



GOVERNMENT GAZETTE

OF THE

REPUBLIC OF NAMIBIA

N\$7.80

WINDHOEK - 15 June 2016

No. 6037

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Government Notices

MINISTRY OF LAND REFORM

No. 123 2016

EXCLUSION OF PORTION 131 OF REMAINDER OF FARM KOICHAS NO. 89: FROM PROVISIONS OF AGRICULTURAL (COMMERCIAL) LAND REFORM ACT, 1995

In terms of paragraph (d) of the definition of “agricultural land” referred to in section 1 of the Agricultural (Commercial) Land Reform Act, 1995 (Act No. 6 of 1995), I exclude Portion 131 of the remainder of Farm Koichas No.89, measuring 100.0415 hectares, situated in Registration Division “R” Hardap Region, from the provisions of that Act.

U. D. NUJOMA
MINISTER OF LAND REFORM

Windhoek, 27 May 2016

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 124 2016

AMENDMENT OF CONDITIONS IN RESPECT OF CERTAIN ERVEN IN THE APPROVED TOWNSHIP OF ONESI: TOWNSHIPS AND DIVISION OF LAND ORDINANCE, 1963

In terms of section 31(A) of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I have amended Government Notice No. 74 of 15 May 2006 as set out in the Schedule.

S. SHANINGWA
MINISTER OF URBAN AND RURAL DEVELOPMENT

Windhoek, 20 May 2016

SCHEDULE

Government Notice No.74 of 15 May 2006 is amended -

- (a) by the substitution for subparagraph (2) of paragraph 4 of the following subparagraph:
- “ (2) The following conditions shall, in addition to those enumerated in subparagraph (1), be registered against the title deeds of erven 7, 20, 21, 26 to 61, 63 to 84 and 87 to 114:
- (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, shall be at least two times the prevailing valuation of the erf. “; and
- (b) by the insertion of the following subparagraph after subparagraph (2):

- “(2A) The following conditions shall, in addition to those enumerated in subparagraph (1), be registered against the title deeds of Erven 4 to 6, and Erven 11 and 13:
- (a) The erf must only be used for undetermined purposes.
 - (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. “.

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 125

2016

DECLARATION OF OSONA VILLAGE TO BE AN APROVED TOWNSHIP:
MUNICIPAL COUNCIL OF OKAHANDJA

In terms of section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I -

- (a) declare the area, situated on Portion 122 of the Farm Osona Commonage No. 65, Registration Division “J” as indicated on General Plan No. J 104 to be an approved township.
- (b) set forth in the Schedule the conditions subject to which the application for permission to establish the township concerned has been granted.

S. SHANINGWA**MINISTER OF URBAN AND RURAL DEVELOPMENT**

Windhoek, May 2016

SCHEDULE

1. Name of township:

The township shall be called Osona Village.

2. Composition of township:

The township comprises 228 erven numbered 1 to 228 and the remainder private roads as indicated on General Plan No. J 104.

3. Conditions of title:

The following conditions shall be registered in favour of the Local Authority against the title deeds of all erven.

- (a) The erf must only be used or occupied 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 Okahandja Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).
 - (b) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the prevailing valuation of the erf.
-

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 126

2016

**DECLARATION OF OSHAKATI EXTENSION 16 TO BE AN APPROVED TOWNSHIP:
TOWNSHIPS AND DIVISION OF LAND ORDINANCE, 1963**

In terms of Section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I -

- (a) declare the area situated on Portion 53 of the Farm Oshakati Townlands No. 880, Registration Division "A" in the Oshana Region and represented by General Plan No. A216 to be an approved township; and
- (b) set out in the Schedule the conditions subject to which the application for permission to establish the township concerned has been granted.

S. SHANINGWA**MINISTER OF URBAN AND RURAL DEVELOPMENT**

Windhoek, 31 May 2016

SCHEDULE**1. Name of township:**

The township shall be called Oshakati Extension 16.

2. Composition of township:

The township comprises 270 erven numbered 3915 to 4134, 4141 to 4190 and the remainder streets as indicated on General Plan No. A 216.

