

AGENDA

NO. 5

Ordinary Council Meeting

on

THURSDAY

27 JANUARY 2022

at

19:00



MUNICIPALITY OF SWAKOPMUND

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11.1.49 **WELWITCHIA HEALTH TRAINING CENTRE – FEEDBACK ON HEIGHT RESTRICTION**
(C/M 2022/01/27 - E 3342)

In- Camera Special Management Committee Meeting of 25 January 2022, Addendum **8.2** page **00** refers.

A. The following item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is to provide feedback to Council on the proposal submitted to Messrs Welwitchia Health Training Centre (WHTC), who was awarded the bid to establish a tertiary institution on erf 3342, on the height restrictions.

Council took a decision on the **30 September 2021** under item 11.1.31

- (a) *That Council takes note of the request by Messrs Welwitchia Health Training Centre, to retain the height restriction of 40m as per their letter dated 24 August 2021.*
- (b) *That Council does not approve a height restriction of 40m for the development of a tertiary institution on Erf 3342, Extension 9, but rather approves a height restriction of 20m. This height restriction to include architectural features as well.*

The above Council decision was communicated to Messrs WHTC on the **01 November 2021 (Annexure A)**. Messrs WHTC submitted a response letter dated **10 October 2021 (Annexure B)**, requesting that Council rather considers a height of 28 m instead of the 20m that was decided under Council resolution of **30 September 2021** under item 11.1.31. In order to limit the back and forth of letters, a meeting was scheduled on the **22 November 2021 (Annexure C)** to discuss Council's position and to look at various options which will benefit both parties.

On the **21 January 2022**, a letter (**Annexure D**) was received from Messrs WHTC agreeing to the 20 m height restriction for the development.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) **That Council takes note of the response by Messrs Welwitchia Health Training Centre, agreeing to the 24m height restriction as proposed under Council resolution of 30 September 2021 under item 11.1.31.**
- (b) **That General Manager: Corporate Services and Human Capital, commences with the development agreement immediately.**
- (c) **That Messrs Welwitchia Health Training Centre submits an infrastructure impact study which deals with the impact that their proposed development will have on the Municipal services such as the water, sewer, road / traffic, semi-purified, parking arrangements etc. to the General Manager: Engineering and Planning Services.**

Annexure A



MUNICIPALITY OF SWAKOPMUND

Ref No: E 3342

Enquiries: C. McClune (Mr.)

Rector and Chief Executive Officer
Welwitchia Health Training Centre
P O Box 98604
WINDHOEK
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Namibia

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(064) 4104125
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53 Swakopmund
NAMIBIA

www.swkmun.com.na
townengineer@swkmun.com.na

01 November 2021

Ndhlovue@welwitchia.com.na
lipinges@welwitchia.com.na

Dear Prof. S. N lipinge

ERF 3342 SWAKOPMUND MUNICIPALITY // WELWITCHIA HELATH TRAINING CENTRE

Your letter dated 24 August 2021 (ref 02/ERF3342/2021) with same subject matter bears reference.

Your request for Council to reconsider the 40-meter height restriction for Erf 3342 was discussed and on the 30 September 2021 at a Ordinary Council meeting, the Swakopmund Council took the following decision under item 11.1.31 -

MESSRS WELWITCHIA HEALTH TRAINING CENTRE – HEIGHT RESTRICTIONS
(C/M 2021/09/30 - E 3342)

RESOLVED:

- (a) That Council takes note of the request by Messrs Welwitchia Health Training Centre, to retain the height restriction of 40 m as per their letter dated 24 August 2021.
- (b) That Council does not approve a height restriction of 40 m for the development of a tertiary institution on Erf 3342, Extension 9, but rather approves a height restriction of 20m. This Height restriction to include architectural features as well.

Based on the above decision, hopefully this will allow that the planned development for Erf 3342, Extension 9 by Messrs Welwitchia Health Training Centre can move forward.

For any further queries please do not hesitate to contact the General Manager: Engineering and Planning Services, Mr C McClune, at telephone number (064) 410 4400 and townengineer@swkmun.com.na.



