

## SPECIAL POWER OF ATTORNEY

I the undersigned,

**REBEKKA HIDULIKA**

In my capacity as:

**ACTING CHIEF EXECUTIVE OFFICER OF ONGWEDIVA TOWN COUNCIL**

Do hereby nominate, constitute and appoint

**URBAN DYNAMICS AFRICA (PTY) LTD**

with power of substitution, to be my lawful attorney and agent in my name, place and stead, negotiate and to make the necessary application to the **Ongwediva Town Council** and **The Ministry of Urban and Rural Development**:

- **SUBDIVISION OF ONGWEDIVA TOWNLANDS INTO PORTION 65 AND REMAINDER; AND**
- **LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT ON PORTION 65 OF THE REMAINDER FARM ONGWEDIVA TOWN AND TOWNLANDS NO. 881(TO BE KNOWN AS OSHINYADHILA PROPER)**

at the cost of applicant and generally for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectual, for all intents and purposes as I might or could do if personally present and acting herein - hereby ratifying, allowing and confirm all and whatsoever my said Attorney and Agent shall lawfully do, or cause to be done, by virtue of these present.

SIGNED at ONGWEDIVA on this day **21<sup>st</sup> of October 2025**, in the presence of the undersigned witnesses.

### WITNESSES:

1.



2.



  
**Rebekka Hidulika**

**INTERIM CHIEF EXECUTIVE OFFICER**

All official correspondence must be addressed to the Chief Executive Officer



Ref : 14/4/3  
Enq. : Mrs. M. Nahambo  
E-Mail : [mnahambo@otc.com.na](mailto:mnahambo@otc.com.na)

**THE SECRETARY**  
Urban and Regional Planning Board  
Ministry of Urban and Rural Development  
Private Bag 13289  
WINDHOEK

Att: Mr. Tobias Newaya

**SUBJECT: SUBDIVISION OF ONGWEDIVA TOWN AND TOWNLANDS NO.881 INTO PORTION 65 AND REMAINDER AND LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT ON PORTION 65 OF THE REMIANDER OF ONGWEDIVA TOWN AND TOWNLANDS NO. 881 TO BE KNOWN AS OSHINYADHILA PROPER.**

The Ongwediva Town Council has considered the above application and recommend it to the Urban and Regional Planning Board in terms of Section 109(2)(a) for consideration by the Board and approval by the Minister.

Attached please find:

- i. the application and its accompanying documents (maps etc);
- ii. proof of notice referred to in Section 107(1);
- iii. Council's recommendations (supported by a Full Council Resolution).

We count on your usual assistance and prompt action.

Yours Sincerely



**Ms. Rebekka Hidulika**  
Interim Chief Executive Officer



Ref : 14/4/3  
Enq. : Ms. M. Nahambo  
E-Mail : [mnahambo@otc.com.na](mailto:mnahambo@otc.com.na)

09<sup>th</sup> October 2025

Urban Dynamics Town & Regional Planners  
P.O Box 20837  
WINDHOEK



Dear Ms. Tresia Amwaalwa

**SUBJECT: SUBDIVISION OF ONGWEDIVA TOWN AND TOWNLANDS NO.881 INTO PORTION 65 AND REMAINDER AND LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT ON PORTION 65 OF THE REMIANDER OF ONGWEDIVA TOWN AND TOWNLANDS NO. 881 TO BE KNOWN AS OSHINYADHILA PROPER.**

I refer to your above application. Council on its monthly meeting held on 24<sup>th</sup> September 2025 at the Ongwediva Town Council through **RESOLUTION: CM 176.2/2025 (MCM 140.1/2025)** made the following decision;

**COUNCIL RESOLVED**

- That the application by Urban Dynamics Town and Regional Planners for the subdivision of Ongwediva Town & Townlands No. 881 into Portion 65 and remainder be approved
- That approval be granted for the layout and township establishment on portion 65 of the Remainder of Ongwediva Town and Townlands No. 881 to be known as Oshinyadhila Proper.
- That approval be issued before confirmation of the minutes.

