BEAUFORT-WES/BEAUFORT WEST/BHOBHOFOLO
Directorate: Infrastructure Services / Direktoraat: Infrastruktuur Dienste
ICandelo: liNkonzo zeZiseko zoPhuhliso

Rig asseblief alle korrespondensie aan die Munisipale Bestuurder/Kindly address all correspondence to the Municipal Manager/Yonke imbalelwano mayithunyelwe kuMlawuli kaMasipala

Verwysing
Reference
Isalathiso 12/3/2

Navrae
Enquiries
Imibuzo C.B.Wright

Datum
Date
Uhmla 18 September 2026

Privaatsak/Private Bag 582
Faks/Fax 023-4151373
Tel 023-4148194
E-pos / E-mail admin@beaufortwestmun.co.za
Donkinstraat 112 Donkin Street
BEAUFORT-WES
BEAUFORT WEST
BOBHOFOLO
6970

PRE-APPLICATION INPUT: CONSENT USE FOR A QUARRY – REMAINDER OF FARM SNYDERSFONTEIN NO. 21: BEAUFORT WEST MUNICIPAL AREA

1. PURPOSE

1.1. The purpose of the pre-application input is to ensure that the application is correct and complete and not to assess the merit of the application.

2. APPLICATION

2.1. Application is made for:

a) **Consent Use** : Quarry, ito. Section 15(2)(o) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality, 2019,

2.2. The application indicates (Page 5) that the identified site area for the proposed quarry will only occupy approximately 5 ha of the subject property and include the Mining area, Stockpile Area, Perimeter fence, Weighbridge, Workshop, Storeroom, Site Office, Ablution, Parking bays, as indicated in the provided site development plan Ref. No. 1979E-SDP, dated April 2026.

3. POWER OF ATTORNEY

3.1. The required Trust Resolution and Powers of Attorney are included in the application. However, in order to confirm a continued chain of authority, the application should also include the Trust Deed indicating the appointed trustees of the said trust to confirm the authority of the signatories on the Trust Resolution and Powers of Attorney.

4. MOTIVATIONAL MEMORANDUM

4.1. Although the Motivational Memorandum does make reference to the conditions imposed by the environmental authorization, related to the upgrading of the farm road, such conditions should be summarized within the motivational memorandum, as some of those requirements may also be considered as applicable conditions to any potential land use approval.

4.2. The application should indicate how dust will be managed, both at the mining site, as well as on all unsurfaced access roads.

5. PUBLIC PARTICIPATION

5.1. During the public participation process, comments must be obtained from the following (in addition to the comments already included within the application):

a) Western Cape Department of Agriculture,

b) Western Cape Department of Infrastructure (District Roads Engineer)

6. COMPLETENESS OF PRE-APPLICATION DOCUMENT

The documentation as submitted for the purpose of a Pre-Application Consultation Meeting are considered complete and therefore a formal Pre-Application Consultation Meeting is not required

The costs for the application are as follows:

• Consent Use	R 920.35
• Advertising costs for public participation	R 7 382.96
• The total cost for the application	**R 8 303.31**

Beaufort - West Bank Details:

Bank: Nedbank
Account Holder: Beaufort West Municipality
Account Number: 10742 80318
Account Type: Current Account
Branch Code: 198765
Reference: **Erf Snydersfontein No.21**

For your attention.

CHRISTOPHER WRIGHT
AUTHORIZED OFFICIAL
/mg

BEAUFORT-WES(T)
MUNISIPALITEIT // MUNICIPALITY

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

KINDLY NOTE:

Pre-application consultation is an advisory session and does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: **Moolman Quarry (1979E)**

Purpose of consultation: **Pre-application**

Brief proposal: **Application for Consent Use for a quarry**

Property (ies) description:

- **Remainder of the Farm Snydersfontein No. 21, Beaufort West**

Date: **11th of June 2026**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	**TBD**			
Pre-applicant	**Rowan van Gend**	**Urban Dynamics Eastern Cape**	**0413743980 0825696339**	**rowan@udec.co.za**

List documents provided for discussion at meeting:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

Application Motivation Report
Maps

Annexure 1:	**Pre-application Consultation Comment, Minutes, Attendance Register, T1 Pre-application Consultation form and Proof of Payment of Application fees (pending)**
Annexure 2:	**Application Form T2**
Annexure 3:	**Power of Attorney**
Annexure 4:	**Trust Resolution**
Annexure 5:	**Deeds Office Enquiry**
Annexure 6:	**Title Deed**
Annexure 7:	**Conveyancer Certificate**
Annexure 8:	**Bond Holders Consent**
Annexure 9:	**SG Diagram**
Annexure 10:	**Environmental Basic Assessment Report**

Has pre-application consultation been undertaken for a land development application in terms of section 53 of the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) and regulation 10 of the Western Cape Land Use Planning Regulations, 2015 (LUP regulations)?

