



# GOVERNMENT GAZETTE

## OF THE

# REPUBLIC OF NAMIBIA

N\$4.00

WINDHOEK - 15 June 2012

No. 4966

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## Government Notices

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### MINISTRY OF LANDS AND RESETTLEMENT

No. 144

2012

#### GENERAL VALUATION OF AGRICULTURAL (COMMERCIAL) LAND: LAND VALUATION AND TAXATION REGULATIONS, 2007

In terms of subregulation (3) of regulation 3 of the Land Valuation and Taxation Regulations published under Government Notice No. 120 of 3 July 2007, I determine that-

- (a) for the purposes of subregulations (1) and (3) of that regulation, the five year period within which the general valuation is to be made, commences on 1 April 2012 and ends 31 March 2017; and
- (b) for the purpose of subregulation (3) of that regulation, the date of valuation is 1 April 2012.

**A.G. !NARUSEB**  
**MINISTER OF LANDS AND RESETTLEMENT**

Windhoek, 25 May 2012

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### MINISTRY FISHERIES AND MARINE RESOURCES

No. 145

2012

#### DETERMINATION OF TOTAL ALLOWABLE CATCH IN RESPECT OF HAKE AND MONK: MARINE RESOURCES ACT, 2000

Under section 38 of the Marine Resources Act, 2000 (Act No. 27 of 2000) and having requested the advice of the Marine Resources Advisory Council, I determine, on the basis of the best scientific evidence available, that the total allowable catch for the purpose of limiting the quantity of Hake and Monk which may be harvested for the period of 1 May 2012 to 30 April 2013 is as specified in the second column of the Table below directly opposite the marine resources specified in the first column of that Table.

TABLE

MARINE RESOURCES	TOTAL ALLOWABLE CATCH
Hake	170 000 metric tons
Monk	14 000 metric tons

**B. ESAU**  
**MINISTER OF FISHERIES AND MARINE RESOURCES**

Windhoek, 13 May 2012

**MINISTRY OF JUSTICE**

No. 146

2012

**AMENDMENT OF GOVERNMENT NOTICE NO. 102 OF 11 JULY 2011, RELATING TO THE ESTABLISHMENT OF THE /AMAN COMMUNITY COURT AND APPOINTMENT OF ASSESSORS AND JUSTICES: COMMUNITY COURTS ACT, 2003**

In terms of section 7(3) of the Community Courts Act, 2003 (Act No. 10 of 2003), I amend Part II of the Schedule to Government Notice No. 102 of 11 July 2011 by the substitution for the assessor Petrus Isak Frederik of the assessor Fredrika Nassauw.

**P. IIVULA-ITHANA**  
**MINISTER OF JUSTICE**

Windhoek, 15 May 2012

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**MINISTRY OF REGIONAL AND LOCAL GOVERNMENT,  
HOUSING AND RURAL DEVELOPMENT**

No. 147

2012

**DECLARATION OF OKAHAO EXTENSION 3 TO BE AN APPROVED TOWNSHIP:  
OKAHAO TOWN 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 3 of Farm Okahao Townlands No. 989, Registration Division "A" in the Omusati Region, as indicated on General Plan No. A279, vide Diagram S. G. No. A457/2010, 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 the Schedule.

**J. EKANDJO**  
**MINISTER OF REGIONAL AND LOCAL  
GOVERNMENT, HOUSING AND RURAL  
DEVELOPMENT**

Windhoek, 24 May 2012

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

The township is called Okahao Extension 3.

**2. Composition of township:**

The township comprises 285 erven numbered 601 to 885 and the remainder streets as indicated on General Plan No. A279.

**3. Reservation of erven:**

(a) Erf 648 is reserved for the State for educational purposes.

(b) The following erven are reserved for the Local Authority of Okahao:

(i) Erven 875 to 885 are reserved for public open space; and

- (ii) Erven 634, 867 and 868 are reserved for the local authority purposes.

