



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

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WINDHOEK - 1 June 2004

No.3213

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Government Notices

MINISTRY OF REGIONAL AND LOCAL GOVERNMENT AND HOUSING

No. 125 2004

DECLARATION OF NKURENKURU TO BE AN APPROVED TOWNSHIP: KAVANGO REGIONAL COUNCIL

In terms of Section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I declare the area situated on Portion 1 of the Farm Nkurenkuru Townlands No. 1346 in the Registration Division "B" as indicated on General Plan No. B 171 (Diagram S. G. No. A 139/2001) to be an approved township.

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

J. KAAPANDA
MINISTER OF REGIONAL AND LOCAL
GOVERNMENT AND HOUSING

Windhoek, 3 May 2004

SCHEDULE

Name of Township

1. The Township shall be called **Nkurenkuru**.

Composition of Township

2. The Township comprises of 386 erven numbered 1 to 52, 54 to 155, 157 to 388, 6 public open spaces numbered 53, 156, 389 to 392 and streets as indicated on General Plan B 171 (S. G. A 139/2001).

Reservation of erven

3. (1) The following erven are reserved for the State:
Erven 2, 80 to 82 and 86 for general administration purposes.
(2) The following erven are reserved for the Local Authority:
 - (a) Erven 53, 156, 389, 390, 391 and 392 for public open spaces;
 - (b) erven 7, 87 and 88 for general administration purposes.

Conditions of title

4. (1) The following conditions shall be registered in favour of the Local Authority against the title deeds of all erven, except the erven referred to in paragraph 3:
 - (a) 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.
 - (b) The erf shall be subject to the reservation for the Local Authority of the right of access and use without compensation of the area three metres parallel with any boundary of such erf, for the construction and maintenance of Local Authority services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any material that may be excavated during such operation on the erf or any adjacent erf.
 - (c) If the erf has more than one street frontage, access to the erf shall be obtained from the street determined by the Local Authority.
 - (d) No offensive trade shall be established or conducted on the erf.

For the purpose of this item, "offensive trade" means any of the businesses, trades, works or institutions mentioned in regulation 1(a) of the Regulations promulgated under Government Notice No. 141 of 10 November 1926.
 - (e) No cattle, pigs, goats, sheep, monkeys, beasts of prey or draught-animals shall be kept or allowed on the erf.
- (2) The following conditions shall, in addition to those enumerated in sub-paragraph (1), be registered in favour of the Local Authority against the title deeds of erven 1, 3 to 6, 8 to 10, 13 to 16, 26 to 32, 34, 36 to 52, 54 to 58, 60, 63 to 74, 96 to 104, 106 to 145, 147 to 155, 158 to 214, 216 to 255, 257 to 272, 274, 276 to 289, 291 to 346, 348 to 388:

- (a) The erf shall be used for residential purposes only.
 - (b) The building value of the main building, including the outbuildings to be erected on the erf, shall be at least four times the valuation of the erf by the Local Authority.
- (3) The following conditions shall, in addition to those enumerated in sub-paragraph (1), be registered in favour of the Local Authority against the title deeds of erven 11, 12, 17 to 25, 76, 79, 83 to 85, 89 to 95, 105, 146, 215, 275, 347:

- (a) The erf shall only be used for flats and business purposes other than a factory, but where a building is erected for business purposes the ground floor of the main building shall not contain flats, and flats shall not be constructed on the same floor as any business or offices.

For the purpose of this paragraph, “factory” means a factory as defined in regulation 14 of the Regulations relating to the Health and Safety of Employees at Work promulgated under Government Notice No. 156 of 1 August 1997.

- (b) The building value of the main building, including the outbuildings to be erected on the erf, shall be at least four times the valuation of the erf by the Local Authority.
- (4) The following conditions shall, in addition to those enumerated in sub-paragraph (1), be registered in favour of the Local Authority against the title deed of erven 61, 75, 157, 256, 273 and 290:

- (a) The erf shall be used for institutional purposes and purposes incidental thereto only.