(If yes, request a copy of the minutes)

Awaiting Pre-application consultation meeting

YES	**NO**
	√

Comprehensive overview of proposal:

Urban Dynamics EC (UDEC) has been appointed by the owners of Remainder Farm Snydersfontein No. 21, located in the Beaufort West Municipality, Western Cape, to prepare and submit an application for a Consent Use to permit a quarry on a portion of the Agriculture Zone 1 property. The duration of the consent use is directly linked to the period granted for the mining permit. DK Pringle Earthworks CC intends to establish a quarry on the Farm and mine material for required for the development of renewable energy facilities and associated infrastructure in the Beaufort West Municipal area. The contractor on behalf of the land owner is in the process of obtaining a mining permit and environmental authorisation from the Department of Mineral Resources, for the intended mining activity on a 5 ha portion of the farm.

The Application: The current zoning of the Farm is Agriculture Zone, however a consent use can be granted for a quarry by the Beaufort West Municipality. Application is made for a Consent Use for a quarry on a minor portion of approximately 5 ha:

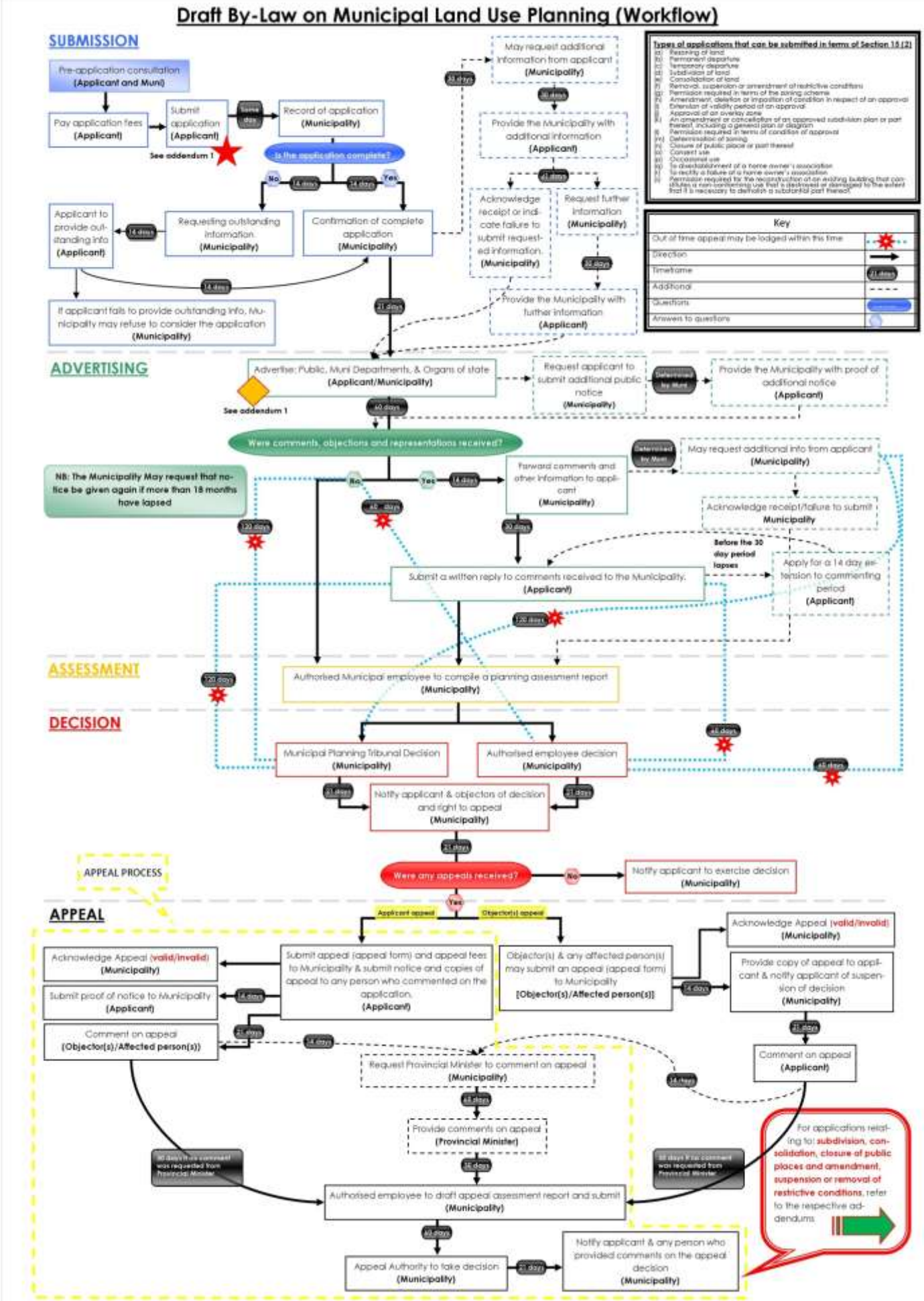
Project Location: The preferred site for the quarry is located on a minor portion of Remainder of the Farm Snydersfontein No. 21, located approximately 60 km north of Beaufort West and approximately 20 km south of the Northern Cape provincial boundary. The quarry on the other hand is located 5 km due west of the R381 linking Beaufort West to Loxton.

