



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

R0,50

WINDHOEK — 5 October 1992

No. 495

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PROCLAMATIONS

by the

PRESIDENT OF THE REPUBLIC OF NAMIBIA

No. 30

1992

DECLARATION OF KARASBURG (EXTENSION 1) TO BE AN APPROVED TOWNSHIP

Under section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), I hereby declare the area represented on General Plan V.47 (A.236/78) to be an approved township.

The conditions subject to which the application for permission to establish the township concerned has been granted, are set forth in the Schedule below in terms of the said section 13.

Given under my Hand and the Seal of the Republic of Namibia at Windhoek this 18th day of September, One Thousand Nine Hundred and Ninety-two.

Sam Nujoma

President

BY ORDER OF THE PRESIDENT-IN-CABINET

SCHEDULE

1. NAME OF TOWNSHIP

The township shall be called Karasburg (Extension 1).

2. COMPOSITION OF TOWNSHIP

The township comprises 81 erven numbered 409 to 489, one open space numbered 491 and streets as indicated on General Plan V.47 (A.236/78).

3. RESERVED ERF

Erf 489 is reserved for purposes of the local authority.

4. CONDITIONS OF TITLE

The following conditions shall be registered in favour of the local authority against the title deeds of the erven:

A. In respect of erven 409 to 429 and 431 to 488:

- “1. (a) The erf shall be used for residential purposes only.
- (b) Only one building designed and destined for occupation by only one family, with the necessary outbuildings, may be erected on the erf.
- (c) The building value of the main building, excluding the outbuildings, shall be at least R20 000,00.
- (d) Where a main building of the value as referred to in paragraph (c) is not erected within the period stipulated in the agreement with the person who took transfer of the property concerned, the improvement rate which the Council may impose on such property shall be determined on the value referred to in paragraph (c).
- (e) The erf shall have only one electric and water connection and meter.”.

B. In respect of erf 430:

- “1. (a) The erf shall be used for church purposes only.
- (b) The building value of the main building, excluding the outbuildings, shall be at least R20 000,00.”.

C. In respect of all erven, in addition to the condition set out under paragraph A or B, as the case may be:

"1. The owner and any lessee of the erf shall be obliged to allow -

- (a) water pipe-lines, storm-water drain-pipes, sewer-pipes or overhead or underground electrical supply lines as may from time to time be considered necessary by the local authority, to be constructed across the erf in such a manner and in such a position as may from time to time be determined by the local authority after consultation with the owner of the erf;
- (b) any materials excavated during the construction, maintenance or removal of any such water pipe-line, storm-water drain-pipe, sewer-pipe or overhead or underground electricity supply line, to be placed on the erf temporarily;
- (c) any person who may be required to enter the erf in order to perform his or her duties pertaining to such construction, maintenance or removal of any such water pipe-line, storm-water drain-pipe, sewer-pipe or overhead or underground electricity supply line or any other work pertaining thereto, to enter the erf at all reasonable times,

without any compensation being recoverable from the local authority: Provided that any damage caused at the construction, maintenance or removal of any such water pipe-line, storm-water drain-pipe, sewer-pipe or overhead or underground electrical supply line or any other work pertaining thereto or any damage caused at the placing on or removal from the erf of any materials referred to in subparagraph (b), shall be compensated by the local authority.

- 2. The owner of the erf shall at his or her own expense erect a retaining wall or walls approved by the local authority, to prevent any portion of the erf adjoining any street from falling into the street or vice versa, as the case may be: Provided that where the owner of the erf has already erected a retaining wall or walls approved by the local authority and any street or streets adjoining the erf are thereafter constructed or reconstructed on such level that as a consequence thereof a new retaining wall or walls have to be erected or that an existing retaining wall or walls have to be altered to prevent any portion of the erf from falling into the street or vice versa, as the case may be, such erection or alteration shall be made at the expense of the local authority.
- 3. It shall not be permissible to drill or excavate for water on the erf.
- 4. No dairy, stable, cowshed, abattoir, piggery, bakery, sausage factory or any offensive trade whatsoever shall be established or conducted on the erf.

For the purposes of this paragraph "offensive trade" shall mean any of the businesses, trades, works or institutions mentioned in

regulation 1(a) of the regulations promulgated under Government Notice 141 dated 10 November 1926, as amended.

5. Except with the written permission of the local authority, no bricks, tiles, earthenware pipes or any other articles of a like nature shall be made on the erf or any part thereof for any purposes whatsoever other than the erection of a building on the erf.
6. No cattle, pigs, goats, baboons, monkeys, beasts of prey or draught animals shall be kept on the erf.
7. No buildings or structures or any portion thereof (except boundary walls, fences, fire-walls and railway lines) as the case may be, shall be erected within 2 metres of any street boundary or rear boundary or within 1,5 metres of any lateral boundary of the erf.

For the purposes of this paragraph "street boundary" shall mean any boundary common to a street, "lateral boundary" shall mean any boundary having at least one end on the street boundary, and "rear boundary" shall mean any boundary other than a lateral or street boundary.

8. There shall be no obstruction or deviation of any natural course of storm-water over the erf without the written approval of the local authority.
9. The erf shall not be subdivided without the written approval of the local authority.
10. There shall not be built on more than three-quarters of the erf."

No. 31

1992

WANAHEDE (EXTENSION 1): EXTENSION OF BOUNDARIES

Under section 29(1) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), I hereby extend the boundaries of the Township of Wanheda (Extension 1) to include Portions 21 and 22 (portions of Portion 17) of the farm Gammams 36; situated in the Registration Division K and represented by Cadastral Diagrams No. 644/91 and 645/91 which shall at all times lie open to inspection at the office of the Surveyor-General, Windhoek, during normal office hours.

The above-mentioned property is now known as erven 2671 and 2672, Wanheda (Extension 1).

Given under my Hand and the Seal of the Republic of Namibia at Windhoek this 18th day of September, One Thousand Nine Hundred and Ninety-two.

Sam Nujoma

President

BY ORDER OF THE PRESIDENT-IN-CABINET

No. 32

1992

**TOWNSHIP OF GOBABIS:
EXTENSION OF BOUNDARIES**

Under section 29(1) of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), I hereby extend the boundaries of the Township of Gobabis to include Portions 1 to 6 of Farm 775, situated in the Registration Division L and represented by Cadastral Diagrams A569/91 to A574/91 which shall at all times lie open to inspection at the office of the Surveyor-General, Windhoek, during normal office hours.

The property so included shall be known as erven 1147 to 1152.

Given under my Hand and the Seal of the Republic of Namibia at Windhoek this 18th day of September, One Thousand Nine Hundred and Ninety-two.

Sam Nujoma

President

BY ORDER OF THE PRESIDENT-IN-CABINET