For purposes of this item, “institutional purposes” means schools, places of institution, churches, community halls, clinics, crèches and similar uses.

- (b) The building value of the main building, including the outbuildings to be erected on the erf, shall be at least two times the valuation of the erf by the Local Authority.

- (5) The following conditions shall, in addition to those enumerated in sub-paragraph (1), be registered in favour of the Local Authority against the title deed of erven 33, 35, 59, 62, 77 and 78:

- (a) The erf shall be used by Parastatals only.

For the purpose of this item, ‘parastatals’ means a body or institution created by law which is wholly owned or funded by the State or Government of Namibia, or, a body or institution created by law in which the State or Government of Namibia has some control over because of shares purchased in or funds made available to that body or institution by the State or Government of Namibia.

- (b) The building value of the main building, including the outbuildings to be erected on the erf, shall be at least two times the valuation of the erf by the Local Authority.
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MINISTRY OF REGIONAL AND LOCAL GOVERNMENT AND HOUSING

No. 126

2004

**DECLARATION OF OSHIKUKU AND OSHIKUKU EXTENSION 1
TO BE APPROVED TOWNSHIPS: OMUSATI REGIONAL COUNCIL**

In terms of Section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I declare the area situated on Portion 1 and 2 of the Farm Oshikuku Townlands No. 991 in the Registration Division "A" as indicated on General Plan No. A162 and A163 (S.G. No. A169/2001 and S.G. No. A171/2001) to be approved townships.

The conditions, subject to which the application for permission to establish the townships concerned has been granted, are set out in terms of section 13 in Schedule 1 and Schedule 2 below.

J. KAAPANDA
MINISTER OF REGIONAL AND LOCAL
GOVERNMENT AND HOUSING

Windhoek, 21 April 2004

SCHEDULE 1**Name of Township**

1. The township shall be called **Oshikuku**.

Composition of Township

2. The Township comprises 346 erven numbered 1; 2; 4 to 207; 209 to 348, 2 public open spaces numbered 3, 208 and streets as indicated on S.G. A169/2001.

Reservation of erven

3. (1) The following erven are reserved for the State:
 - (a) Erven 228; 348 for educational purposes;
 - (b) erven 229 to 231; 343; 346 for general administration purposes.
- (2) The following erven are reserved for the Local Authority:
 - (a) Erven 3 and 208 for educational purposes;
 - (b) erven 216, 234 and 262 for general administration purposes.

Conditions of title

4. (1) The following conditions shall be registered in favour of the Local Authority against the title deeds of all erven except the erven referred to in paragraph 3:
 - (a) 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.
 - (b) The erf shall be subject to the reservation for the Local Authority of the right of access and use without compensation of the area 3 meters parallel with any boundary of such erf, for the construction and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any material that may be excavated during such operation on the erf or any adjacent erf.

- (c) If the erf has more than one street frontage, access to the erf shall be obtained from the street determined by the Local Authority.
- (d) No offensive trade shall be established or conducted on the erf.

For the purpose of this item, "offensive trade" means any of the businesses, trades, works or institutions mentioned in regulation 1 (a) of the Regulations promulgated under Government Notice No. 141 of 1926.

- (e) No cattle, pigs, goats, sheep, monkeys, beasts of prey or draught animals shall be kept or allowed on the erf.
- (2) The following conditions shall, in addition to those enumerated in subparagraph (1), be registered in favour of the Local Authority against the title deeds of erven 15 to 53, 55 to 69, 71 to 207, 209 to 213, 215, 219 to 227, 269 to 342 and 347:

- (a) The erf shall be used for residential purposes only.
- (b) The building value of the main building, including the outbuildings, to be erected on the erf shall be at least four times the valuation of the erf.

- (3) The following conditions shall, in addition to those enumerated in subparagraph (1), be registered in favour of the Local Authority against the title deeds of erven 1; 2; 4; 5; 8 to 14; 217; 218; 235 to 261 and 263 to 268:

- (a) The erf shall be used for flats and business purposes other than a factory, but where a building is erected for business purposes the ground floor of the main building shall not contain flats and no flats shall be constructed on the same floor as any business or offices.

