



# GOVERNMENT GAZETTE

## OF THE

# REPUBLIC OF NAMIBIA

N\$2.55

WINDHOEK - 9 December 1998

No. 2007

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## Government Notices

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### MINISTRY OF REGIONAL AND LOCAL GOVERNMENT AND HOUSING

No. 292 1998

#### DECLARATION OF ONGWEDIVA (EXTENSION 1) TO BE AN APPROVED TOWNSHIP

In terms of section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I hereby declare the area situated on Portion 13 of the farm Ongwediva Town and Townlands No. 881 in the Town Area of Ongwediva,

Registration Division A, and represented by General Plan A87 (A322/98) 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 section 13.

**N. IYAMBO**

**MINISTER OF REGIONAL AND LOCAL  
GOVERNMENT AND HOUSING**

Windhoek, 23 November 1998

### **SCHEDULE**

**1. Name of Township**

The Township shall be called Ongwediva (Extension 1).

**2. Composition of Township**

The Township comprises 388 erven numbered 4594 to 4981 and streets as indicated on General plan A87, (A322/98).

**3. Reservation of erven**

The following erven are reserved for the Local Authority Council of Ongwediva –

- (a) for purposes of an open space, erf 4755; and
- (b) for general administration purposes, erf 4797.

**4. Conditions of title**

- (1) The following conditions shall be registered in favour of the Local Authority Council of Ongwediva 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 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 or used during such operations 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 cattle, pigs, goats, sheep, monkeys, beast of prey or draught animals, donkeys, horses and mules shall be kept or allowed on the erf."
- (2) The following conditions shall in addition to those enumerated in paragraph (1), be registered in favour of the Local Authority Council of Ongwediva against the title deeds of erven 4594 to 4671, 4673 to 4692, 4694 to 4753, 4756 to 4796, 4798 to 4981.
- "(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 two times the prevailing valuation of the erf by the local authority."
- (3) The following conditions shall in addition to those enumerated in paragraph (1), be registered in favour of the Local Authority Council of Ongwediva against the title deeds of erven 4672, 4693 and 4754.
- "(a) The erf shall be used for religious purposes only.
- (b) Only a church, a church hall, and outbuildings shall be erected on the erf.
- (c) The building value of the main building, including the outbuildings, to be erected on the erf shall be at least two times the prevailing valuation of the erf by the local authority.

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

No. 293

1998

**DECLARATION OF ONGWEDIVA (EXTENSION 4)  
TO BE AN APPROVED TOWNSHIP**

In terms of section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I hereby declare the area situated on Portion 6 of the farm Ongwediva Town and Townlands No. 881 in the Town area of Ongwediva Registration Division A, and represented by General Plan A118 (A193/98) 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.

**N. IYAMBO  
MINISTER OF REGIONAL AND LOCAL  
GOVERNMENT AND HOUSING**

Windhoek, 23 November 1998

**SCHEDULE****1. Name of township**

The township shall be called Ongwediva (Extension 4).

**2. Composition of township**

The township comprises 103 erven numbered 3160 to 3187, 3189 to 3263 and streets as indicated on General Plan A118 (A193/98).

**3. Conditions of title**

(1) The following conditions shall be registered in favour of the Local Authority Council of Ongwediva against the title deeds of all erven:

- “(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 to access and use without compensation of the area three metres parallel with any boundary 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 materials that may be excavated or used during such operations 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 cattle, pigs, goats, sheep, monkeys, beast of prey, or draught-animals including donkeys, horses and mules 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 Council of Ongwediva against the title deeds of erven 3160 to 3187, 3189 to 3192, 3194 to 3200, 3201 and 3203 to 3263:

- “(a) The erf shall be used for flats and business purposes other than a factory: Provided that 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 office.

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 the main building, including the outbuildings to be erected on the erf, shall be at least two times the prevailing 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 Council of Ongwediva against the title deeds of erven 3193 and 3202:
  - “(a) The erf shall be used for religious purposes only.
  - (b) Only a church, a church hall, and outbuildings shall be erected on the erf.
  - (c) The building value of the main building, including the outbuildings, to be erected on the erf shall be at least two times the prevailing valuation of the erf by the local authority.”