3. Reservation of erven:

The following erven are reserved for the Local Authority:

- For Public Open Space purposes: Erven 4183 to 4190

4. Conditions of title:

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) The erf must be used or occupied 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 Oshakati Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).
 - (b) The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the prevailing valuation of the erf.
-

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 127

2016

**DECLARATION OF OTJIWARONGO EXTENSION 7 TO BE AN APPROVED TOWNSHIP:
MUNICIPAL COUNCIL OF OTJIWARONGO**

In terms of Section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I -

- (a) declare the area situated on Portion 4 of the Consolidated Farm Good Hope No. 298 in the Registration Division "D" as indicated on General Plan No. D 95 to be an approved township; and
- (b) set forth in the Schedule the conditions subject to which the application for permission to establish the township concerned has been granted.

S. SHANINGWA**MINISTER OF URBAN AND RURAL DEVELOPMENT**

Windhoek, 31 May 2016

SCHEDULE**1. Name of township:**

The township shall be called Otjiwarongo Extension 7.

2. Composition of township:

The township comprises 151 erven numbered 1986 to 2136 and the remainder streets as indicated on General Plan No. D 95.

3. Reservation of erven:

The following erven are reserved for the Local Authority:

- (a) Erf 2133 for public open space purposes; and
- (b) Erven 2134 to 2136 for street purposes.

4. Conditions of title:

The following conditions must be registered in favour of the Local Authority against the title deeds of all erven except the erven referred to in paragraph 3:

- (a) The erf must only be used or occupied for purposes which are in accordance with the provisions of the Otjiwarongo Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).
 - (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.
-

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 128

2016

**DECLARATION OF RUACANA EXTENSION 2 TO BE AN APPROVED TOWNSHIP:
TOWN COUNCIL OF RUACANA**

In terms of section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance 11 of 1963), I -

- (a) declare the area situated on Erf 5, Ruacana in the Registration Division "A" as indicated on General Plan No. A 290 to be an approved township; and
- (b) set forth in the Schedule the conditions subject to which the application for permission to establish the township concerned has been granted.

S. SHANINGWA**MINISTER OF URBAN AND RURAL DEVELOPMENT**

Windhoek, 31 May 2016

SCHEDULE**1. Name of township:**

The township shall be called Ruacana Extension 2.

2. Composition of township:

The township comprises 73 erven numbered 242 to 314 and the remainder streets as indicated on General Plan No. A 290.

3. Reservation of erven:

The following erven are reserved for the Local Authority:

- (a) Erf 245 for General Administrative purposes.
- (b) Erf 313 and 314 for Public Open Space purposes.

4. Conditions of title:

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

The right of access and use of the erf must be subject to the reservation by the Local Authority without compensation of the area 3 metres parallel with any boundary for the construction and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which 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.

- (2) The following conditions must in addition to those enumerated in paragraph (4)(1), be registered against the title deeds of Erven 246 to 312:

- (a) The erf must only be used for industrial purposes; and

- (b) The building value of main building, including the outbuildings to be erected on the erf must be at least three times the municipal valuation of the erf.
- (3) The following conditions must, in addition to those mentioned in paragraph 4(1), be registered against the title deeds of erven 242 to 244.
- (a) The erf must only be used for flats, townhouses, offices and business purposes other than a factory;
- For the purposes of this sub-paragraph, a 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) Where a building is erected for business purposes the ground floor of the building must not contain flats and no flats shall be constructed on the same floor as any business or offices.
- (c) The building value of the main building, including the outbuildings, to be erected must be at least three times the municipal value of the erf.

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 129

2016

DECLARATION OF OTUZEMBA TO BE AN APPROVED TOWNSHIP: TOWNSHIP AND DIVISION OF LAND ORDINANCE, 1963

In terms of Section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I -

- (a) declare the area situated on Portion 21 of the Farm Opuwo Townlands No. 876 in the Registration Division "A" as indicated on General Plan No. A 269 to be an approved township, and
- (b) set forth in the Schedule the conditions to which the application for permission to establish the township concerned has been granted.

S. SHANINGWA**MINISTER OF URBAN AND RURAL DEVELOPMENT**

Windhoek, 20 May 2016

SCHEDULE

1. Name of township:

The township shall be called Otuzemba.