For the purpose of this item "factory" means a factory as defined in regulation 14 of the Regulations relating to the Health and Safety of Employees at Work promulgated under Government Notice No. 156 of 1 August 1997.

- (b) The building value of any new main building, including the outbuildings, to be erected on the erf shall be at least four times the valuation of the erf by the Local Authority.

- (4) The following conditions shall, in addition to those enumerated in subparagraph (1), be registered in favour of the Local Authority against the title deeds of erven 6; 7; 70 and 214:

- (a) The erf shall only be used for institutional purposes and purposes incidental thereto.

For the purpose of this item "institutional purposes" means schools, places of instruction, churches, community halls, crèches, clinics and similar uses.

- (b) The building value of the main building, including the outbuildings to be erected on the erf, shall be at least two times the valuation of the erf by the Local Authority.

- (5) The following conditions shall, in addition to those enumerated in subparagraph (1), be registered in favour of the Local Authority against the title deeds of erven 54; 232; 233; 344 and 345:

- (a) The erf shall only be used by a Parastatal.

For the purpose of this item, 'parastatal' means a body or institution created by law which is wholly owned or funded by the State or Government of

Namibia, or any body or institution created by law in which the State or Government of Namibia has some control over because of shares purchased in or funds made available to that body or institution by the State or Government of Namibia.

- (b) The building value of the main building, including the outbuildings to be erected on the erf, shall be at least two times the valuation of the erf by the Local Authority.

SCHEDULE 2

Name of Township

1. The township shall be called **Oshikuku Extension 1**.

Composition of Township

2. The Township comprises 324 erven numbered 349 to 494, 496 to 504, 506 to 554, 556 to 675, 4 public open spaces numbered 495, 505, 555, 676 and streets as indicated on S.G. A171/2001.

Reservation of erven

3. (1) The following erven are reserved for the State:
- (a) Erf 546 for educational purposes;
 - (b) erf 547 for general administration purposes.
- (2) The following erven are reserved for the Local Authority:
- (a) Erven 495; 505; 555 and 676 for purpose of public open spaces;
 - (b) erf 673 for general administrative purposes;
 - (c) erven 550 and 553 for purpose of a cemetery.

Conditions of title

4. (1) The following conditions shall be registered in favour of the Local Authority against the title deeds of all erven except the erven referred to in paragraph 3:
- (a) 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.
 - (b) The erf shall be subject to the reservation for the Local Authority of the right of access and use without compensation of the area 3 meters parallel with any boundary of such erf, for the construction and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any material that may be excavated during such operation on the erf or any adjacent erf.
 - (c) If the erf has more than one street frontage, access to the erf shall be obtained from the street determined by the Local Authority.
 - (d) No offensive trade shall be established or conducted on the erf.

For the purpose of this item, "offensive trade" means any of the businesses, trades, works or institutions mentioned in regulation 1 (a) of the Regulations promulgated under Government Notice No. 141 of 1926.

- (e) No cattle, pigs, goats, sheep, monkeys, beasts of prey or draught animals shall be kept or allowed on the erf.
- (2) The following conditions shall in addition to those enumerated in subparagraph (1), be registered in favour of the Local Authority against the title deeds of erven 349 to 435; 437 to 494; 496 to 504; 506; 508 to 542; 544; 545; 551; 554; 557 to 608; 610 to 626; 628 to 672; 674 and 675:
- (a) The erf shall be used for residential purposes only.
 - (b) The building value of any new main building, including the outbuildings, to be erected on the erf shall be at least four times the valuation of the erf.
- (3) The following conditions shall, in addition to those enumerated in subparagraph (1), be registered in favour of the Local Authority against the title deeds of erven 552, 609 and 627:
- (a) The erven shall be used for flats and business purposes other than a factory, but where a building is erected for business purposes the ground floor of the main building shall not contain flats, and flats shall not be constructed on the same floor as any business or offices.
 - (b) The building value of any new main building, including the outbuildings, to be erected on the erf shall be at least four times the valuation of the erf by the Local Authority.
- (4) The following conditions shall in addition to those enumerated in subparagraph (1), be registered in favour of the Local Authority against the title deeds of erven 436, 507, 543, 549 and 556:
- (a) The erf shall only be used for institutional purposes and purposes incidental thereto.
 - (b) The building value of the main building, including the outbuildings to be erected on the erf, shall be at least two times the valuation of the erf by the Local Authority.
- (5) The following conditions shall in addition to those enumerated in subparagraph (1), be registered in favour of the Local Authority against the title deed of erf 548:
- (a) The erf shall only be used by a Parastatal.