The extent of the expansion of the existing quarry will be 5 ha. The GPS position of the centre point of the site are:

PROPOSED QUARRY AREA COORDINATES

PEG	LONGITUDE	LATITUDE
A	22° 25' 40.534" E	31° 49' 7.403" S
B	22° 25' 46.384" E	31° 49' 9.502" S
C	22° 25' 41.275" E	31° 49' 18.908" S
D	22° 25' 36.026" E	31° 49' 14.009" S

PART B: APPLICATION PROCESS



PART C: QUESTIONNAIRES

SECTION A:
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND FEES

Tick if relevant		What land use planning applications are required in terms of section 15 of the By-Law on Municipal Land Use Planning for Beaufort West Municipality	Application fees payable
√	2(a)	a rezoning of land;	R
√	2(b)	a permanent departure from the development parameters of the zoning scheme;	R
√	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
√	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
√	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
√	2(f)	a removal, suspension or amendment of restrictive conditions in respect of a land unit;	R
√	2(g)	a permission required in terms of the zoning scheme;	R
√	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
√	2(i)	an extension of the validity period of an approval;	R
√	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
√	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
√	2(l)	a permission required in terms of a condition of approval;	R
√	2(m)	a determination of a zoning;	R
√	2(n)	a closure of a public place or part thereof;	R
✓	2(o)	a consent use contemplated in the zoning scheme;	**TBD**
√	2(p)	an occasional use of land;	R
√	2(q)	to disestablish a home owner's association;	R
√	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
√	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building.	R

Tick if relevant		What prescribed notice will be required?	Advertising fees payable
Y	N	Serving of notices (i.e Delivering by hand; registered post; data messages) Publication of notices (i.e Local Newspaper(s); *Provincial Gazette; site notice; Municipality's website*)	R
Y	N	Additional publication of notices (i.e Site notice, public meeting, local radio station, Municipality's website, letters of consent or objection)	R
Y	N	Notice of decision (i.e Provincial Gazette)	R
Y	N	Integrated procedures	R
		TOTAL APPLICATION FEE*:	**TBD**

KINDLY NOTE: * *Application fees are estimated on the information discussed and are subject to change with submission of the formal application.*
Application fees that are paid to the Municipality are non-refundable and proof of payment of the application fees must accompany an application.
The applicant is liable for the cost of publishing and serving notice of an application.

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any municipal integrated development plan, spatial development framework(s), structure plans, by-laws or any other municipal policies or guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?	✓			**The intended land use will support development of Renewable Energy in the**
Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party (ies)? [List condition numbers and third party(ies)]		**X**		
Any other Municipal by-law that may be relevant to application? (If yes, specify)			**TBD**	**Pending pre-application consultation**
Zoning Scheme By-law considerations: What is the current zoning of the property? **Agriculture Zone 1: Agriculture** What is the proposed zoning of the property? **Agriculture Zone 1: Agriculture** **Consent Use: Quarry** Does the proposal fall within the provisions/parameters of the zoning scheme? **Yes** Are additional applications required to deviate from the zoning scheme? (if yes, specify) **No**				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is a development application affecting national interest in terms of section 52(3) of Spatial Planning Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), required?		**X**		
Is the proposal in line with the national spatial development framework and national laws, regulations, other guidelines or documents?	✓			**Refer to paragraph 3.1 in the motivation report**
Is the proposal in line with the principles for land development, set out in the SPLUMA and the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014)?	✓			**Refer to paragraph 3.2 in the motivation report**
Is the proposal in line with the provincial spatial development framework(s) and provincial laws, regulations, other policies, guidelines or documents?	✓			**Refer to paragraph 3.8 in the motivation report**
Is any district municipal integrated development plan, spatial development framework, other policies, guidelines or documents relevant?	✓			**Refer to paragraphs 3.2, 3.4, 3.5, 3.6 in the motivation report**