2. Composition of township:

The township comprises 328 erven numbered 1 to 328 and the remainder streets as indicated on General Plan No. A 269.

3. Reservation of erven:

The following erven are reserved for Local Authority:

For public open space purposes: Erven 33, 201, 296, 301

For street purposes: Erf 328.

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 to in paragraph 3:
 - (a) The erf must be subject to the reservation by the Local Authority of the right of access and use without compensation of the area 3 meters parallel with any boundary for the construction and maintenance of municipal services in respect of water, sewage, 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.
 - (b) If the erf has more than one street frontage, access to erf shall be obtained from the street determined by the Local authority.
 - (c) No offensive trade shall be established or conducted on the erf.
- (2) The following conditions shall, in addition to those enumerated in paragraph 4(1) be registered against the title deed of Erven 2 to 31, 34 to 38, 40 to 46, 76 to 200, 203 to 229, 231 to 262, 264 to 295, 297 to 300, 302 to 327:
 - (a) The erf must only be used for residential purposes;
 - (b) The building value of the main building, excluding the outbuilding, must be at least two times the prevailing valuation of the erf.
- (3) The following conditions shall, in addition to those enumerated in paragraph 4(1) be registered against the title deed of Erven 230 and 263:
 - (a) The erf must only be used for general residential purposes;
 - (b) The building value of the main building, excluding the outbuilding, must be at least two times the prevailing valuation of the erf.
- (4) The following conditions shall, in addition to those enumerated in paragraph 4(1) be registered against the title deeds of Erven 62 to 75 and 202:
 - (a) The erf must only be used for business purposes;

For the purpose of this paragraph, business would include retail, offices and restaurants and may, with the expressed written approval of the Local Authority, include small-scale industrial activities and nightclubs, but may not include noxious industries.
 - (b) The building value of the main building, excluding the outbuilding, must be at least three times the prevailing valuation of the erf.
- (5) The following conditions shall, in addition to those enumerated in paragraph 4(1) be registered against the title deeds of Erven 1, 32 and 39:
 - (a) The erf must only be used for institutional purposes

For the purposes of this paragraph institutional would include religious organization, crèches / kindergartens, old age homes, charitable organizations and / or any related subordinates activities.

- (b) The building value of the main building, excluding the outbuilding, must be at least two times the prevailing valuation of the erf.

MINISTRY OF URBAN AND RURAL DEVELOPMENT

No. 130

2016

**DECLARATION OF OTUZEMBA EXTENSION 1 TO BE AN APPROVED TOWNSHIP:
TOWNSHIPS AND DIVISION OF LAND ORDINANCE, 1963**

In terms of Section 13 of the Townships and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963), I -

- (a) declare the area situated on Portion 23 of the Farm Opuwo Townlands No. 876 in the Registration Division "A" as indicated on General Plan No. A 270 to be an approved township; and
- (b) set forth in the Schedule the conditions to which the application for permission to establish the township concerned has been granted.

S. SHANINGWA

MINISTER OF URBAN AND RURAL DEVELOPMENT

Windhoek, 20 May 2016

SCHEDULE

1. Name of township:

The township shall be called Otuzemba Extension 1.

2. Composition of township:

The township comprises 332 erven numbered 329 to 661 and the remainder streets as indicated on General Plan No. A 270.

3. Reservation of erven:

The following erven are reserved for Local Authority;

- For public open space purposes. Erven 329, 513, 568, 643 to 646, 652 and 654 to 656
- For Cemetery purposes. Erf 362
- For General Administrative purposes. Erven 649 and 657
- For street purposes: Erf 658.