Kind regards Municipality

C McClune

GENERAL MANAGER: ENGINEERING AND PLANNING SERVICES

Engineering & Planning Services,
cc Chief Executive Officer

General Manager: Corporate Services and Human Capital

All correspondence must be addressed to Chief Executive Officer

Annexure B

Our Ref: 02/ERF3342/2021

10 October 2021

The Chief Executive Officer
Swakopmund Municipality
SWAKOPMUND



Dear Sir

RE: ERF 3342 SWAKOPMUND MUNICIPALITY // WELWITHCHIA HEALTH TRAINING CENTRE

The above subject and your letter dated 01 November 2021 refers.

Welwithchia Health Training Centre (WHTC) has taken note of Council Resolution with regards to our letter dated 24 August 2021 with regards to resolution (C/M 2021/09/30-E3342).

WHTC appreciates Council's time and effort in this regard, and we would like to make a final request which can bring the parties to an understanding which accommodates the time, resources, and the intention of both parties to have this project in Swakopmund.

In view of Council's resolution not to retain the original 40m height restriction as per BID Invitation Notice 08/2021 as read with Notice No: 57/2020 (Appendix C, November 2020 stating maximum allowable height of 40m, 1-Height Reference 2.3 A page 14/18), we kindly request Council to accept and approve our exact height of 28m of the current design to avoid the concept design clashes and abortiveness. Please allow us to continue the recreation of such objective as per the current form and not to create a new concept design starting from zero.

In support of this application, please find attached support letter from our design team which includes a sectional sketch: showing elevational height level.

Your urgent response in this matter will be greatly appreciated such that we may finalise the agreements.

Yours sincerely

Prof. S.N Ilipinge
RECTOR & CHIEF EXECUTIVE OFFICER



10th November 2021

Ref No: P20-45/IDP/SWAP/CD&HQ/211110

To: Ms. Bahr

GM: Corporate Services & HC (Acting)

Municipality of Swakopmund

Namibia

Project: Welwitchia Health Training Center (Pty) Ltd

Subject: RE: Sale of ERF 3342, Swakopmund: Height Restriction and Timeline Extension

Dear All,

IDP Engineering Consultancy is the appointed Lead consultant by WHTC for their prestigious university project in Swakopmund, Namibia. On behalf of WHTC we have approached earlier to the honorable committee for reconsideration in the latest revision in height limits.

As a designer, our vision is to ensure more efficient and sustainable utilization of allotted land ensuring multipurpose use of BUA for various functions while considering the more effective enforcement of authority regulations.

Therefore, after careful consideration for by laws and especially height limit and as requested earlier; we are hereby explaining our vision of university concept and the essential need of availability of height provision as follows:

1. We have designed this university project on the basis of received invitation for development proposal from tertiary (Notice No: 57/2020 Appendix C on November 2020) stating maximum allowable height of 40m. Please refer to attachment (1-Height Reference [2.3 A page 14/18](#)).
2. The university Architectural concept reflects the compactness and integration of latest technology with a futuristic approach to develop a contemporary learning environment for the provisions of barrier free environment.
3. Our current concept design is a paradigm shift in a standard university design approach. It's based on staggered building design heights in a constructive sense, to consider all possibilities and advantage to shape up the maximum use of climatological energy harvesting while deploying as little material as possible. This pertains to the buildings' shape, their directional airflow, lighting and the required orientation of façade giving the maximum exposure of building roofs to the sun path harvesting the maximum solar energy possible along with the efficient integration of daylight for a better well-being in built environment enriching the cognitive learning skills of students.



This sustainable design approach allowed for approximate height of 28 m at the highest point of college building, including the Architectural features at the top (Roof integrated photovoltaic cells) which is essential to achieve the design vision.

Accordingly, we kindly request you to approve the height of 28 m of the current design to avoid the concept design clashes and abortiveness and allow us to continue the recreation of such objective as per the current form and not to create a new concept design starting from zero.