In view of the above, you are hereby requested to further undertake the process with the Urban & Regional Planning Board.

I trust that you will find the above in order.

Yours Sincerely

  
Ms. Rebekka Hidulika  
INTERIM CHIEF EXECUTIVE OFFICER  
ONGWEDIVA TOWN COUNCIL



All official correspondence must be addressed to the Chief Executive Officer

Ref : CM 17/2025  
Enq. : Ms. L.N. Nghuulikwa  
E-Mail : [lnghuulikwa@otc.com.na](mailto:lnghuulikwa@otc.com.na)

**MINUTES OF THE MONTHLY MEETING OF THE COUNCIL  
HELD IN THE COUNCIL CHAMBER, ONGWEDIVA TOWN  
COUNCIL ON WEDNESDAY,  
THE 24<sup>TH</sup> SEPTEMBER 2025**



**PRESENT:**

Councillor Taarah Shalyefu	-	Mayor & Chairperson of Council
Councillor Ulalia Katonyala	-	Deputy Mayor
Councillor Fabiam George	-	Chairperson of Management Committee via Joined via Microsoft teams
Councillor Jona Helao		
Councillor Naemi Amuthenu		
Councillor David Akuunda		

**IN ATTENDANCE**

Mr. Damian Egumbo	-	Chief Executive Officer
Ms. Rebekka Hidulika	-	SM: Economic Development and Community Services
Mr. David Mulokoshi	-	SM: Planning & Technical Services
Ms. Ottillie Shingenge	-	Corporate Communications Officer
Ms. Lonfa Nghuulikwa	-	Executive Support Service Officer
Member of the public		

**CM 165/2025      OPENING BY PRAYER**

Cllr. Taarah Shalyefu opened the meeting with a prayer

**CM 166/2025      ADOPTION OF THE AGENDA OF THE MEETING OF COUNCIL**

Councillor Ulalia Katonyala moved for the adoption of the agenda seconded by Councillor Naemi Amuthenu.

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**Our Vision:** To be a leading urban centre in Namibia that is built on quality municipal services and promotes sustainable local economic development

RH  
T.T

Ref : CM 17/2025  
 Eng. : Ms. L. Nghuulikwa  
 E-Mail : [lnghuulikwa@otc.com.na](mailto:lnghuulikwa@otc.com.na)

Tuesday, October 7, 2025



**EXTRACT FROM THE MINUTES OF THE MEETING OF  
 TOWN COUNCIL OF ONGWEDIVA HELD IN THE COUNCIL CHAMBER,  
 ONGWEDIVA TOWN COUNCIL, ON WEDNESDAY, 24<sup>th</sup> SEPTEMBER 2025.**

RESOLUTION: CM 176.2/2025 (MCM 140.1/2025)	ACTION
<p>10. MCM 140/2025 SUBMISSIONS            10.1 MCM 140.1/2025 SUBDIVISION OF ONGWEDIVA TOWN AND TOWNLANDS NO. 881 INTO PORTION 65 AND REMAINDER AND</p> <p>LAYOUT APPROVAL AND TOWNSHIP ESTABLISHMENT ON PORTION 65 OF THE REMAINDER OF ONGWEDIVA TOWN AND TOWNLANDS NO. 881 TO BE KNOWN AS OSHINYANDHILA PROPER AND</p> <p>REQUEST TO COMMUNICATE COUNCIL RESOLUTION BEFORE CONFIRMATION OF MINUTES.</p> <p><b>1. INTRODUCTION</b></p> <p>Urban Dynamics Town and Regional Planners was appointed by Development Workshop Namibia to undertake a township establishment process at Oshinyadhila Proper, with the intention of creating low low-income residential township.</p> <p><b>2. PURPOSE OF THE SUBMISSION</b></p> <p>The purpose of this submission is to seek Council approval for the subdivision of land into Portion 65 and the township establishment of Oshinyadhila Proper.</p> <p><b>3. DISCUSSION</b></p> <p>Council Resolution: CM 21.2/2024 (MCM 15.2.25/2024) has approved to avail a 13ha portion of land to Development Workshop (DW) for the provision of low-cost housing development for the town of Ongwediva.</p>	