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 to in paragraph 3:

- (a) The erf shall be subject to the reservation by the Local Authority of the right of access and use without compensation of the area 3 meters parallel with any boundary for the construction and maintenance of municipal services in respect of water, sewage, electricity and gas, which right includes the right place on such erf temporarily any material that may be excavated or used during such operations on the erf or any adjacent erf.
 - (b) If the erf has more than one street frontage, access to the erf shall be obtained from the street determined by Local Authorities;
 - (c) No offensive trade shall be established or conducted on the erf.
 - (2) The following conditions shall, in addition to those enumerated in paragraph 4(1) be registered against the title deeds of Erven 330 to 335, 347 to 361, 363 to 487, 489 to 500, 502 to 641, 647 to 651 and 661:
 - (a) The erf must only be used for residential purposes;
 - (b) The building value of the main building, excluding the outbuilding, must be at least two times the prevailing valuation of the erf.
 - (3) The following conditions shall, in addition to those enumerated in paragraph 4(1) be registered in favour of the Local Authorities against the title deeds of Erven 488 and 501:
 - (a) The erf must only be used for general residential purposes;
 - (b) The building value of the main building, excluding the outbuilding, must be at least two times the prevailing valuation of the erf.
 - (4) The following conditions shall, in addition to those enumerated in paragraph 4(1) be registered against the title deeds of Erven 336 to 346:
 - (a) The erf must only be used for business purposes;

For the purpose of this paragraph, business would include retail, offices and restaurants and may, with the expressed written approval of the Local Authority, include small-scale industrial activities and nightclubs, but may not include noxious industries.
 - (b) The building value of the main building, excluding the outbuilding, must be at least three times the prevailing valuation of the erf.
 - (5) The following conditions shall, in addition to those enumerated in paragraph 4(1) be registered against the title deed of Erf 642:
 - (a) The erf must only be used for institutional purposes;

For the purposes of this paragraph institutional would include religious organization, crèches / kindergartens, old age homes, charitable organizations and / or any related subordinates activities.
 - (b) The building value of the main building, excluding the outbuilding, must be at least two times the prevailing valuation of the erf.
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General Notices

No. 183

2016

PERMANENT CLOSURE OF PORTION A OF ERF R/485, KHOMASDAL, EXTENSION 5,
(THE PORTION IS ±429 m² IN EXTENT), AS PUBLIC OPEN SPACE AND SUBSEQUENT
CONSOLIDATION THEREOF WITH ERF 1, KHOMASDAL, EXTENSION 5,
TO FORM CONSOLIDATED ERF X

Notice is hereby given in terms of Article 50(1)(a)(ii) of the Local Authorities Act, 1992 (Act No. 23 of 1992) that the City of Windhoek proposes to close permanently the under mentioned portions as indicated on the locality plan, which lies for inspection during office hours at the office of Urban Policy, Room 519, Municipal Offices, Independence Avenue.

PERMANENT CLOSURE OF PORTION A OF ERF R/485, KHOMASDAL, EXTENSION 5,
(THE PORTION IS ±429 m² IN EXTENT), AS PUBLIC OPEN SPACE AND SUBSEQUENT
CONSOLIDATION THEREOF WITH ERF 1, KHOMASDAL, EXTENSION 5,
TO FORM CONSOLIDATED ERF X

Objections to the proposed closing are to be served on the Secretary: Townships Board, Private Bag 13289, and the Chief Executive Officer, P.O.Box 59, Windhoek, within 14 days after the appearance of this notice in accordance with Article 50(3)(a)(iv) of the above Act.

H. RUST
CHIEF TOWN PLANNER

NEDBANK NAMIBIA LIMITED

No. 184

2016

STATEMENT OF UNCLAIMED MONEYS: CORRECTION TO GOVERNMENT GAZETTE
NO. 5941, GENERAL NOTICE NO. 5 OF 2016 DATED 1 FEBRUARY 2016

Nedloans (Pty) Ltd hereby gives notice in terms of Section 93(1) of the Administration of Estates Act, 1965 (Act No. 66 of 1965) of the under mentioned amounts held by Nedloans and /or its agents. These amounts have been unclaimed for 5 years as a result it has been transfer to the Guardians Fund of the Master of the High Court on 19 May 2016.

PUBLISHED AS:

Surname	Initial/Name	ID/Passport No.	Poly/Account No.	Amount	Payment Date	Years in Custody
Kleopas	Suria	P0177513	13220014015	8875.06	18/11/2010	5

CORRECTION:

Surname	Initial/Name	ID/Passport No.	Poly/Account No.	Amount	Payment Date	Years in Custody
Shikongo	MP	51062400313	13220239602	8875.06	02/08/2010	5

For queries kindly contact: 061 - 299 4207.