For the purpose of this item, 'parastatal' means a body or institution created by law which is wholly owned or funded by the State or Government of Namibia, or, any body or institution created by law in which the State or Government of Namibia has come control over because of shares purchased in or funds made available to that body or institution by the State or Government of Namibia.

- (b) The building value of the main building, including the outbuildings, to be erected on the erf, shall be at least two times the valuation of the erf by the Local Authority.
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MINISTRY OF REGIONAL AND LOCAL GOVERNMENT AND HOUSING

No. 127

2004

**DECLARATION OF BUKALO AND BUKALO EXTENSION 1 TO BE
APPROVED TOWNSHIPS: CAPRIVI REGIONAL COUNCIL**

In terms of Section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I declare the area situated on Portion 1 & 2 of the Farm Bukalo Town and Townlands No. 1354 in the Registration Division "B" as indicated on General Plans No's. B 180 and B 181 (Diagram S.G. No. A 459/2002 and A 461/2002) to be approved townships.

The conditions, subject to which the application for permission to establish the township concerned has been granted, are set out in terms of Section 13 in Schedule 1 and Schedule 2 below.

J. KAAPANDA
MINISTER OF REGIONAL AND LOCAL
GOVERNMENT AND HOUSING

Windhoek, 21 April 2004

SCHEDULE 1**Name of Township**

1. The Township shall be called **Bukalo**.

Composition of Township

2. The Township comprises of 267 erven numbered 1 to 267 and streets as indicated on General Plan B 180 (S. G. A No. 459/2002).

Reservation of erven

3. (1) The following erven are reserved for the State:
 - (a) Erven 68, 69 and 136 for educational purposes;
 - (b) erven 40 and 266 for general administration purposes;
 - (c) erf 187 for a clinic.
- (2) The following erven are reserved for the Local Authority:
 - (a) Erven 135 and 263 for public open spaces;
 - (b) erven 251, 252 and 258 for general administration purposes.

Conditions of title

4. (1) The following conditions shall be registered in favour of the Local Authority against the title deeds of all erven except the erven referred to in paragraph three:
 - (a) 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.

- (b) The erf shall be subject to the reservation for the Local Authority of the right of access and use without compensation of the area three metres parallel with any boundary of such erf, for the construction and maintenance of Local Authority services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any material that may be excavated during such operation on the erf or any adjacent erf.
- (c) If the erf has more than one street frontage, access to the erf shall only be obtained from the street determined by the Local Authority.
- (d) No offensive trade shall be established or conducted on the erf.

For the purpose of this item, "offensive trade" means any of the businesses, trades, works or institutions mentioned in regulation 1(a) of the Regulations promulgated under Government Notice No. 141 of 10 November 1926.

- (e) No cattle, pigs, goats, sheep, monkeys, beasts of prey or draught-animals shall be kept or allowed on the erf.
- (2) The following conditions shall, in addition to those enumerated in sub-paragraph (1), be registered in favour of the Local Authority against the title deeds of erven 1 to 39, 41 to 67, 70 to 134, 137 to 148, 156 to 157, 161 to 186, 188 to 211, 237 to 248, 265, 267:
- (a) The erf shall be used for residential purposes only.
 - (b) The building value of the main building, including the outbuildings to be erected on the erf, shall be at least four times the valuation of the erf by the Local Authority.

