



MUNICIPALITY OF SWAKOPMUND

Ref No: Erf 4747

Enquiries: A Swart

(064) 4104100
(064) 4104120
53 Swakopmund
NAMIBIA
www.swkmun.com.na
swkmun@swkmun.com.na

2 June 2020

Chamberlain & Associates Architects
P O Box 90622
WINDHOEK

Dear Mr André Mulder

ERF 4747 : AESTHETICAL SUBMISSION : PROSED NEW DEVELOPMENT

Your submission with regard to the above bears reference.

The purpose of this letter is to inform you that the aesthetical evaluation for the new proposed development in respect on erf 4747, Swakopmund, was submitted to Council for approval.

Council at its ordinary Council meeting held **26 March 2020**, item **11.1.21**, resolved:

- (a) That Council approves the aesthetical submission (attached) from Messrs Lighthouse Property Investment Trust for the new residential and retail development on Erf 4747.
- (b) That Messrs Lighthouse Property Investment trust submits the approved aesthetical plans to the National Heritage Council for consideration and their approval.
- (c) That once approval has been obtained from the National Heritage Council the plans be submitted to the Swakopmund Municipality's Engineering & Town Planning Department who will submit the application to the Management Committee of the Swakopmund Municipality for consideration and recommendation to the Municipal Council of Swakopmund where applicable.
- (d) That Council's takes note of the correspondence from Messrs Lighthouse Property Investment Trust's Legal representative, Messrs Dr Weder, Kauta & Hoveka Inc. dated 23 October 2019

Attached, please find the approved concept plans as submitted. However before your application can be submitted to Council for final approval we need confirmation and approval from the National Heritage Council of Namibia. **Therefore kindly be informed that the approved plans needs to be submitted to the National Heritage Council of Namibia.**

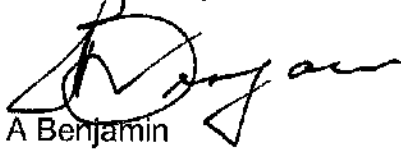
Approved aesthetical plans will lapse after 12 months from date of approval.

Kindly be informed that aesthetical submissions, which were approved, may not be altered or modified after the approval, whether it be by way of structural elements, in appearance or by colour scheme, or other decorative change. If alterations become necessary these must be submitted for aesthetical approval prior to any of these alterations being carried out on site.

Once this approval has been obtained a full submission of plans including the stamped Aesthetic approval plans needs to accompany the drawings submitted to Council for approval.

We await your final proposal for submission to Council.

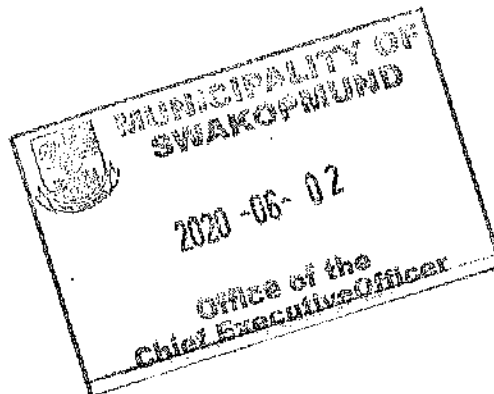
Yours faithfully



A Benjamin
CHIEF EXECUTIVE OFFICER

AS/as

Copy: Engineering Services





CHAMBERLAIN & ASSOCIATES
ARCHITECTS

The Chief Executive Officer
Municipality of Swakopmund
P.O.Box: 53
Swakopmund
Namibia

09 September 2019

Attention:

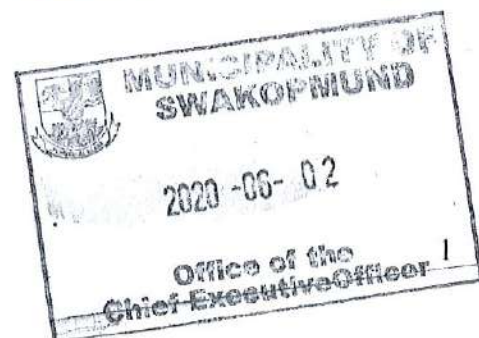
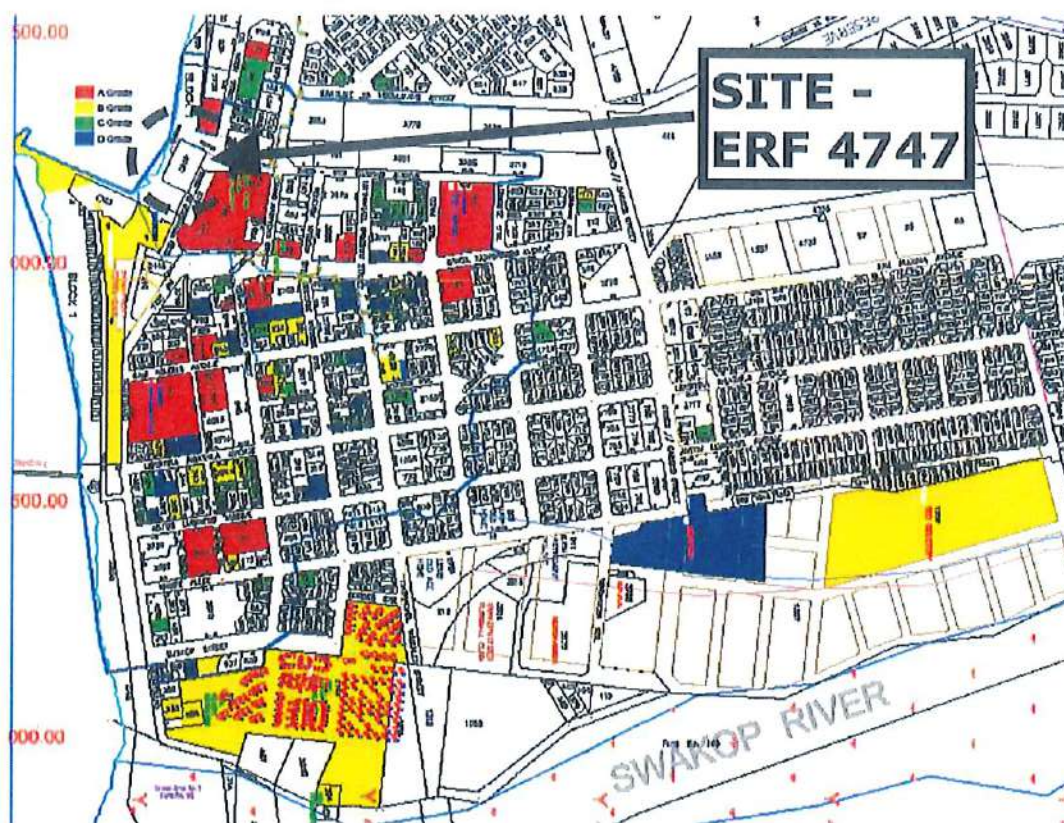
Mr. Alpheus Archie Benjamin
CEO Municipality of Swakopmund

Dear Sir,

REG: ERF 4747 Swakopmund Submission of Proposed New Development

On behalf of our client, Lighthouse Property Investment Trust, we herewith submit a revised proposal for erf 4747 on the corner of Strand Street & Theo Ben Gurirab Avenue, situated within the conservation area.

We thus respectfully request your good office to consider the new submission for approval by the Town Council.



A - Referring to the AESTEHITC SUBMISSION GUIDELINES:
Received from Swakopmund Municipality.