**4. Conditions of title:**

- (1) The following condition shall be registered in favour of the local authority against the title deeds of all erven, except the erven referred to in paragraph 3:

“The erf must only be used or occupied for purposes which are in accordance with and the use or occupation of the erf must at all times be subject to, the provisions of the Okahao Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance No. 18 of 1954).”.

- (2) The following conditions shall, in addition to the condition set out in subparagraph (1), be registered against the title deeds of Erven 601 to 633; 635 to 647; 649 to 658; 660 to 719; 737 to 739; 747 to 757; 759 to 793; 798 to 811; 813 to 852:

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

(b) The building value of the main building, including the outbuildings, to be erected on the erf must be at least four times the prevailing valuation of the erf by the local authority.”.

- (3) The following conditions shall, in addition to the condition set out in subparagraph (1) be registered against the title deeds of Erven 659; 720 to 735; 740 to 746; 794 to 797; 853 to 866; 869 to 874:

“(a) The erf must only be used for flats, offices and business purposes, other than a factory, as defined in regulation 14 of the Regulations relating to Health and Safety of Employees at Work promulgated under Government Notice No. 156 of 1 August 1997, except that where a building is erected for office or business purposes the ground floor of the main building must not contain flats and no flats must be constructed on the same floor with any business offices.

(b) The building value of the main building, including the outbuilding, to be erected on the erf must be at least three times the prevailing valuation of the erf by the local authority.”.

- (4) The following conditions shall, in addition to the condition set out in subparagraph (1) be registered in favour of the Local Authority of Okahao against the title deeds of Erven 737, 758 and 812:

“(a) The erf must only be used for institutional purposes and purposes incidental thereto.

(b) The building value of the main building, including the outbuilding, to be erected upon the erf, must be at least equal to the prevailing valuation of the erf by the local authority.

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**MINISTRY OF REGIONAL AND LOCAL GOVERNMENT,  
HOUSING AND RURAL DEVELOPMENT**

No. 148

2012

**DECLARATION OF OKAHAO EXTENSION 4 TO BE AN APPROVED TOWNSHIP:  
OKAHAO TOWN 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 4, of Farm Okahao Townlands No. 989, Registration Division "A" in the Omusati Region, as indicated on General Plan No. A280, vide diagram S.G. No A563 of 2010, 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 the Schedule below.

**J. EKANDJO**  
**MINISTER OF REGIONAL AND LOCAL**  
**GOVERNMENT, HOUSING AND RURAL**  
**DEVELOPMENT**

Windhoek, 24 May 2012

**SCHEDULE**

**1. Name of township:**

The township is called Okahao Extension 4.

**2. Composition of township:**

The township comprises 324 erven numbered 886 to 1208 and the remainder streets as indicated on General Plan No. A 280 (S.G. No. A 563/2010).

**3. Reservation of erven:**

The following erven are reserved for the Local Authority of Okahao:

- (a) Erven 895, 966 and 967 for local authority purposes; and
- (b) Erven 1195 to 1208 for public open spaces.

**4. Conditions of title:**

- (1) The following conditions must be registered in favour of the Local Authority of Okahao against the title deeds of all erven, except the erven referred to in paragraph 3:
  - “(a) No obstruction or deviation of any natural course of storm may be made over the erf without 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 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 that erf or any adjacent erf.

- (c) Where the erf has more than one street frontage, access to such erf is determined by the local authority.
- (d) No offensive trade may 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.”.

- (2) The following conditions must in addition to the conditions set out in paragraph 4(1) be registered in favour of the Local Authority of Okahao against the title deeds of Erven 902 to 919, 921 to 932, 935 to 943, 973 to 1006, 1012 to 1057, 1065 to 1088, 1090 to 1163, 1173, 1178 to 1185, 1187 to 1194:

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

- (b) The building value of the main building, including the outbuildings, to be erected on the erf must be at least four times the prevailing valuation of the erf by the local authority.”.