E. KAPUU
CONTROLLER: INSURANCE CLAIMS

E. HAIHAMBO
PRINCIPAL OFFICER

No. 185

2016

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

Notice is hereby given in terms of the provisions of section 66(1) at the Local Authorities Amendment Act, 2000 (Act No. 24 of 2000) that an interim valuation of all rateable and non-rateable properties situated within the Ruacana, Local Authority Area will be read out as from 1 July 2016, in accordance with provisions and stipulations contained in section 66(3), inclusive of the Local Authorities Act, 1992 (Act No. 23 of 1992).

E.N. NANYENI
ACTING CHIEF EXECUTIVE OFFICER

No. 186

2016

GOBABIS TOWN PLANNING AMENDMENT SCHEME NO. 9

Notice is hereby given in terms of Section 23 of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended, that the Gobabis Town Planning Amendment Scheme No. 9 has been submitted to the Minister of Urban and Rural Development for approval.

Copies of the Gobabis Town Planning Amendment Scheme No. 9 and the maps, plans, documents and other relevant matters are lying for inspection during office hours at the Municipality of Gobabis and also at the Namibia Planning Advisory Board (NAMPAB), Ministry of Urban and Rural Development, 2nd Floor, Room 234, GRN Office Park, Windhoek.

Any person who wishes to object to the approval of Gobabis Town Planning Amendment Scheme No. 9, should lodge objections in writing to the Secretary, Namibia Planning Advisory Board (NAMPAB), Private Bag 13289, Windhoek on or before 1 August 2016.

D. D. BEUKES
CHAIRMAN
NAMIBIA PLANNING ADVISORY BOARD

No. 187

2016

WALVIS BAY TOWN PLANNING AMENDMENT SCHEME NO. 39

Notice is hereby given in terms of Section 23 of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended, that the Walvis Bay Town Planning Amendment Scheme No. 39 has been submitted to the Minister of Urban and Rural Development for approval.

Copies of the Walvis Bay Town Planning Amendment Scheme No. 39 and the maps, plans, documents and other relevant matters are lying for inspection during office hours at the Municipality of Walvis Bay and also at the Namibia Planning Advisory Board (NAMPAB), Ministry of Urban and Rural Development, 2nd Floor, Room 234, GRN Office Park, Windhoek.

Any person who wishes to object to the approval of Walvis Bay Town Planning Amendment Scheme No. 39, should lodge objections in writing to the Secretary, Namibia Planning Advisory Board (NAMPAB), Private Bag 13289, Windhoek on or before 1 August 2016.

D. D. BEUKES
CHAIRMAN
NAMIBIA PLANNING ADVISORY BOARD

No. 188

2016

OTJIWARONGO TOWN PLANNING AMENDMENT SCHEME NO. 18

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

Copies of the Otjiwarongo Town Planning Amendment Scheme No. 18 and the maps, plans, documents and other relevant matters are lying for inspection during office hours at the Municipality of Otjiwarongo and also at the Namibia Planning Advisory Board (NAMPAB), Ministry of Urban and Rural Development, 2nd Floor, Room 234, GRN Office Park, Windhoek.

Any person who wishes to object to the approval of Otjiwarongo Town Planning Amendment Scheme No. 19, should lodge objections in writing to the Secretary, Namibia Planning Advisory Board (NAMPAB), Private Bag 13289, Windhoek on or before 1 August 2016.

D. D. BEUKES
CHAIRMAN
NAMIBIA PLANNING ADVISORY BOARD

No. 189

2016

KEETMANSHOOP TOWN PLANNING AMENDMENT SCHEME NO. 11

Notice is hereby given in terms of Section 23 of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954), as amended, that the Keetmanshoop Town Planning Amendment Scheme No. 11, has been submitted to the Minister of Urban and Rural Development for approval.

Copies of the Keetmanshoop Town Planning Amendment Scheme No. 11 and the maps, plans, documents and other relevant matters are lying for inspection during office hours at the Municipality of Keetmanshoop and also at the Namibia Planning Advisory Board (NAMPAB), Ministry of Urban 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 1 August 2016.

D. D. BEUKES CHAIRMAN
NAMIBIA PLANNING ADVISORY BOARD