6.1 (a)

- Location of the building: please refer to page 1 of this document & page 1 & 2 of Annexure A
- Owner of the Property: Lighthouse Property Investment Trust, P.O.Box: 21904, Windhoek, Namibia.
- Conservation Area or Non-Conservation Area: Yes see diagram on page 1 of this document.
- Heritage Rating - N/A
- Building Date - N/A
- Colour Scheme - Please see page 3 of this document.
- Signage Proposal - Please see below, page 2 & 3
- Motivation for Demolishment - Please see Page 4

6.2. (b) Copies of Heritage rating - N/A

(c) Location Plan - please refer to page 1 of this document & page 1 Annexure A

(d) Land Surveyors Diagram - Please see page 6 Annexure A

(e) Site Plan with Dims - Please see page 6 Annexure A

(f) All Floor Plans - Please see page 7 - 11 Annexure A

(g) Coloured Elevations - Please see page 14 - 17 Annexure A

(h) Satellite Dishes - Indicated on elevation page 17 Annexure A

(i) Section of Building - Please see page 12 Annexure A

(j) Artists Impression - Please see page 18 - 22 Annexure A

(k) Digital Images of site - Please see page 2 - 3 Annexure A

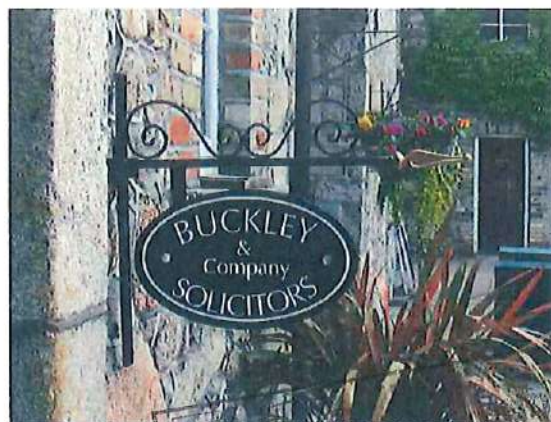
(l) Original Set - will be delivered to the office.

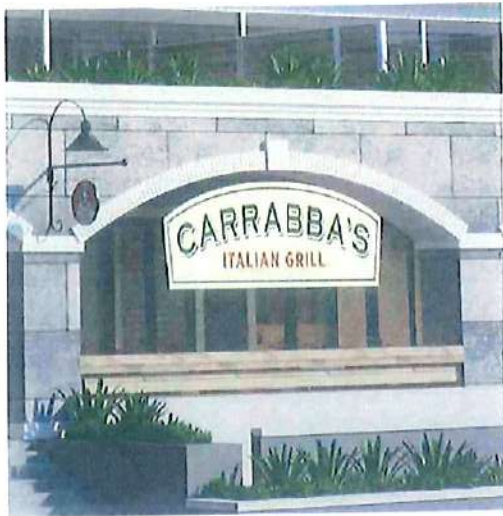
(m) Electronic Copy - will be e-mailed

B - Detail description of the proposed development:

1. SIGNAGE:

- i. Illuminated, Perspex signage (light box) for the Restaurants as per renders
- ii. Sandblasting & Vinyl stickers on Glass
- iii. 3D Illuminated building signage

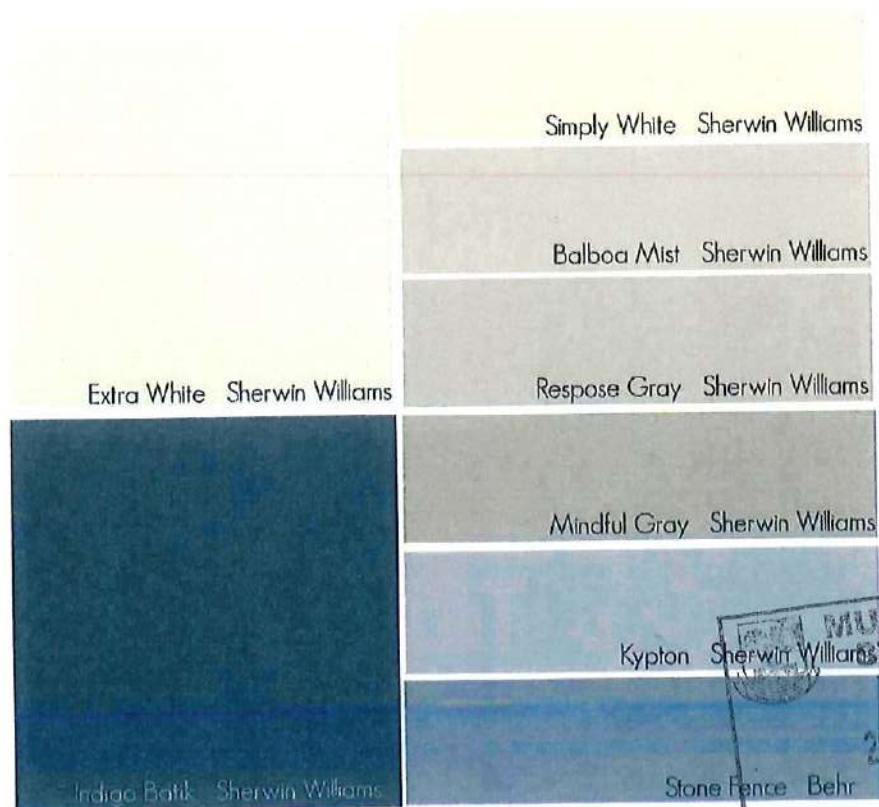




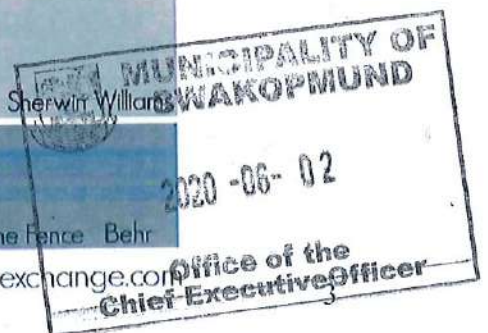
2. COLOUR SCHEME:

the creativity
EXCHANGE

neutral-transitional paint colors



www.thecreativityexchange.com



3. DEMOLITION OF EXISTING:

The previous buildings were not listed as heritage. At that time the buildings were demolished it was a safety risk to the public and were falling apart.

In Terms of this Submission we would like to confirm the following:

4. ZONING, PARKING & HEIGHT RESTRICTIONS:

CURRENT ZONING: General Business
ERF SIZE: 6086 sq.m
BULK ALLOWED: Unlimited
BULK ACHIEVED: Bulk Factor 2.9

Residential 16'399.9 sq.m
Restaurants 1'519.4 sq.m
Retail 140.1 sq.m
TOTAL 18'059.4 sq.m

PARKING CALCULATION:

Retail: (ratio 1/33.33 sq.m)	4 Parking's
Restaurants: (ratio 1/33.33 sq.m)	46 Parking's
Units: (ratio 1/ unit) 151 Units	151 Parking's
Total:	200 Parking's Required
Total:	233 Parking's Provided

ALLOWABLE HEIGHT: 40 Meter from Natural Ground Level

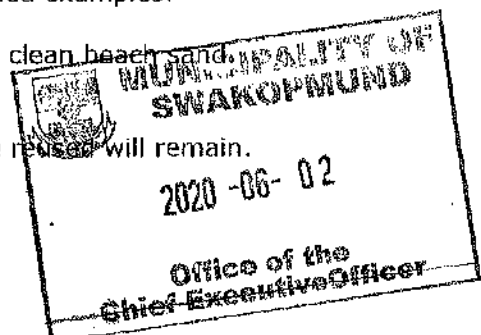
PROPOSED HEIGHT: 30 Meter from Natural Ground Level

5. PUBLIC AMENITIES – WITH IN THE BUILDING:

- i. Beach showers are provided in the new play park area.
- ii. In addition to this, 140sq.m public ablutions (male & female) incorporating changing rooms with showers, Toilets and Lockers are provided, conveniently situated within the new development.
- iii. Various Restaurants including an Ice-cream shop.

6. PUBLIC AMENITIES – CHILDREN'S PLAYGROUND:

- i. In tune with international trends & maintenance, a large spray ground and splash pad with waterspouts and arches is to be constructed. This design allows for less-supervised playtime for the children without the risk of drowning. This will reduce water usage, maintenance time & costs. It is also a much more hygienic solution. Please see attached examples.
- ii. Playground equipment will be provided on soft, clean beach sand.
 - 2 x Large Jungle gyms
 - Separate swings
 - The existing equipment that that can be reused will remain.





7. MATERIALS:

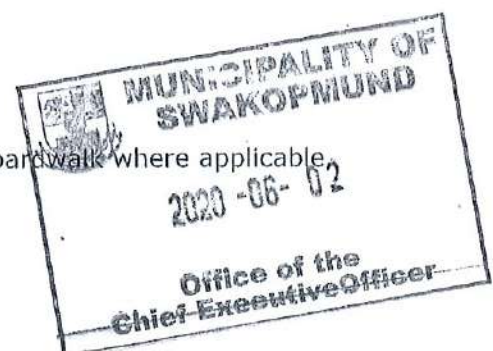
- i. Wall Type – Everite Vermont Cladding, Brickwork (Different textured Plastered & Painted) & Off-shutter Concrete
- ii. Roof Type – Shingles in Charcoal (i.e. Strand Hotel), Reinforced Concrete Slap - Waterproofed with torch-on product.
- iii. Balustrades Type – Timber.
- iv. Paving – Cobble Stones, cement pavers in certain areas.