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R.H  
T.T

The township establishment requires the following undertakings before submission to the Urban & Regional Planning Board (URPB) under our umbrella Ministry which are as follows:

- Public Consultation on Environmental Impact Assessment and Layout planning
- Application to Ongwediva Town Council on layout planning and township establishment,
- Application to Ministry of Environment and Tourism for environmental clearance certificate on the proposed township.
- Submission to URPB for approval of subdivision of Portion 65 and township establishment of Oshinyadhila Proper

#### 4. LAYOUT PLAN

The proposed site of Oshinyandhila Proper township establishment measures 13,7 ha, which has been demarcated into 181 erven and has the following composition of land uses;

Table 1. Oshinyadhila Proper land use

OSHINYADHILA PROPER			
ZONINGS	ERF #	SIZE m <sup>2</sup>	%
Residential	162	55 192	40
General Residential	6	9 990	7
Business	3	4 208	3
Local Business	4	1 975	1
Institutional	1	3 152	2
Public Open Space	5	18 456	13
Re Street	-	44 865	33
<b>TOTAL</b>	<b>181</b>	<b>137 837</b>	<b>100</b>

Based on the above analysis, the proposed township has provided for different land use classifications which is adequate given a township of 181 erven.

#### 5. ACCESS

All demarcated erven have street access as per the layout, which streets are yet to be developed.

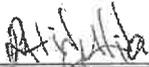
#### 6. SERVICES

The proposed Oshinyandhila Proper does not have any basic services. Development Workshop will however provide to a certain level basic services as guided by Ongwediva Town Council. Water as well as electricity will be provided to the township as per Council's letter dated 21<sup>st</sup> July 2025.

<p><b>7. FINANCIAL IMPLICATIONS</b></p> <p>Council will bear no financial cost as a result of this application.</p> <ul style="list-style-type: none"> <li>• Allocation of land was offered by Council at no cost,</li> <li>• Township establishment process costs will be borne by Development Work</li> <li>• The cost of servicing land will also be borne by Development Work</li> </ul> <p><b>8. CONCLUSION &amp; RECOMMENDATION</b></p> <p>It is recommended that Council approves as follows;</p> <ul style="list-style-type: none"> <li>• Subdivision of Ongwediva Town and Townlands No. 881 into Portion 65 and Remainder,</li> <li>• Layout approval and Township Establishment on Portion 65 of the Remainder of Ongwediva Town and Townlands No.881 to be known as Oshinyadhila Proper.</li> <li>• That the approval be issued before confirmation of the minutes</li> </ul>	
<p><b>COUNCIL RESOLVED</b></p> <ul style="list-style-type: none"> <li>• That the application by Development Workshop for Subdivision of Ongwediva Town and Townlands No. 881 into Portion 65 and Remainder be approved.</li> <li>• That, approval be granted for the Layout and Township Establishment on Portion 65 of the Remainder of Ongwediva Town and Townlands No.881 to be known as Oshinyadhila Proper.</li> <li>• That the approval be issued before confirmation of the minutes</li> <li>• That, CM 176.2/2025 (MCM 140.1/2025) of 24<sup>th</sup> September 2025, be implemented with immediate effect and before confirmation of the minutes.</li> </ul>	<p>P&amp;DO</p>

CERTIFIED THAT THE ABOVE RESOLUTION IS A TRUE EXTRACT FROM THE SAID MINUTES.

DATED and SIGNED at ONGWEDIVA on this 07<sup>th</sup> of OCTOBER 2025.

  
 REBEKKA HIDULIKA  
 INTERIM CHIEF EXECUTIVE OFFICER



  
 HIS WORSHIP TAARAH SHALYEFU  
 CHAIRPERSON OF COUNCIL

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