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

QUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is a land development application required in terms of section 53(2) of LUPA or section 10 of LUP Regulations?			**TBD**	~~Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)~~
Is provincial comment on land use application(s) required in terms of section 45(1) of LUPA?		**X**		~~DEA&DP~~
Is/was the property (ies) utilised for agricultural purposes?	✓			Western Cape Government Department of Agriculture **DMR to comment**
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		**X**		~~National Department of Agriculture, Forestry and Fisheries (DAFF)~~ **No subdivision of land required for short term lease of approximately 5 ha**
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?	✓			DMR **Refer to Annexure 10: Environmental basic Assessment of the SPLUMA application**
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? ~~(National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity~~		**X**		~~National Department of Environmental Affairs (DEA) & DEA&DP~~

~~Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA)~~ (strikethrough irrelevant)				
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		**X**		~~National Department of Water & Sanitation (DWS)~~
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		**X**		~~South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)~~
Will the proposal have an impact on any National or Provincial roads?		**X**		~~National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Department of Transport and Public Works (DT&PW)~~
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		**X**		~~National Department of Labour (DL)~~
Will the proposal affect any Eskom owned land and/or servitudes?		**X**		~~Eskom~~
Will the proposal affect any Telkom owned land and/or servitudes?		**X**		~~Telkom SA Ltd.~~

Will the proposal affect any Transnet/Passenger Rail Agency of South Africa owned land and/or servitudes?		**X**		~~Transnet/PRASA~~
Is the property subject to a land / restitution claim(s)?		**X**		~~National Department of Rural Development & Land Reform~~
Will the proposal require comments from South African National Parks (SANParks) and/or CapeNature?		**X**		~~SANParks / CapeNature~~
Is the property subject to any existing mineral rights?	✓			National Department of Mineral Resources **Awaiting Mining Permit**
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		**X**		~~Western Cape Government Departments of Cultural Affairs & Sport,~~ ~~Education, Social Development,~~ ~~Health and Community Safety~~
Does the proposal require any other authorisation(s) in terms of other applicable legislation that is not listed in the subject table?			**TBD**	If yes, specify

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:		X		**Rural development not subject to Municipal Infrastructure provision.** **Beaufort West LM to confirm additional input.**
Water supply:		X		
Sewerage and waste water:		X		
Stormwater:		X		
Road network:		X		
Telecommunication services:		X		
Other services required? Please specify.		X		
Development charges:			**TBD**	

PART D: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

Information and documentation required in terms of section 38(1) of the By-Law on Municipal Land Use Planning for Beaufort West Municipality

Completed and signed application form	✓	Bondholder's consent (if applicable)	✓
Power of attorney / Owner's consent if applicant is not owner	✓	Proof of registered ownership or any other relevant right held in the land concerned	✓
Resolution or other proof that applicant is authorised to act on behalf of a juristic person	✓	S.G. diagram / General plan extract	✓
Written motivation	✓	Site development plan or conceptual layout plan	✓
Locality plan	✓	Proof of agreement or permission for required servitude **NO**	
Proposed subdivision plan		Full copy of the title deed	✓
Proof of payment of application fees **(pending)**		Minutes of pre-application consultation meeting (if applicable) **(pending)**	
Conveyancer's certificate	✓		

Supporting information and documentation:

Y	N	N/A ✓	Consolidation plan	Y ✓	N	N/A	Land use plan / ~~Zoning plan~~
Y	N	N/A ✓	Street name and numbering plan				
Y	N	N/A ✓	Landscaping / Tree plan	Y	N	N/A ✓	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A ✓	Abutting owner's consent	Y	N	N/A ✓	Home Owners' Association consent
Y ✓	N	N/A	**Copy of Environmental Impact Assessment (EIA)** / ~~Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)~~	Y	N	N/A ✓	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A ✓	Copy of original approval and conditions of approval	Y	N	N/A ✓	Proof of failure of Home owner's association
Y	N	N/A ✓	Proof of lawful use right	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes

Y ✓	N	N/A	Required number of documentation copies **Digital Submission**		Y	N	N/A	Other (specify)

PART E: DISCUSSION

PART F: SUMMARY / WAY FORWARD

OFFICIAL:	_____	PRE-APPLICANT:	**Rowan van Gend**
	(FULL NAME)		(FULL NAME)
SIGNED:	_____	SIGNED:	_____
DATE:	_____	DATE:	**27 July 2026**