8. LANDSCAPING:

The surrounding area will be landscaped. The existing mature palm trees on the site currently will be relocated or replanted as part of the development

9. THE DEVELOPMENT WILL CONSIST OF THE FOLLOWING:

- i. Tenant Parking (multi level).
- ii. Commercial Area (restaurants).
- iii. Residential Area.
- iv. Retail Space.
- v. Upgrading of existing municipal walkways / boardwalk where applicable.
- vi. Landscaping.
- vii. New play park with spray ground.



- viii. New public ablutions & change rooms with showers (male & female).
- ix. New ErongoRed substation.

The site has no direct neighbours; the site is surrounded by a public park to the south, promenade on the west, public parking to the north & strand street to the east.

10. REFUSE REMOVAL:

Standard green roll bins provided, space has been allocated within the building, under roof and secure, close to the security booth for controlled access by the refuse removal Trucks.

11. PROPOSED UPGRADE:

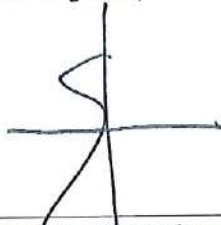
The client proposes a joint venture in the upgrading of the promenade in front of the new development outside the erf. We look forward to working together with the municipality of Swakopmund to make the Swakopmund Mole a pristine public space.

12. STATE HOUSE:

Proposal of the new building presented to and approved and supported by STATEHOUSE. See attached letter.

We trust you will find the above submission in order. Should you need more information please do not hesitate to contact the below.

Kind Regards,



Stephen Chamberlain
Sole Proprietor
Chamberlain & Associates Architects



André Mulder
Architect
Chamberlain & Associates Architects

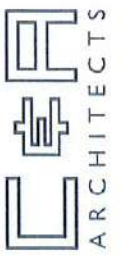
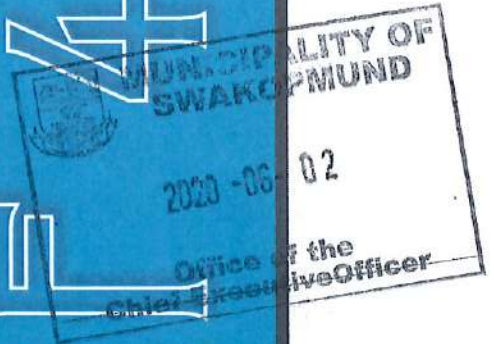
Cc A. Graham - Jimmey Construction
 J. Koen - Jimmey Construction
 J. Simpson - Jimmey Construction
 A. Malherbe - WKH

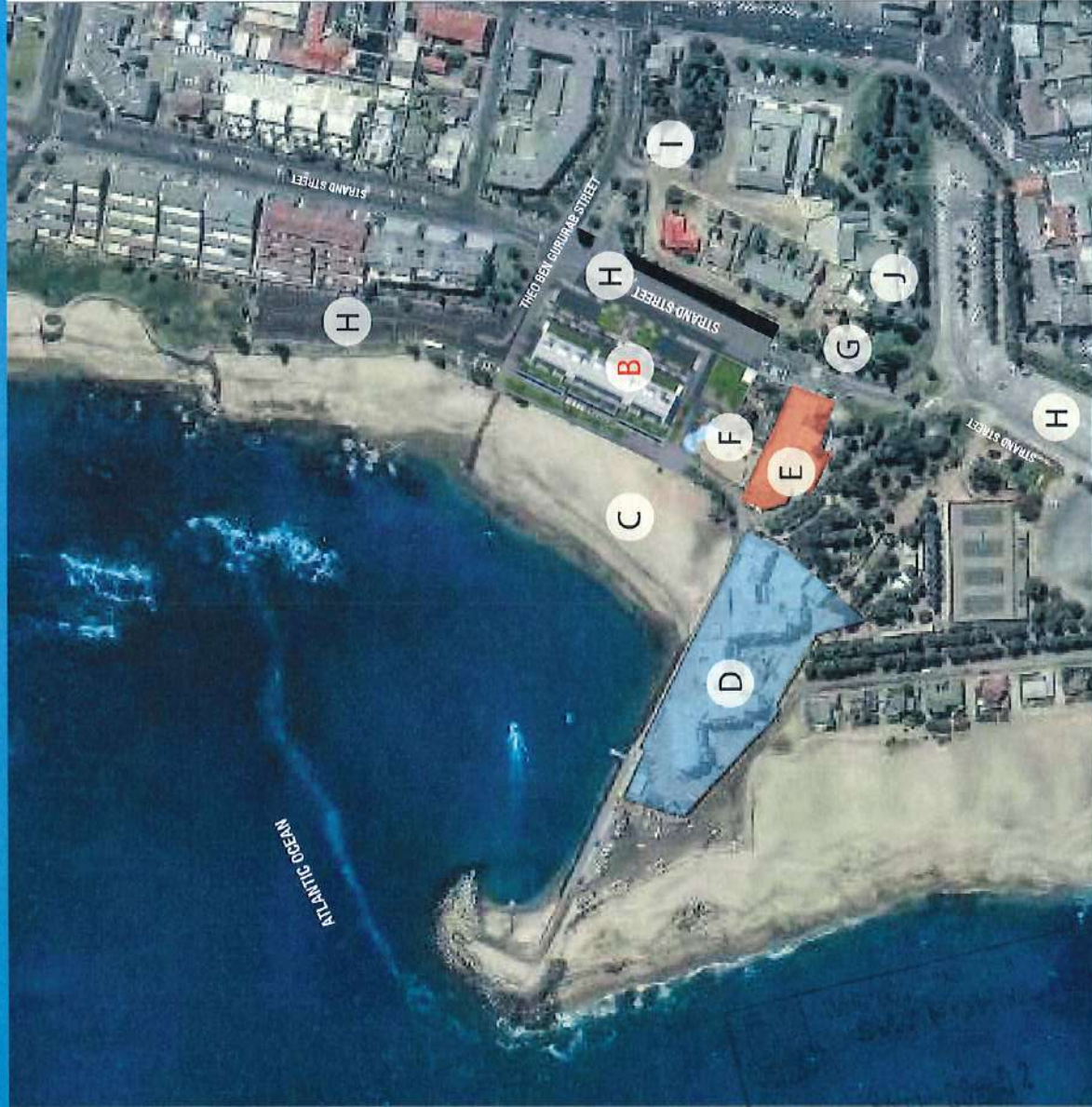


4 OR KWAME NKRUMAH AVE
3RD FLOOR BRIDGEVIEW OFFICES & APARTMENTS
KLEIN WINDHOEK NAMIBIA
TEL 1264 61 253 669 FAX 1264 89 655 9862
INFO@CAA.COM.NA - WWW.CAANAMIBIA.COM