In addition to the above, we would like to request for an extension in 90 days submission timeline in order to carry out the documents production in a proper integrated manner. For a better understanding, if we can receive a clear outline of what expectations at this stage of the project. It was mentioned in the documents about Architecture layouts only. Please confirm to avoid abortive works and miscommunication.

We appreciate your favorable response and thank you for understanding in advance.

Kind regards,

Omar Zaher

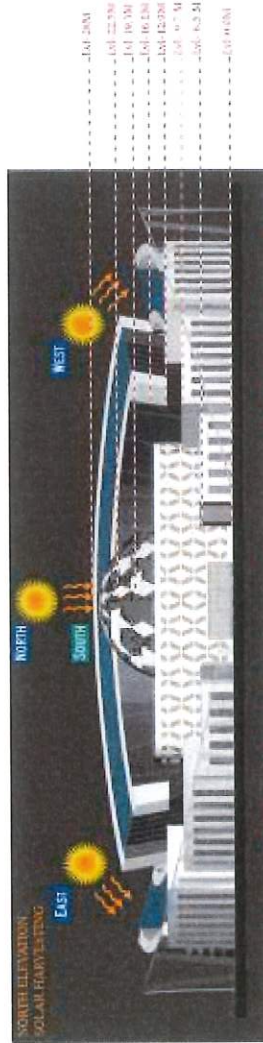


Principal

IDP Engineering Consultancy



Project: Welwitchia Health Training Center Pty LTD.
LEAD CONSULTANT: IDP ENGINEERING CONSULTANCY
DATE: 2021.11.03



Sectional Sketch: Showing Elevational Height Level



Annexure C

Clarence McClune

From: Clarence McClune
Sent: Monday, 22 November 2021 16:06
To: Monika Pendukeni
Subject: Erf 3342 - Height Issue

Dear Mrs. Pendukeni,

Thank you for the meeting this morning it was most welcoming.

I did have a discussion with my CEO and was advised that due to the time if there is a need for a re-submission to Council that this can only take place early next year.

It is therefore advise that a motivated submission from your side with the different proposal as discussed in this mornings meeting be drafted and forwarded to my office.

What can be contained in the submission/letter can also relate to the options on the new height of 28 m or height of 25 m (once this is confirmed by the architect) or the option to have a secondary site with the height to remain as per Council's latest decision of 20m height restriction.

Regards.

Annexure D

Our Ref: 03/ERF3342/2022
 Enquiries: Mr.I.Maposa (Tel:0812429747 Email: Maposal@welwitchia.com.na)

21 January 2022

The Chief Executive Officer
 Swakopmund Municipality
 Corner of Rakutoka & Daniel Kamho Street,
 PO Box 53
 Swakopmund
 Namibia



Dear Sir

RE: WHTC ACCEPTANCE OF LAND ALLOCATION ERF 3342 SWAKOPMUND MUNICIPALITY UNDER SWAKOPMUND TOWN COUNCIL RESOLUTION C/M 2021/09/30-E3342

The above subject refers.

Welwitchia Health Training Centre (WHTC) has taken note of the Council Resolution with regards to our letter dated 24 August 2021 with regards to resolution (C/M 2021/09/30-E3342).

WHTC appreciates Council's time and effort in this regard, and we would like to bring the parties to an understanding which accommodates the time, resources, and the intention of both parties to have this project in Swakopmund.

In view that Council resolved not to retain the original 40m height restriction as per BID Invitation Notice 08/2021 as read with Notice No: 57/2020 (Appendix C, November 2020 stating maximum allowable height of 40m, 1-Height Reference 2.3 A page 14/18), WHTC hereby accepts the Swakopmund Town Council's request to retain the height of 20m in our architectural designs and construction.

We thank the Council for taking time to hear our concerns and we look forward to working together on this project for the benefit of the Namibian people and the Erongo Region.

Yours sincerely

Prof. S.N Ipinge
RECTOR & CHIEF EXECUTIVE OFFICER