- (3) The following conditions must, in addition to the conditions set out in paragraph 4(1), be registered in favour of the Local Authority of Okahao against the title deeds of Erven 886 to 893, 933 to 934, 947 to 965, 968 to 972, 1007 to 1009, 1059 to 1063, 1164 to 1172 and 1174 to 1177:

- “(a) The erf must only be used for flats, offices and business purposes, other than a factory, as defined in regulation 14 of the Regulations relating to Health and Safety of Employees at Work, promulgated under Government Notice No. 156 of 1 August 1997, except that where a building is erected for office or business purpose the ground floor of the main building must not contain flats and no flats shall be constructed on the same floor as any business of offices.

- (b) The building value of the main building, including the outbuildings, to be erected on the erf must be at least three times the prevailing valuation of the erf by the local authority.”.

- (4) The following conditions must in addition to those enumerated in paragraph 4(1), be registered in favour of the Local Authority of Okahao against the title deeds of Erven 894, 896 to 901, 920, 944 to 946, 1089 and 1186.

- “(a) The Erf must be used only for institutional purposes and purposes incidental thereto.

- (b) The building value of the main building, including the outbuildings, to be erected upon the erf, must be at least two times the prevailing valuation of the erf by the local authority.”.

- (5) The following conditions must in addition to those set out in paragraph 4(1), be registered in favour of the Local Authority of Okahao against the title deeds of Erven 1010, 1011, 1058 and 1064.

- “(a) The erf must only be used for general residential purposes.

- (b) Only dwelling houses, residential buildings, places of public worship and pensions, together with such outbuildings as are ordinary used therewith, may be erected on the erf.
- (c) The building value of the main building, including the outbuildings, to be erected upon the erf, must be at least two times the prevailing valuation of the erf by the local authority.”.

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### MINISTRY OF WORKS AND TRANSPORT

No. 149

2012

#### PROCLAMATION OF A MAIN ROAD (NUMBER 57(A)): DISTRICT OF GOBABIS

It is hereby made known -

- (a) in terms of section 22(2) of the Roads Ordinance, 1972 (Ordinance 17 of 1972), that the Minister has, in the district of Gobabis under section 22(1)(b) of the said Ordinance declared the road described in the Schedule and shown on sketch-map P2284 by the symbols A-B to be a proclaimed road.
- (b) in terms of section 23(3) of the said Ordinance that the Minister has under section 23(1)(c) of the said Ordinance declared the road referred to in paragraph (a) to be main road (number 57(a)).

The said sketch-map shall at all times lie open to inspection at the office of the Roads Authority, Windhoek, during normal office hours.

#### SCHEDULE

From a point (A on sketch-map P2284) at the junction with main road 57 on the farm Morgan 1048 generally eastwards and more and more east-south-eastwards across the said farm to a point (B on sketch-map P2284) at the junction with main road 57 on the said farm.

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### MINISTRY OF WORKS AND TRANSPORT

No. 150

2012

#### PROCLAMATION OF A DISTRICT ROAD (NUMBER 3677): DISTRICT OF EENHANA

It is hereby made known -

- (a) in terms of section 22(2) of the Roads Ordinance, 1972 (Ordinance 17 of 1972), that the Minister has, in the district of Eenhana under section 22(1)(b) of the said Ordinance declared the road described in the Schedule and shown on sketch-map P2280 by the symbols A-B to be a proclaimed road.
- (b) in terms of section 23(3) of the said Ordinance that the Minister has under section 23(1)(c) of the said Ordinance declared the road referred to in paragraph (a) to be district road ](number 3677).

The said sketch-map shall at all times lie open to inspection at the office of the Roads Authority, Windhoek, during normal office hours.

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**SCHEDULE**

From a point (A on sketch-map P2280) at the junction with trunk road 12/1 generally west-southwestwards and more and more westwards to a point (B on sketch-map P2280) at the place known as Omhedi.