ANNEXURE A

ER 4747



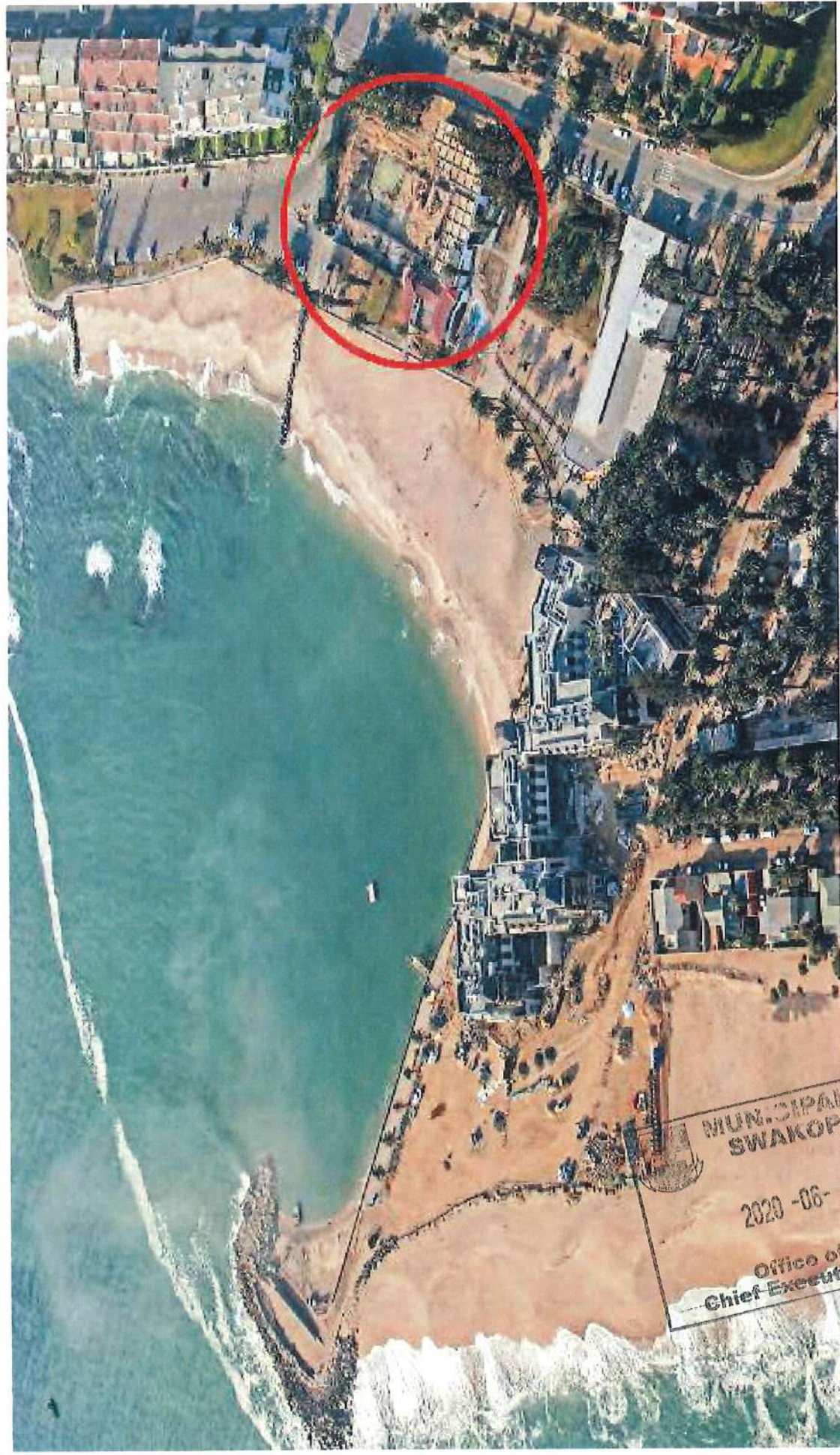


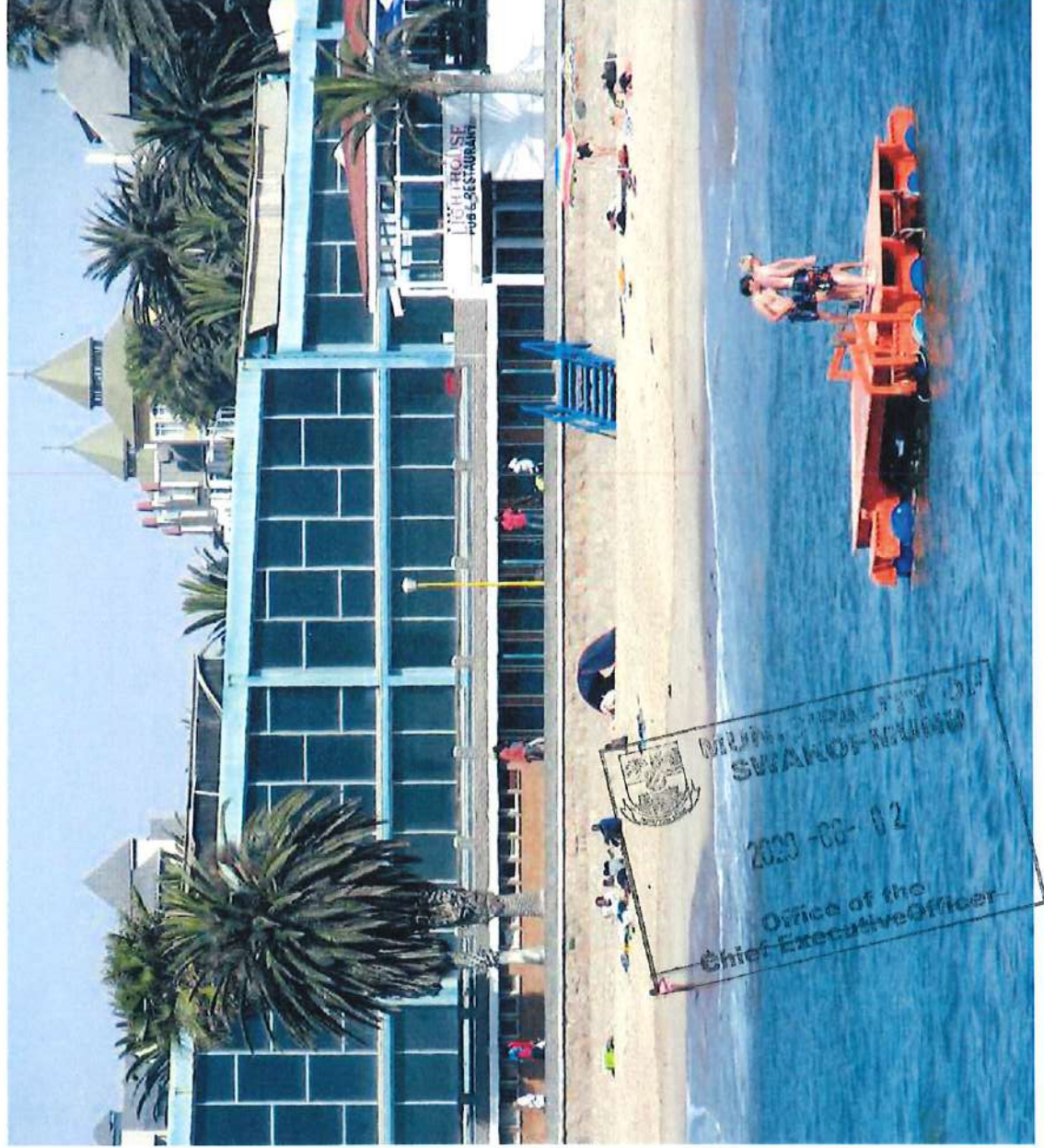
- B** THE SITE
- C** MOLE BEACH
- D** THE STRAND HOTEL
- E** MUSEUM
- F** PLAYPARK
- G** THE LIGHTHOUSE
- H** PARKING
- I** ALTES AMPT
- J** STATE GUESTHOUSE

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ERF 4747

AERIAL IMAGE OF SITE







Bulk Calculation**Basement:**

Parking & Garages
Circulation

2'633.5 sq.m
2'533.9 sq.m

Ground Floor:

General Area
Retail & Restaurants
Parking
Circulation

282.8 sq.m
1'811.5 sq.m
1'285.0 sq.m
1'497.0 sq.m

First Floor:

Residential
Circulation

2'513.2 sq.m
695.8 sq.m

Second Floor:

Residential
Circulation

2'500.8 sq.m
695.8 sq.m

Third Floor:

Residential
Circulation

2'500.9 sq.m
695.8 sq.m

Forth Floor:

Residential
Circulation

2'566.6 sq.m
517.8 sq.m

Fifth Floor:

Residential
Circulation

2'579.0 sq.m
517.8 sq.m

Sixth & Seventh Floor: Penthouse Level

Residential
Circulation

3'739.4 sq.m
530.8 sq.m

Bulk Calculation:

Retail
Restaurants
Residential

Achieved:

140.1 sq.m
1'519.4 sq.m
16'399.9 sq.m

ERF Size:
Total sq.m for Bulk:
Bulk Factor:

6086 sq.m
20'864.5 sq.m
2.9 Achieved

Parking Calculation:**Requirements:**

Restaurants: (ratio 1/33.33 sq.m)
Units: (ratio 1/unit)
Retail: (ratio 1/33.33 sq.m)
Public Ablution: (ratio 1/33.33 sq.m)

1'519.4 sq.m
151 Units
140.1 sq.m
152.0 sq.m

46 Parkings
151 Parkings
4 Parkings
No Parkings Required

Total:

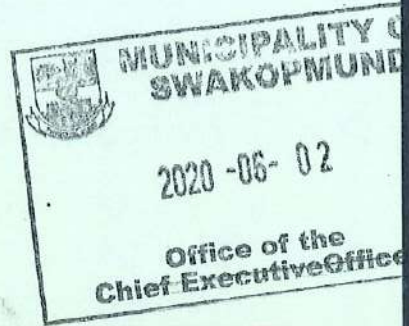
233 Parkings Required

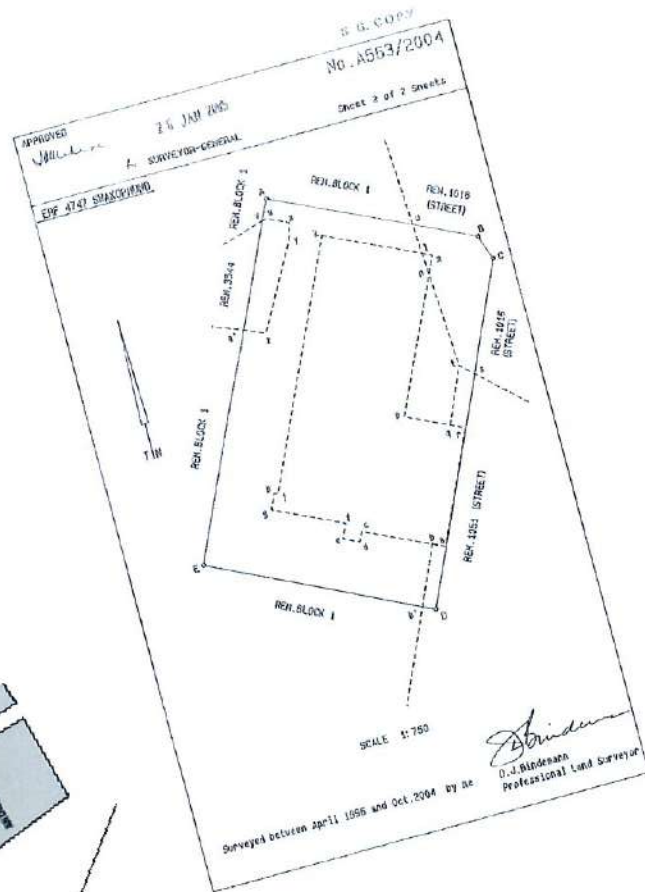
Total:

43 Parkings Extra

Total:

276 Parkings Provided





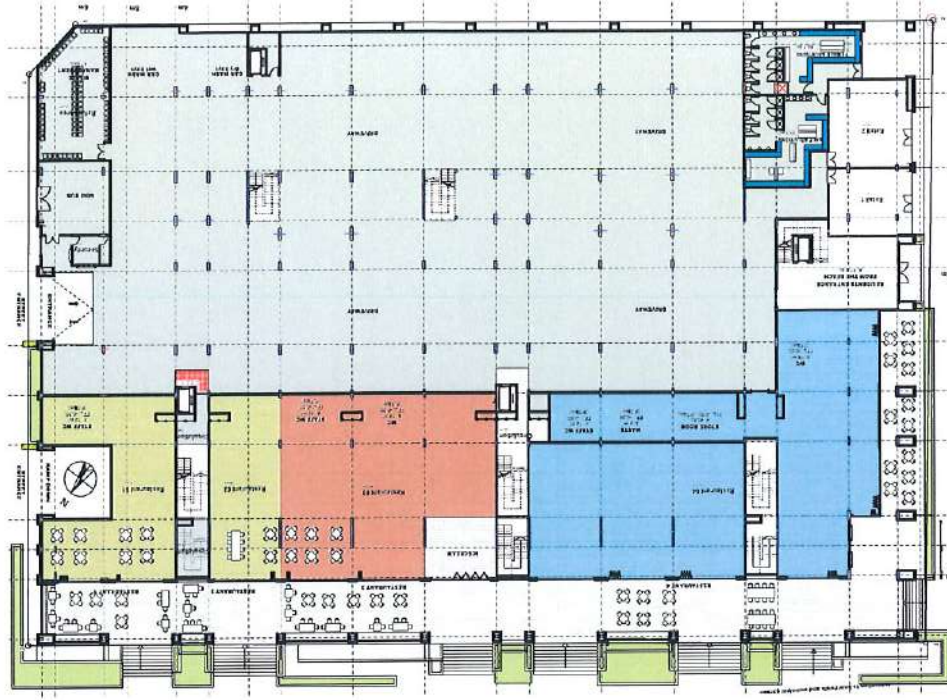
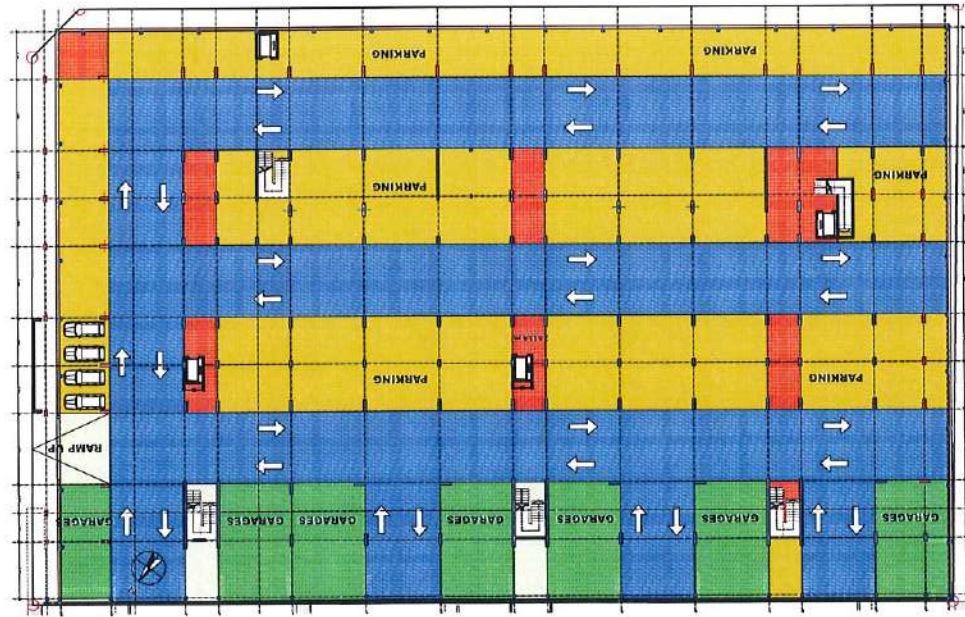
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SWAKOPMUND**

2020-06-02

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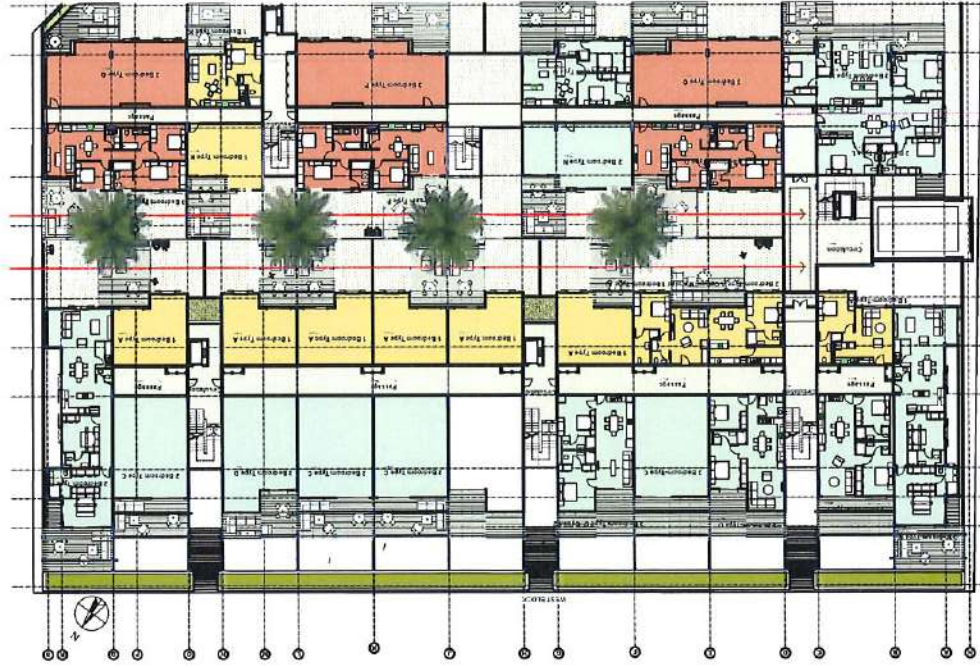
BASEMENT & GROUND FLOOR PLAN

