



**GOVERNMENT GAZETTE**  
OF THE  
**REPUBLIC OF NAMIBIA**

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WINDHOEK — 25 April 1991

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CONTENTS

	<i>Page</i>
<b>PROCLAMATIONS</b>	
No. 8 Declaration of Khomasdal (Extension 12) to be an approved township .....	1
No. 9 Declaration of Grasvlakte to be an approved township .....	2

**PROCLAMATIONS**

by the

PRESIDENT OF THE REPUBLIC OF NAMIBIA

No. 8 1991

**DECLARATION OF KHOMASDAL (EXTENSION 12)  
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 by General Plan K226 (A141/89) 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 Seal of the Republic of Namibia at Windhoek this 10th day of April 1991, One thousand Nine hundred and Ninety-one.

Sam Nujoma

President

BY ORDER OF THE PRESIDENT-IN-CABINET

## SCHEDULE

### 1. NAME OF TOWNSHIP

The township shall be called Khomasdal (Extension 12).

### 2. COMPOSITION OF TOWNSHIP

The township comprises 165 erven numbered 1896 to 1941, 1956 to 2074, 1 open space numbered 2075 and streets as indicated on General Plan K226 (A141/89).

### 3. CONDITIONS OF TITLE

The following conditions shall be registered in favour of the local authority against the title deeds of all erven except erf 2075, open space:

- (1) The erf shall be used or occupied only for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).
- (2) No tree known as Prosopis SSP shall be planted or permitted to grow on the erf.
- (3) There shall be no obstruction or deviation of any natural course of storm-water over the erf, without the approval of the local authority.

No. 9

1991

### DECLARATION OF GRASVLAKTE 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.52 (A.420/85) 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 Seal of the Republic of Namibia at Windhoek this 10th day of April, One thousand Nine hundred and Ninety-one.

Sam Nujoma

President

BY ORDER OF THE PRESIDENT-IN-CABINET

## SCHEDULE

## 1. NAME OF TOWNSHIP

The township shall be called Grasvlakte.

## 2. COMPOSITION OF TOWNSHIP

The township comprises 59 erven numbered 1 to 59 and streets as indicated on General Plan V.52 (A.420/85).

## 3. RESERVED ERF

Erf No. 1 is reserved for the Government of Namibia for educational purposes.

## 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 2 and 3:

"1. (a) The erf shall be used for business purposes only.

(b) Only one main building, with the necessary outbuildings, shall be erected on the erf.

(c) The building value of the main building, including the outbuildings, shall be at least R5 000,00."

## B. In respect of erf 4:

"1. (a) The erf shall be used for church purposes only.

(b) Only one main building, with the necessary outbuildings, shall be erected on the erf.

(c) The building value of the main building, including the outbuildings, shall be at least R5 000,00."

## C. In respect of erven 5 to 59:

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

(b) Only one dwelling unit, designed and destined for occupation by only one family, including the necessary outbuildings, shall be erected on the erf.

(c) The building value of the dwelling unit, excluding the outbuildings, shall be at least R2 000."

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

"2. 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 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.
3. The owner of the erf shall at his 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.
4.
  - (a) It shall not be permissible to drill or excavate for water on the erf.
  - (b) 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.

- (c) 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.
- (d) No cattle, pigs, goats, baboons, monkeys, beasts of prey or draught animals shall be kept on the erf.
- (e) 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 "streets 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.

- (f) 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."