- (3) The following conditions shall, in addition to those enumerated in subparagraph (1), be registered in favour of the Local Authority against the title deeds of erven 149 to 155, 158 to 160, 212 to 236:
- (a) The erf shall only be used for flats and business purposes other than a factory, but where a building is erected for business purposes the ground floor of the main building shall not contain flats, and flats shall not be constructed on the same floor as a business or offices.

For purposes of this item, "factory" means factory as defined in regulation 14 of the Regulations relating to the Health and Safety of Employees at Work promulgated under Government Notice No. 156 of 1 August 1997.

- (b) The building value of the main building, including the outbuildings to be erected on the erf, shall be at least three times the valuation of the erf by the Local Authority.
- (4) The following conditions shall, in addition to those enumerated in subparagraph (1), be registered in favour of the Local Authority against the title deed of erf 249:
- (a) The erf shall only be used for institutional purposes and purposes incidental thereto.
- For purposes of this item, "institutional purposes" means schools, places of instruction, churches, community halls, clinics, crèches and similar uses.
- (b) The building value of the main building, including the outbuildings to be erected on the erf, shall be at least two times the valuation of the erf by the Local Authority.

- (5) The following conditions shall, in addition to those enumerated in subparagraph (1), be registered in favour of the Local Authority against the title deeds of erven 253 to 257 and 259 to 261:
- (a) The erf shall only be used for light industrial purposes.
- For the purpose of this item, "light industrial" means the use of land or a building designed or used for such purposes as distribution centres, wholesale trade, storage, computer centres, warehouses, cartage, transport services, laboratories and may also include offices such as usually ancillary to or reasonably necessary in connection with the main use. The construction of a building and the sale of goods manufactured and produced on site or which are related to the main use may be permitted by the special consent of the Local Authority.
- (b) The building value of the main building, including the outbuildings to be erected on the erf, shall be at least two times the valuation of the erf by the Local Authority.
- (c) Notwithstanding items (a) and (b), a tannery or abattoir of any kind shall not be constructed on the erf without the written consent of the Minister of Regional, Local Government and Housing.

SCHEDULE 2

Name of Township

1. The Township shall be called **Bukalo Extension 1**.

Composition of Township

2. The Township comprises of 223 erven numbered 268 to 490 and streets as indicated on General Plan B 181 (S. G. A 461/2002).

Reservation of erven

3. The following erf is reserved for the Local Authority:

Erf 272 for general administration purposes.

Conditions of title

4. (1) The following conditions shall be registered in favour of the Local Authority against the title deeds of all erven, except the erf referred to in paragraph three:
- (a) 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.
- (b) The erf is subject to the reservation for the Local Authority the right of access and use without compensation of the area three metres parallel with any boundary of such erf, for the construction and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any material that may be excavated during such operation on the erf or any adjacent erf.
- (c) If the erf has more than one street frontage, access to the erf shall be obtained from the street determined by the Local Authority.

- (d) No offensive trade shall be established or conducted on the erf.

For the purpose of this item, “offensive trade” means any of the businesses, trades, works or institutions mentioned in regulation 1(a) of the Regulations promulgated under Government Notice No. 141 of 10 November 1926.

- (e) No cattle, pigs, goats, sheep, monkeys, beasts of prey or draught-animals shall be kept or allowed on the erf.

- (2) The following conditions shall, in addition to those enumerated in sub-paragraph (1), be registered in favour of the Local Authority against the title deeds of erven 268 to 271, 273 to 280, 282 to 409, 411 to 490:

- (a) The erf shall be used for residential purposes only.
- (b) The building value of the main building, including the outbuildings to be erected on the erf, shall be at least four times the valuation of the erf by the Local Authority.

- (3) The following conditions shall, in addition to those enumerated in sub-paragraph (1), be registered in favour of the Local Authority against the title deeds of erven 281 and 410:

- (a) The erf shall be used for institutional purposes and purposes incidental thereto only.

For purposes of this item, “institutional purposes” means schools, places of instruction, churches, community halls, clinics, crèches and similar uses.

- (b) The building value of the main building, including the outbuildings to be erected on the erf, shall be at least two times the valuation of the erf by the Local Authority.
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