ERF 4747

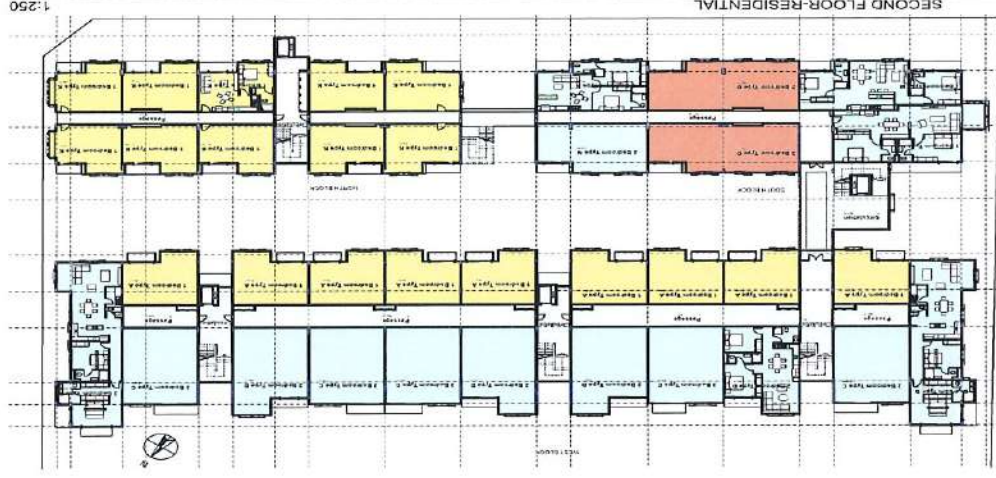


GROUND FLOOR

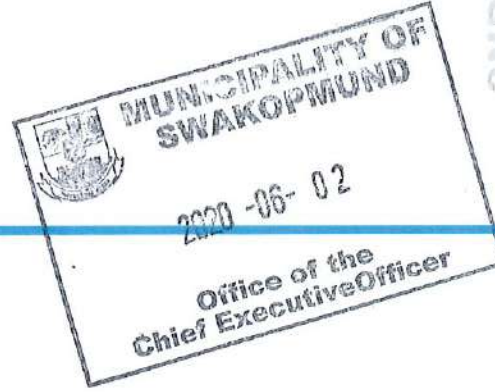
BASEMENT



1ST FLOOR

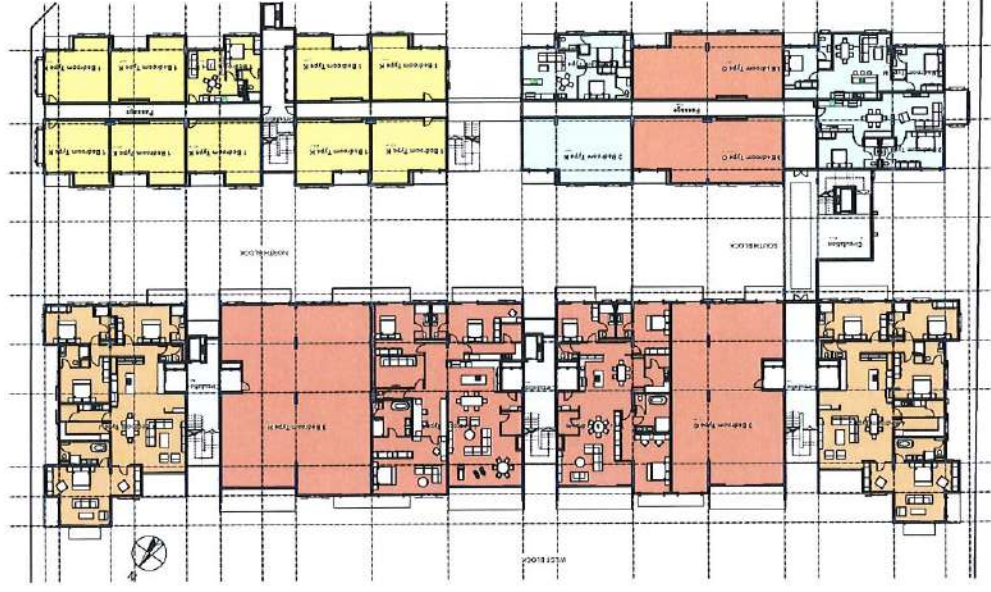


2ND FLOOR

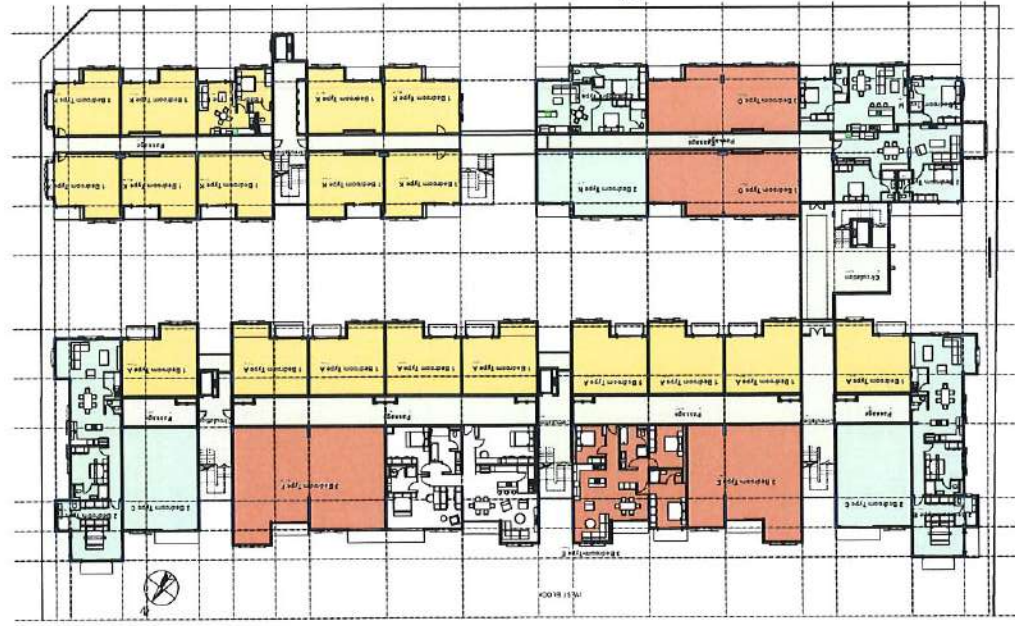


3RD & 4TH FLOOR PLAN

ERF 4747



4TH FLOOR

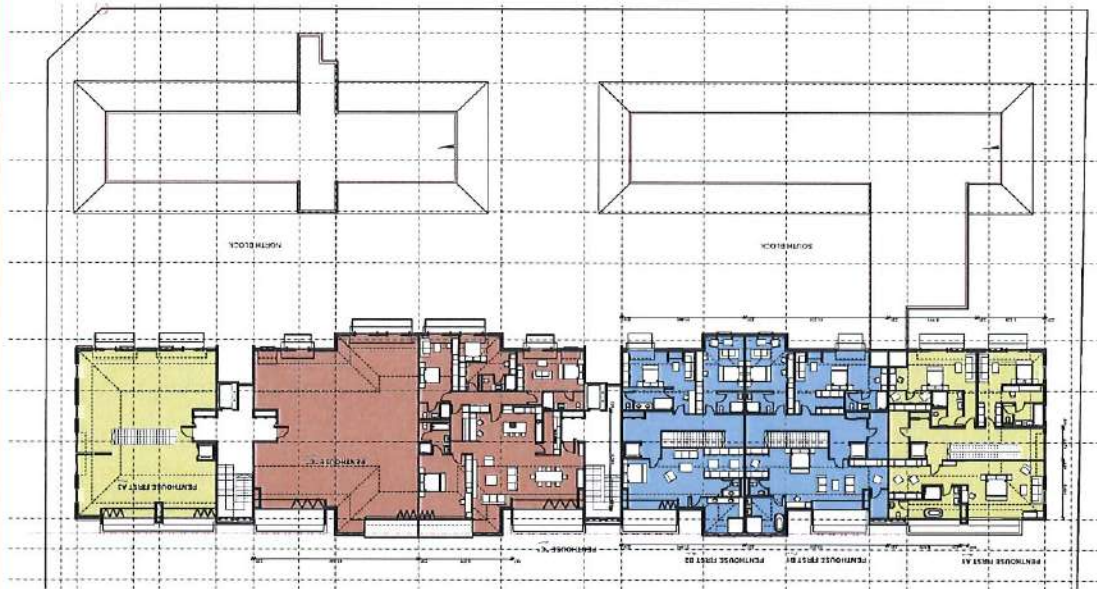


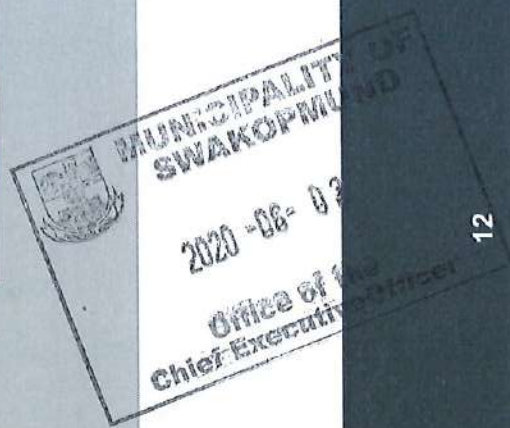