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**MINISTRY OF WORKS AND TRANSPORT**

No. 151

2012

**CHANGE OF NUMBER OF A PORTION OF MAIN ROAD 39: DISTRICT OF MARIENTAL**

It is hereby made known for general information that the number of a portion of main road 39 described in the Schedule and shown on sketch-map P2294 by the symbols A-B, has been changed to a portion of main road 32.

**SCHEDULE**

From a point (A on sketch-map P2294) at the junction with main road 32 and district road 1134 on the farm Farm 656 generally north-westwards across the said farm and the farms Kommisie Kolk 280, Doomlaagte 279, Langbeen 277, Rominte 276, Dakkah 274, Yahoma 275, Silurian 272, Woodlands 273, Entabene 270, Goanas 271, Bengal 268, Goricia 269, Kowise Kolk 266, Soho 267, Helvetia 265, Bohemia 264, Adrianople 263, Gallipoli 262, Harrington 260, Engler 261, Kemal 258, Sputbosch 259, Omrah 257, Kameeldraai 256, Tiger Lair 255, Gurugumas 254, Oriana 253, Tara 252, Westminister 250, Sollum 251 and Aranos Townlands 167 to a point (B on Sketch-map P2294) at the junction with main roads 61 and 40 on the said Townlands.

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**General Notices**

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No. 150

2012

**ONDANGWA TOWN PLANNING AMENDMENT SCHEME NO. 2**

Notice is hereby given in terms of Section 23 of the Town Planning Ordinance 1954, (Ordinance 18 of 1954), as amended, that the Ondangwa Town Planning Amendment Scheme No. 2, has been submitted to the Minister of Regional and Local Government, Housing and Rural Development for approval.

Copies of the Ondangwa Town Planning Amendment Scheme No. 2 and the maps, plans, documents and other relevant matters are lying for inspection during office hours at the Ondangwa Town Council and also at the Namibia Planning Advisory Board (NAMPAB), Ministry of Regional and Local Government, Housing and Rural Development, 2nd Floor, Room 234, GRN Office Park, Windhoek.

Any person who wishes to object to the approval of the Town Planning Scheme, should lodge objections in writing to the Secretary, Namibia Planning Advisory Board (NAMPAB), Private Bag 13289, Windhoek on or before 16 July 2012.

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No. 151

2012

**WINDHOEK TOWN PLANNING AMENDMENT SCHEME NO. 91**

Notice is hereby given in terms of Section 23 of the Town Planning Ordinance 1954, (Ordinance 18 of 1954), as amended, that the Windhoek Town Planning Amendment Scheme No. 91, has been submitted to the Minister of Regional and Local Government, Housing and Rural Development for approval.

Copies of the Windhoek Town Planning Amendment Scheme No. 91 and the maps, plans, documents and other relevant matters are lying for inspection during office hours at the City of Windhoek and also at the Namibia Planning Advisory Board (NAMPAB), Ministry of Regional and Local Government, Housing and Rural Development, 2nd Floor, Room 234, GRN Office Park, Windhoek.

Any person who wishes to object to the approval of the Town Planning Scheme, should lodge objections in writing to the Secretary, Namibia Planning Advisory Board (NAMPAB), Private Bag 13289, Windhoek on or before 16 July 2012.

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**KEETMANSHOOP MUNICIPALITY**

No. 152

2012

**INTERIM VALUATION OF RATEABLE AND NON-RATEABLE PROPERTIES SITUATED  
WITHIN THE LOCAL AUTHORITY AREA OF KEETMANSHOOP**

Notice is hereby given in terms of the provisions of section 66(1) of the Local Authorities Act, 1992 (Act No. 23 of 1992), as amended, that an Interim Valuation of rateable and non-rateable properties situated within the Local Authority Area of Keetmanshoop shall be undertaken with effect from 15 September 2011.