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

No. 294

1998

**DECLARATION OF ONGWEDIVA (EXTENSION 5)  
TO BE AN APPROVED TOWNSHIP**

In terms of section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I hereby declare the area situated on Portion 7 of the farm Ongwediva Town and Townlands No. 881 in the Town Area of Ongwediva, Registration Division A, and represented by General Plan A144 (A195/98) 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.

**N. IYAMBO**  
**MINISTER OF REGIONAL AND LOCAL**  
**GOVERNMENT AND HOUSING**

Windhoek, 23 November 1998

**SCHEDULE**

**1. Name of township**

The township shall be called Ongwediva (Extension 5).

**2. Composition of township**

The township comprises 41 erven numbered 3264 to 3304 and streets as indicated on General Plan A144 (A195/98).

### 3. Reservation of erf

Erf 3303 is reserved for the Local Authority Council of Ongwediva for general administration purposes.

### 4. Conditions of title

(1) The following conditions shall be registered in favour of the Local Authority Council of Ongwediva against the title deeds of all erven, except erf 3303 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 or used during such operations 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 cattle, pigs, goats, sheep, monkeys, beast of prey, or draught-animals including donkeys, horses and mules 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 Council of Ongwediva against the title deeds of erven 3264 to 3302 and 3304:

- “(a) The erf shall be used for flats and business purposes other than a factory: Provided that 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 the main building, including the outbuildings to be erected on the erf, shall be at least two times the prevailing valuation of the erf by the local authority.
- (c) No offensive trade whatsoever 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."

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

No. 295

1998

**DECLARATION OF ONGWEDIVA (EXTENSION 6)  
TO BE AN APPROVED TOWNSHIP**

In terms of section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I hereby declare the area situated on Portion 8 of the farm Ongwediva Town and Townlands No. 881 in the Town Area of Ongwediva, Registration Division A, and represented by General Plan A145 (A197/98) 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.

**N. IYAMBO  
MINISTER OF REGIONAL AND LOCAL  
GOVERNMENT AND HOUSING**

Windhoek, 23 November 1998

**SCHEDULE**

**1. Name of township**

The township shall be called Ongwediva (Extension 6).

**2. Composition of township**

The township comprises 220 erven numbered 3305 to 3524 and streets as indicated on General Plan A145 (A197/98).

**3. Reservation of erven**

- (a) Erf 3392 is reserved for the State for educational purposes.
- (b) Erf 3524 is reserved for the Local Authority Council of Ongwediva for general administration purposes.

#### 4. Conditions of title

- (1) The following conditions shall be registered in favour of the Local Authority Council of Ongwediva against the title deeds of all erven, except erven 3392 and 3524 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 or used during such operations 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 cattle, pigs, goats, sheep, monkeys, beast of prey, or draught-animals including donkeys, horses and mules 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 Council of Ongwediva against the title deeds of erven 3305 to 3390, 3393 to 3497, and 3500 to 3520:

- “(a) The erf shall be used for residential purposes only.
- (b) The building value of a dwelling unit, including the outbuildings to be erected on the erf, shall be at least two times the prevailing 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 Council of Ongwediva against the title deed of erf 3391:

- “(a) The erf shall be used for industrial purposes, but a tannery or abattoir shall only be established or conducted on the erf with the written approval of the Minister of Regional and Local Government and Housing.

For the purpose of this item ‘industrial purposes’ 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 upon the erf shall be at least two times the prevailing 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 Council of Ongwediva against the title deed of erven 3498, 3499, 3521, 3522 and 3523:

- “(a) The erf shall be used for flats and business purposes other than a factory: Provided that 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 the main building, including the outbuildings to be erected on the erf, shall be at least two times the prevailing valuation of the erf by the local authority.
- (c) No offensive trade whatsoever 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.”

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

No. 296

1998

**DECLARATION OF ONGWEDIVA (EXTENSION 7)  
TO BE AN APPROVED TOWNSHIP**

In terms of section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I hereby declare the area situated on Portion 9 of the farm Ongwediva Town and Townlands No. 881 in the Town Area of Ongwediva, Registration Division A, and represented by General Plan 146 (A199/98) 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.

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**N. IYAMBO**  
**MINISTER OF REGIONAL AND LOCAL**  
**GOVERNMENT AND HOUSING**

Windhoek, 23 November 1998

**SCHEDULE**

**1. Name of township**

The township shall be called Ongwediva (Extension 7).