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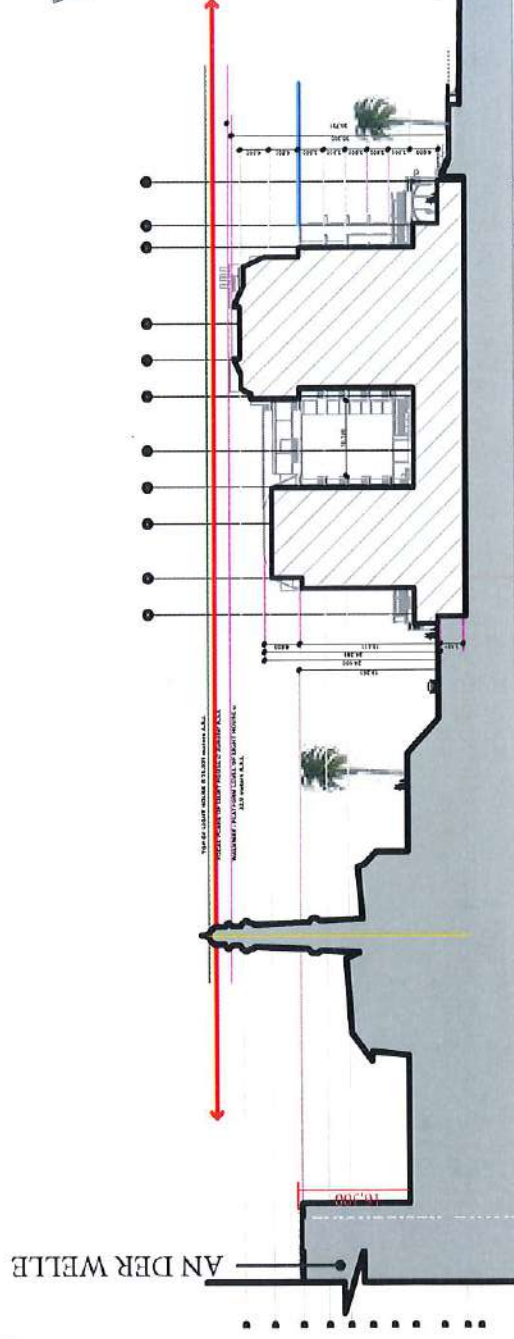
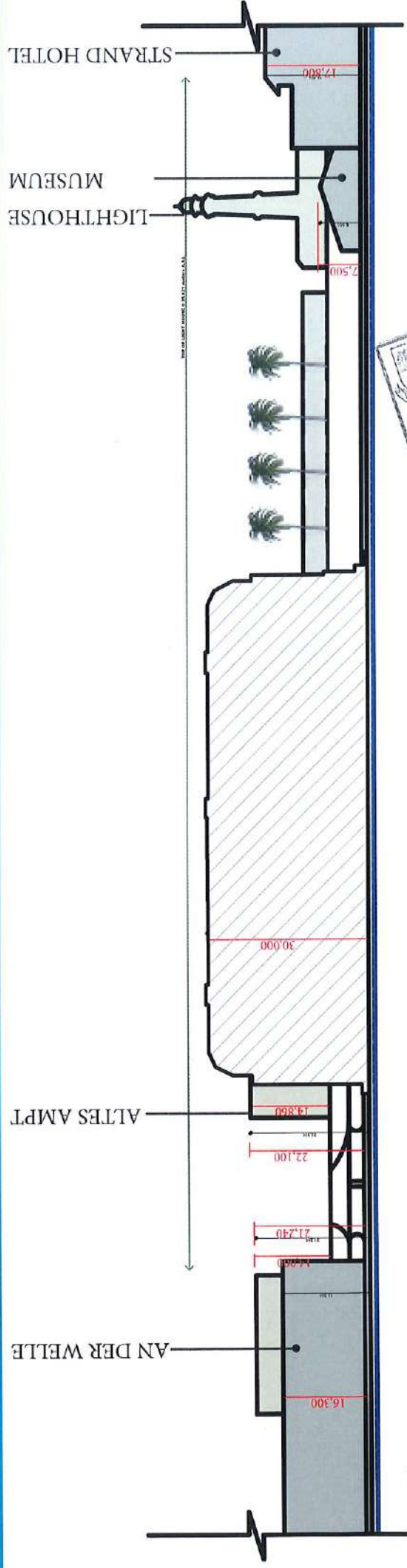




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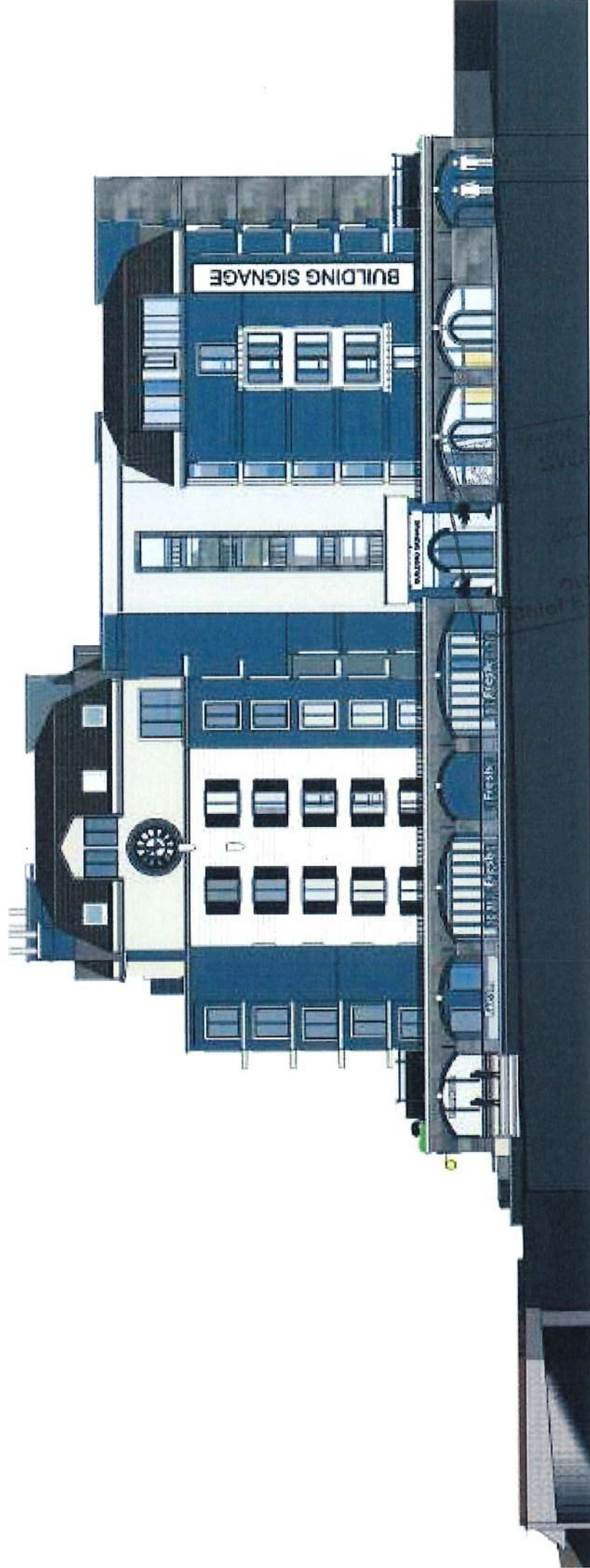




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Chief Executive Officer
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QUALITY
KOPM...