**P. VLEERMUIS**  
**CHIEF EXECUTIVE OFFICER**

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No. 153

2012

**PERMANENT CLOSURE OF ERF A OF THE REMAINDER OF ERF 384,  
KEETMANSHOOP (MEASURING ±2850M<sup>2</sup>) AS STREET**

Notice is hereby given in terms of Section 50(3)(a)(ii) of the Local Authorities Act, 1992 (Act No. 23 of 1992) that the Keetmanshoop Municipality intends to permanently close Portion A of the Remainder of Erf 384, Keetmanshoop measuring ±2850m<sup>2</sup>) as a Street. The proposed street closure is to enable the Keetmanshoop Municipality to sell Portion A of the Remainder of Erf 384, Keetmanshoop to the owner of Erven 1988, 2010, 1996, 1995 and 1994, Keetmanshoop for consolidation purposes.

**PERMANENT CLOSURE OF ERF A OF THE REMAINDER OF ERF 384,  
KEETMANSHOOP (MEASURING ±2850M<sup>2</sup>) AS STREET**

The locality plan for the above erven lies for inspection during normal office hours at the offices of the Keetmanshoop Municipality and SPC Offices, 45 Feld Street, Windhoek.

Further take note that any person objecting against the proposed street closures as indicated above may lodge such objection together with the grounds thereof, with The Chief Executive Officer, Keetmanshoop Municipality and with the applicant, in writing on or before **Monday, 2 July 2012**.

**Applicant: Stubenrauch Planning Consultants  
PO Box 11869  
Windhoek  
Tel: 061-251189**

**The Chief Executive Officer  
Keetmanshoop Municipality  
Private Bag 2125  
Keetmanshoop**

No. 154

2012

**CLOSURE OF PORTION A OF ERF R/3831 KHOMASDAL AS PUBLIC OPEN SPACE**

Take notice that RITTA KHIBA PLANNING CONSULTANTS on behalf of the owner of Erf 3165 Protea Street, KHOMASDAL TOWNSHIP, intends applying to the Municipal Council of Windhoek for:

**CLOSURE OF PORTION A OF ERF R/3831 KHOMASDAL AS PUBLIC OPEN SPACE IN TERMS OF SECTION 50(1) OF THE LOCAL AUTHORITIES ACT, 1992 (ACT NO. 23 OF 1992) AS PER COUNCIL RESOLUTION NO. 63/02/2012.**

**CONSOLIDATION OF PORTION A (150m<sup>2</sup>) WITH ERF 3165 (465 m<sup>2</sup>), KHOMASDAL INTO ONE ERF.**

**REZONING OF THE CONSOLIDATED ERF FROM, 'RESIDENTIAL' ONE PER ERF TO 'GENERAL RESIDENTIAL' WITH A DENSITY OF 1:150 m<sup>2</sup> AND CONSENT TO CONSTRUCT MORE THAN ONE DWELLING UNIT FOR RESIDENTIAL PURPOSES WHILE THE REZONING IS BEING PROCESSED.**

Erf 3165 Khomasdal is zoned 'residential' one per erf. The erf is approximately 465 m<sup>2</sup> in extent. The Erf has one dwelling, garage and an outbuilding situated on it. Once the application is approved by Council, it will provide the erf with a total development potential of four dwelling units to be constructed in accordance with the new density of 'general residential' 1:150m<sup>2</sup> on the consolidated erf, which will eventually measure approximately 615 m<sup>2</sup> in extent.

The number of vehicles for which parking will be provided on-site will be in accordance the Windhoek Town Planning Scheme.

Further take notice that the locality plan of the Erf lies for inspection on the town planning notice board in the Customer Care Centre, Main Municipal Offices, Rev. Michael Scott Street, Windhoek.

Further take notice that any person objecting to the proposed use of the land as set out above may lodge such objection together with the grounds thereof, with the Municipality and with the applicant in writing within 14 days of the last publication of this notice. The last day for objection is 26 June 2012.

**APPLICANT: RITTA KHIBA PLANNING CONSULTANTS  
TOWN AND REGIONAL PLANNERS  
P0 Box 22543, Windhoek  
Fax: 061 - 244892 or 088614935 (fax to email)  
Mobile: 0812505559/ Email Address: khiba@mweb.com.na**