**2. Composition of township**

The township comprises 223 erven numbered 3525 to 3747 and streets as indicated on General Plan A146 (A199/98).

**3. Reservation of erf**

Erf 3638 is reserved for the State for educational purposes.

**4. Conditions of title**

(1) The following conditions shall be registered in favour of the Local Authority Council of Ongwediva against the title deeds of all erven, except erf 3638 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 or used during such operations 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 cattle, pigs, goats, sheep, monkeys, beast of prey, or draught-animals including donkeys, horses and mules 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 Council of Ongwediva against the title deeds of erven 3525 to 3628, 3630 to 3637, 3639 to 3650, 3652 to 3693 and 3695 to 3739:

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

- (b) The building value of a dwelling unit, including the outbuildings, to be erected on the erf shall be at least two times the prevailing 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 Council of Ongwediva against the title deeds of erven 3629, 3651 and 3694:
- “(a) The erf shall be used for religious purposes only.
- (b) Only a church, a church hall, and outbuildings shall be erected on the erf.
- (c) The building value of the church and church hall, respectively, excluding any outbuildings, shall be at least two times the prevailing 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 Council of Ongwediva, against the title deeds of erven 3740 to 3747:

- “(a) The erf shall be used for flats and business purposes other than a factory: Provided that 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 the main building, including the outbuildings to be erected on the erf, shall be at least two times the prevailing valuation of the erf by the local authority.
- (c) No offensive trade whatsoever 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.”.

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

No. 297

1998

**DECLARATION OF ONGWEDIVA (EXTENSION 8)  
TO BE AN APPROVED TOWNSHIP**

In terms of section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I hereby declare the area situated on Portion 10 of the farm Ongwediva Town and Townlands No. 881 in the Town Area of Ongwediva, Registration Division A, and represented by General Plan A147 (A201/98) 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.

**N. IYAMBO****MINISTER OF REGIONAL AND LOCAL  
GOVERNMENT AND HOUSING**

Windhoek, 23 November 1998

**SCHEDULE**

**1. Name of township**

The township shall be called Ongwediva (Extension 8).

**2. Composition of township**

The township comprises 274 erven numbered 3748 to 4021 and streets as indicated on General Plan A147 (A201/98).

**3. Reservation of erven**

(1) The following erven are reserved for the State –

(a) for educational purposes, erven 3957 and 3959; and

(b) for the purpose of a clinic, erf 3958

(2) Erven 4005 and 4009 are reserved for the Local Authority Council of Ongwediva for purposes of streets.

**4. Conditions of title**

(1) The following conditions be registered in favour of the Local Authority Council of Ongwediva 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 or used during such operations 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 cattle, pigs, goats, sheep, monkeys, beast of prey, or draught-animals including donkeys and horses and mules 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 Council of Ongwediva against the title deeds of erven 3748 to 3921, 3923 to 3956, 3960 to 4004, 4007 to 4008 and 4010 to 4021:
- “(a) The erf shall be used for residential purposes only.
  - (b) The building value of a dwelling unit, including the outbuildings, to be erected on the erf shall be at least two times the prevailing 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 Council of Ongwediva against the title deeds of erven 3922 and 4006:
- “(a) The erf shall be used for religious or educational purposes, or both religious and educational purposes.
  - (b) Only a church, a church hall, a education building and outbuildings shall be erected on the erf.
  - (c) The building value of the church, church hall and educational building, respectively, excluding any outbuildings shall be at least two times the prevailing valuation of the erf by the local authority.”.
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**MINISTRY OF REGIONAL AND LOCAL  
GOVERNMENT AND HOUSING**

No. 298

1998

**DECLARATION OF ONGWEDIVA (EXTENSION 9)  
TO BE AN APPROVED TOWNSHIP**

In terms of section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I hereby declare the area situated on Portion 11 of the farm Ongwediva Town and Townlands No. 881 in the Town Area of Ongwediva, Registration Division A, and represented by General Plan A148 (A324/98) 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.

**N. IYAMBO****MINISTER OF REGIONAL AND LOCAL  
GOVERNMENT AND HOUSING**

Windhoek, 23 November 1998

**SCHEDULE**

**1. Name of township**

The township shall be called Ongwediva (Extension 9).

