



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$1.00

WINDHOEK - 20 October 1999

No. 2212

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Government Notice

MINISTRY OF REGIONAL AND LOCAL GOVERNMENT AND HOUSING

No. 214

1999

DECLARATION OF NDAMA 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 33 of the farm Rundu Townlands No. 1329 in the Town Area of Rundu, Registration Division B, and represented by General Plan B149 (A449/99) to be an approved township.

The conditions, subject to which the application for permission to establish the township 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, 7 October 1999

SCHEDULE

1. Name of township

The township shall be called NDAMA.

2. Composition of township

The township comprises 309 erven numbered 1 to 309 and streets as indicated on General Plan B149 (A449/99).

3. Reserved erven:

For the State:

- Erven 1 and 307: Educational purposes.
- Erf 2: Water works purposes.

For the Local Authority:

- Erven 308 and 309: Public Open Space.

4. Conditions of title

- (1) The following conditions shall be registered in favour of the Local Authority against the title deeds of all erven, except the erven referred in paragraph 3:
 - (a) There shall be no obstructions 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 constructions 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 materials 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 whatsoever shall be established or conducted on the erf.
 - (e) No cattle, pigs, goats, sheep, donkeys, beast 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 3 to 51, 53 to 89, 91 to 205, 208 to 250, 253 to 264 and 266 to 306.
 - (a) The erf may be used for residential purposes only.
 - (b) The building value of a dwelling unit, including 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 against the title deed of erf 207.
 - (a) The erf shall only be used for flats and business purposes, other than a factory as defined in Section 3 of the Factories, Machinery and Building Work Ordinance, 1952 (Ordinance 34 of 1952): 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.
 - (b) The building value of the main building, including the outbuilding, to be erected on the erf, shall be at least three 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 against the title deeds of erven 251 and 265.

- (a) The erf shall be used solely for the purpose of a church.
 - (b) Only one church and one church hall, together with the necessary appurtenances, may be erected on the erf.
 - (c) The value of the individual church together with the outbuildings erected on the erf, shall be at least two times the prevailing 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 52, 90, 206 and 252.
- (a) The erf may be used for general residential purposes only.
 - (b) The building of the dwelling together with the outbuildings erected on the erf, shall be at least two times the prevailing valuation of the erf by the Local Authority.
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