12. The resulting construction impact assessment, together with the acceptance therefore by the District Roads Engineer (Oudtshoorn), must be provided to the Municipality, Director Technical Services, prior to commencement of the mining activity.

The section of Minor Road 8887, forming part of the maintenance agreement (dated 27 March 2026) between the Western Cape Department of Infrastructure (Directorate Transport Infrastructure) and CZ Sand Mine (PTY) Ltd, must be improved in line with the said agreement and must provide written confirmation of the said improvement(s) provided by the District Roads Engineer (Oudtshoorn), prior to commencement of the mining activity.

1.1.2 DUST MANAGEMENT

The applicant must prepare and submit a Dust Management Plan, in accordance with the applicable Dust Control Regulations, to the satisfaction of the Beaufort West Municipality, Technical Director.

1.2 PART B – CONDITIONS TO BE ADHERED TO AFTER ESTABLISHMENT

1.2.1 ROAD ACCESS AND MAINTENANCE

Access to, and from, the development will only be gained, along the portion of Minor Road 8887 identified within the application, as illustrated within the approved access and circulation plan.

The public portions of the identified access roads must remain continuously available, accessible, unobstructed, and safe for all road users, during the establishment, operation and decommissioning of the mining operation.

The speed which any mining related vehicle may travel, on the access road, must be limited to a maximum of 40 km/h.

Minor Road 8887 (OP8887) will be maintained, at all times, in accordance with the maintenance agreement (Ref. 16/9/6/1- 30/78; Application no. 2026-02-0049, dated 2 April 2026) between the Western Cape Department of Infrastructure (Directorate Transport Infrastructure) and CZ Sand Mine (PTY) Ltd.

A Public Complaint Register shall form part of the site files and must be maintained on site at all times for any landowner or member of the public to record comments or complaints therein. The applicant must also inform the Municipality within seven days of any complaints received as well as the proposed action to address such complaints.

Should the volume of mining related truck traffic increase beyond the volumes communicated to Transnet, the District Roads Engineer (Oudtshoorn) and/or the Municipality, the applicant / developer must inform all three parties, and implement any additional road upgrading / maintenance required, at the cost of the applicant / developer.

1.2.2 DUST CONTROL

Dust, generated from the mining operation and transportation of gravel / sand, along Minor Road 8887 must be managed and suppressed in accordance with the accepted Dust Management Plan.

1.2.3 DECOMMISSIONING

Upon conclusion of the intended mining activities, the decommissioning and rehabilitation of the mining site will be done in accordance with the approved Environmental Management Plan.

Minor Road 8887 (OP8887) must be returned to the Road Authority in the same or better condition after the mine ceases to operate.

2. ADDITIONAL INFORMATION

- a) The approval for the temporary departure is not a permanent land use right but is granted to utilize the identified portion of the subject property on a temporary basis. The Beaufort West Municipality By-Law on Municipal Land Use Planning, 2019 determines (in Section 18(1)(b)) that an application may be made “to utilize land on a temporary basis for a purpose not permitted in terms of the primary rights of the zoning applicable to the land, for a period not exceeding five years.”
- b) Section 18(4) of the By-Law further determines that “a temporary departure may not be approved more than once in respect of a particular use on a specific land unit.” Therefore, there exist no mechanism to extend the initial approval for Temporary Departure, beyond the initial five years, from the date of approval.

- c) The approval for the temporary departure is conditional; all conditions of the approval (contained herein) must be always adhered to and to the satisfaction of the Municipality as the competent land use authority. Should the applicant fail to adhere to any of the prescribed conditions and continue to do so, after written notification of such non-compliance, the Municipality may revoke the said land use approval. This will render any ongoing mining activity as an unauthorized land use and will be treated as such, within the prescripts of the Municipal By-Law and any other legislative framework available to the Municipality.
- d) The applicant should note that the conditions and responsibilities contained within other authorizations (i.e. the Mining Permit, Environmental Authorizations, Environmental Management Plan, Road Maintenance Agreement) are not replaced by the conditions contained herein (as the related to the Temporary Departure for land use only). As such the applicant is reminded that compliance to such external conditions remains in place, as required and monitored by the relevant external authority.

3. REASONS FOR RECOMMENDATION

- a) The development proposal is consistent with National, Provincial, Regional and Municipal Spatial Planning and Policy Frameworks, in as far it promoted the optimum development of scarce land resources.
- b) The proposed development poses minimal impact on the surrounding natural environment, and such impacts will be managed and mitigated through the required conditions of approval, related to the upgrading, maintenance and rehabilitation of access roads, as well as dust management measures.
- c) Due to the locality, scale, methods and mitigation measures, the proposed development is not expected to have a detrimental impact on the character of the surrounding area.
- d) The proposed development will not place additional strain on the ability of the municipality to provide services – and is expected to assist in the availability of local building material for infrastructure development, such as roads.
- e) Concerns related to the maintenance of the access route between the N1, and the mining activity was addressed through a maintenance agreement with the Western Cape Department of Infrastructure.
- f) Other required statutory authorisations (i.e. Mining Permit, Environmental Authorisation and General Authorisation for a Water Use License) were obtained and included within the application.
- g) The application is aligned to the principles and recommendations of the Western Cape Land Use Management Guidelines on Rural Areas (2019), as it is anticipated to contribute to the protection of agricultural land, concentration of non-agricultural use, prevention of the fragmentation of agricultural land and will not establish permanent non- agricultural buildings / infrastructure.
- h) The proposed development is expected to contribute to the general development principles, contained within SPLUMA, especially towards Spatial Efficiency and Good Administration.
- i) The objection received, was adequately addressed by the applicant and the concerns raised will be mitigated and managed as conditions to this land use approval, as well as part of the conditions to other authorisations.

Any person whose rights are affected by the above decision and or conditions may appeal to the Appeal Authority by submitting a written appeal to the Municipal Manager, Beaufort West Municipality, Private Bag 582, 112 Donkin Street, Beaufort West, 6970, so to reach the undersigned within **21 days** from the

date of publication of this notice. Official appeal forms are available on request from Mr P. Strümpher at Tel. No. 023-414 8103 or e-mail: admin@beaufortwestmun.co.za.

Municipal Offices
112 Donkin Street
Beaufort-West
6970

G. Esau
Acting Municipal Manager

Ref. No.: 12/4/5/2; Farm 155, Rhebosterkop [Beaufort West]

Date: 17 July 2026