**2. Composition of township**

The township comprises 274 erven numbered 4022 to 4295 and streets as indicated on General Plan A148 (A324/98).

**3. Reservation of erven**

- (1) Erven 4022 and 4033 are reserved for the State for educational purposes.
- (2) Erf 4190 is reserved for the Local Authority Council of Ongwediva for general administration.

**4. Conditions of title**

- (1) The following conditions shall be registered in favour of the Local Authority of Ongwediva 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 is 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 or used during such operations 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 cattle, pigs, goats, sheep, monkeys, beast of prey, or draught-animals including donkeys, horses and mules 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 Council of Ongwediva against the title deeds of erven 4023 to 4032, 4034 to 4189, 4191 to 4218, and 4220 to 4285:
- “(a) The erf shall be used for residential purposes only.
  - (b) The building value of a dwelling unit, including the outbuildings, to be erected on the erf shall be at least two times the prevailing 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 Council of Ongwediva against the title deed of erf 4219:
- “(a) The erf shall be used for religious purposes.
  - (b) Only a church, a church hall, and outbuilding shall be erected on the erf.
  - (c) The building value of the church and church hall, respectively, excluding any outbuildings, shall be at least two times the prevailing valuation of the erf by the local authority.”.
- (4) The following conditions shall, in addition to those enumerated in paragraph (1), be registered in favour of the Local Authority Council of Ongwediva, against the title deeds of erven 4286 to 4295:
- “(a) The erf shall be used for flats and business purposes other than a factory: Provided that 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 the main building, including the outbuildings to be erected on the erf, shall be at least two times the prevailing valuation of the erf by the local authority.
- (c) No offensive trade whatsoever 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."

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

No. 299

1998

**DECLARATION OF ONGWEDIVA (EXTENSION 10)  
TO BE AN APPROVED TOWNSHIP**

In terms of section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I hereby declare the area situated on Portion 12 of the farm Ongwediva Town and Townlands No. 881 in the Town Area of Ongwediva, Registration Division A, and represented by General Plan A149 (A326/98) 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.

**N. IYAMBO**  
**MINISTER OF REGIONAL AND LOCAL  
GOVERNMENT AND HOUSING**

Windhoek, 23 November 1998

**SCHEDULE**

**1. Name of township**

The township shall be called Ongwediva (Extension 10).

**2. Composition of township**

The township comprises 298 erven numbered 4296 to 4593 and streets as indicated on General Plan A149 (A326/98).



### 3. Reservation of erven

- (1) The following erven are reserved for the State –
  - (a) for educational purposes, erven 4297, 4298 4324, 4332 and 4380; and
  - (b) for the purpose of a police station, erf 4309.
- (2) The following erven are reserved for the Local Authority Council of Ongwediva –
  - (a) for purposes of open spaces, erven 4310, 4328, 4396, 4407 and 4579; and
  - (b) for general administration purposes, erven 4327 and 4386.

### 4. Conditions of title

- (1) The following conditions shall be registered in favour of the Local Authority Council of Ongwediva 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 is 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 or used during such operations 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 cattle, pigs, goats, sheep, monkeys, beast of prey, or draught-animals including donkeys, horses and mules 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 Council of Ongwediva against the title deed of erf 4296:
  - “(a) The erf shall be used for flats and business purposes other than a factory: Provided that 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 the main building, including the outbuildings to be erected on the erf, shall be at least two times the prevailing valuation of the erf by the local authority.
- (c) No offensive trade whatsoever 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."

- (3) The following conditions shall in addition to those enumerated in subparagraph (1), be registered in favour of the Local Authority Council of Ongwediva against the title deeds of erven 4299 to 4308, 4311 to 4323, 4325, 4326, 4330, 4331, 4333 to 4379, 4382 to 4385, 4387 to 4395, 4397 to 4406, 4409 to 4578 and 4580 to 4593:

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

- (b) The building value of a dwelling unit, including the outbuildings, to be erected on the erf shall be at least two times the prevailing 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 Council of Ongwediva against the title deeds of erven 4329, 4381 and 4408:

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

- (b) Only a church, a church hall, and outbuildings shall be erected on the erf.

- (c) The building value of the church and church hall, respectively, excluding any outbuildings, shall be at least two times the prevailing valuation of the erf by the local authority."