



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$0,60

WINDHOEK — 7 April 1994

No. 834

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Government Notices

MINISTRY OF REGIONAL AND LOCAL GOVERNMENT AND HOUSING

No. 53

1994

DECLARATION OF ARANDIS TO BE AN APPROVED TOWNSHIP: TOWN OF ARANDIS

Under section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), I hereby declare the area situated on Portion 1 of the farm Arandis Townlands 170 in the Town Area of Arandis, Registration Division G, and represented by General Plan G83 (A437/92) to be an approved township.

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

DR. L. AMATHILA
MINISTER OF REGIONAL
AND LOCAL GOVERNMENT
AND HOUSING

Windhoek, 29 March 1994

SCHEDULE

1. NAME OF TOWNSHIP

The township shall be called Arandis.

2. COMPOSITION OF TOWNSHIP

The township comprises 1 192 erven numbered 1 to 1192, and streets as indicated on General Plan G83 (A437/92).

3. RESERVATION OF ERVEN

The following erven are reserved as follows:

(a) For the Government of Namibia -

- (i) erven 1165, 1166, 1176 and 1191 for educational purposes; and
- (ii) erven 1149, 1151 and 1178 for general administration purposes.

(b) For the Local Authority -

- (i) erf 1175 for a sport field; and
- (ii) erven 1141 to 1148, 1150, 1167 to 1174, 1177 and 1179 to 1190 for general local authority purposes.

(c) Erven 1172, 1173 and 1180 to 1182 for use as public open spaces.

4. CONDITIONS OF TITLE

- A. The following conditions shall be registered in favour of the local authority against the title deeds of all erven, except erven 1172, 1173 and 1180 to 1182 reserved as public open spaces:

“No offensive trade whatsoever shall be established or conducted on the erf.

For 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 of 1926.”

- B. The following additional conditions shall be registered against erven 1 to 1099:

- “(1) The erf shall be used for residential purposes only.
- (2) The building value of a dwelling unit, including the out-buildings, to be erected on the erf, shall be at least two times the prevailing local authority value on the erf.
- (3) No buildings or structures or any portion thereof (except boundary walls, fences, fire walls or railway lines), as the case may be, shall, except with the written approval of the local authority, be erected within 3 metres of any street boundary or rear boundary or within 2 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 a street boundary; and “rear boundary” shall mean any boundary other than a lateral boundary or a street boundary.”.

- C. The following additional conditions shall be registered against erven 1100 to 1115:

- “(1) The erf shall only be used for business purposes and flats: Provided that the ground floor of the main building shall not be used for flats and flats shall not be on the same floor as businesses or offices.
- (2) For purposes of this paragraph “business purposes” shall not include a factory as contemplated in section 3 of the Factories, Machinery and Building Work Ordinance, 1952 (Ordinance 34 of 1952).
- (2) The building value of the main building, including the out-buildings to be erected shall be at least three times the prevailing local authority value of the erf.”.

- D. The following additional conditions shall be registered against erven 1116 to 1140 and 1188:

- “(1) The erf shall only be used for industrial purposes: Provided that the local authority may grant approval in writing that the erf be used for business purposes.

For the purposes of this paragraph “industrial purposes” means a factory as contemplated in section 3 of the Factories, Machinery and Building Work Ordinance, 1952 (Ordinance 34 of 1952).

- (2) The building value of the main building, including the out-buildings, to be erected on the erf shall be at least four times the prevailing local authority value of the erf.”.

E. The following additional conditions shall be registered against erven 1152 and 1153:

- “(1) The erf shall only be used for religious purposes.
- (2) Only one church and church hall, including the outbuildings, shall be erected on the erf.
- (3) The building value of the church and church hall, respectively, excluding the outbuildings, shall be at least two times the prevailing local authority value of the erf.”

**MINISTRY OF REGIONAL AND LOCAL
GOVERNMENT AND HOUSING**

No. 54

1994

**DECLARATION OF ONGWEDIVA TO BE AN
APPROVED TOWNSHIP: TOWN OF ONGWEDIVA**

Under section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), I hereby declare the area situated on Portion 1 of the farm Ongwediva Town and Townlands 881 in the Town Area of Ongwediva, Registration Division A, and represented by General Plan A97 (A751/93) 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.

**DR. L. AMATHILA
MINISTER OF REGIONAL
AND LOCAL GOVERNMENT
AND HOUSING**

Windhoek, 29 March 1994

SCHEDULE

1. NAME OF TOWNSHIP

The township shall be called Ongwediva (Proper).

2. COMPOSITION OF TOWNSHIP

The township comprises 422 erven numbered 2581 to 2896, 2899 to 2999 and 3000 to 3004, and streets as indicated on General Plan A97 (A751/93).

3. RESERVATION OF ERVEN

- (a) Erf 2879 is reserved for the Government of Namibia for educational purposes.
- (b) Erven 3000 to 3004 are reserved for use as public open spaces.

4. CONDITIONS OF TITLE

- A. The following conditions shall be registered in favour of the local authority against the title deeds of all erven, except erven 3000 to 3004 reserved as public open spaces:

“(1) 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.

(2) The owner or lessee of an erf shall permit -

(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 material that may be excavated during the construction, maintenance or removal of the water pipe-line, storm-water drain-pipe, sewer-pipe or overhead or underground electrical 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 the construction, maintenance or removal of the water pipe-line, storm-water drain-pipe, sewer-pipe or overhead or underground electrical supply line or other work pertaining thereto, to enter the erf at all reasonable times.

(3) No 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 of 1926.”

- B. The following additional conditions shall be registered against erven 2581 to 2636; 2638 to 2824; 2826 to 2848; 2850 to 2878 and 2880 to 2999:

“(1) The erf shall be used for residential purposes only.

- (2) Not more than two dwelling units, each unit designed and destined for occupation by one family, including the necessary outbuildings, shall be erected on the erf.
- (3) The building value of a dwelling unit, including the outbuildings, shall be at least two times the prevailing local authority value of the erf.
- (4) No buildings or structures or any portion thereof (except boundary walls, fences, fire walls or railway lines), as the case may be, shall, except with the written approval of the local authority, be erected within 3 metres of any street boundary or rear boundary or within 2 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 a street boundary; and "rear boundary" shall mean any boundary other than a lateral boundary or street boundary."

C. The following additional conditions shall be registered against erven 2637, 2825 and 2849:

- "(1) The erf shall only be used for business purposes and flats: Provided that the ground floor of the main building shall not be used for flats and flats shall not be on the same floor as businesses or offices.
 - (2) For purposes of this paragraph "business purposes" shall not include a factory as contemplated in section 3 of the Factories, Machinery and Building Work Ordinance, 1952 (Ordinance 34 of 1952).
 - (3) The building value of the main building, including the outbuildings, to be erected on the erf shall be at least three times the prevailing local authority valuation of the erf."
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