3D PERSPECTIVE SOUTH WESTERN



LIGHTHOUSE PROPERTY
INVESTMENT TRUST

ERF 4747

3D PERSPECTIVE
SOUTH EASTERN



ERF 4747

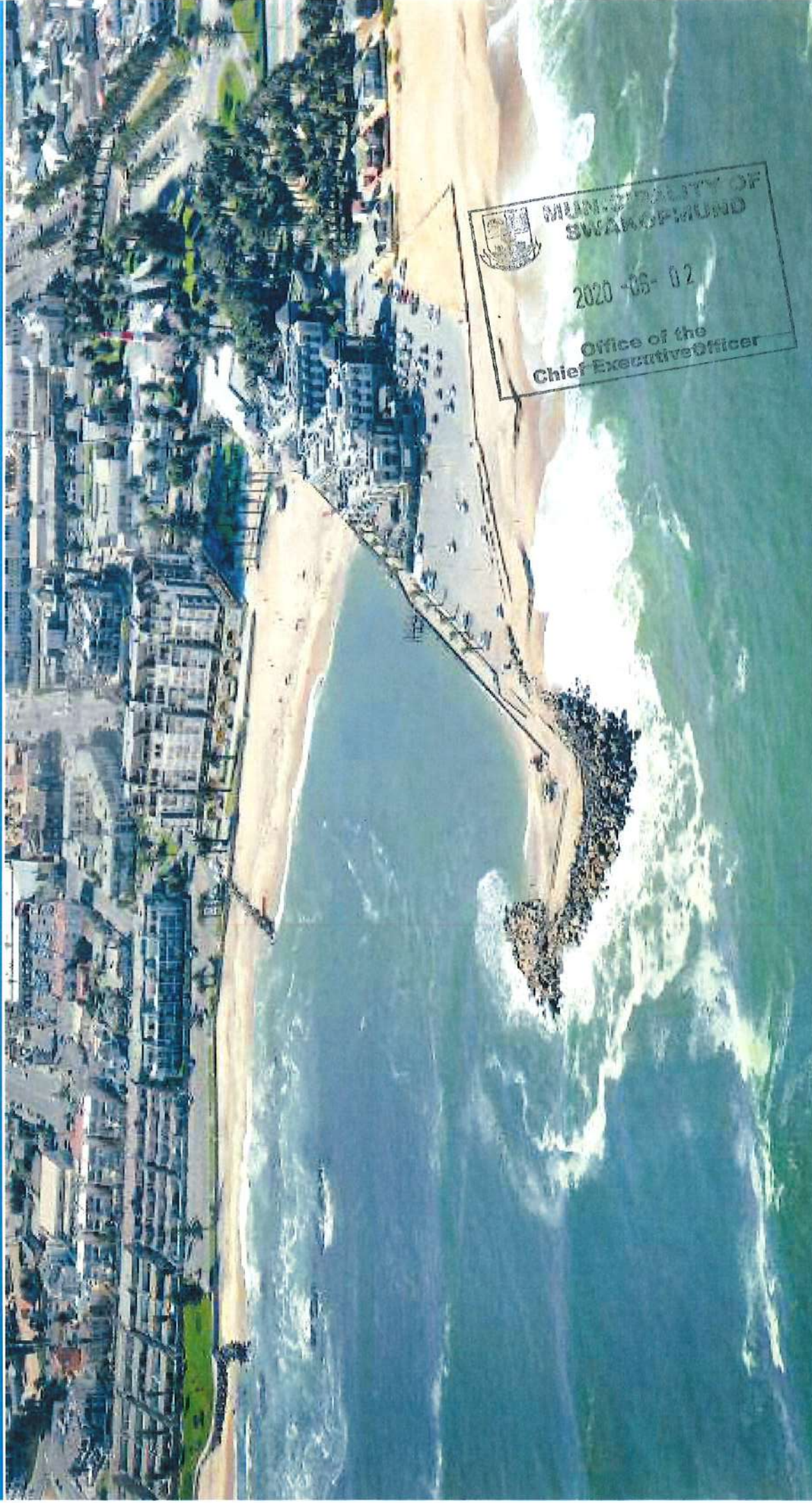
3D PERSPECTIVE
WESTERN

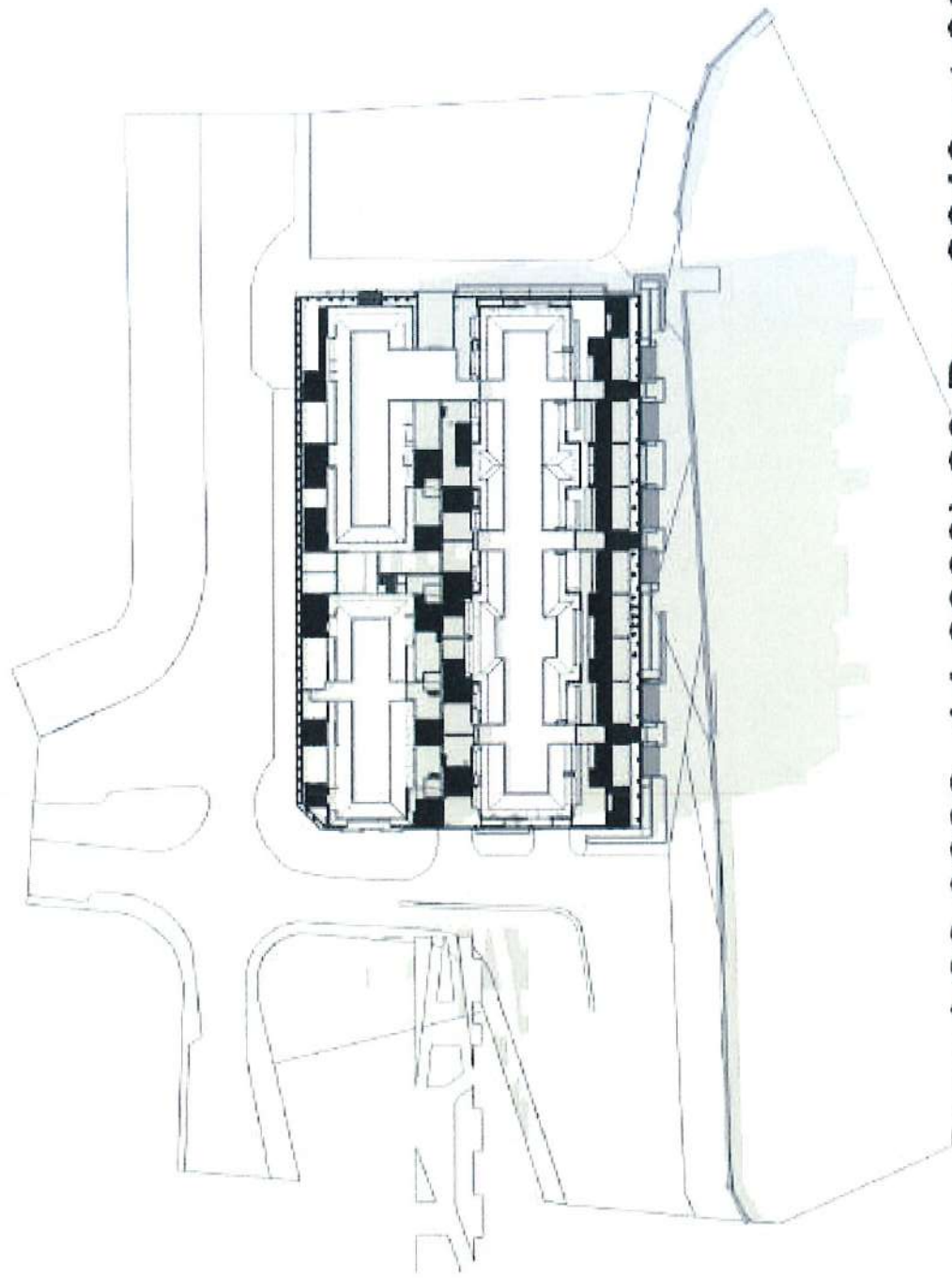


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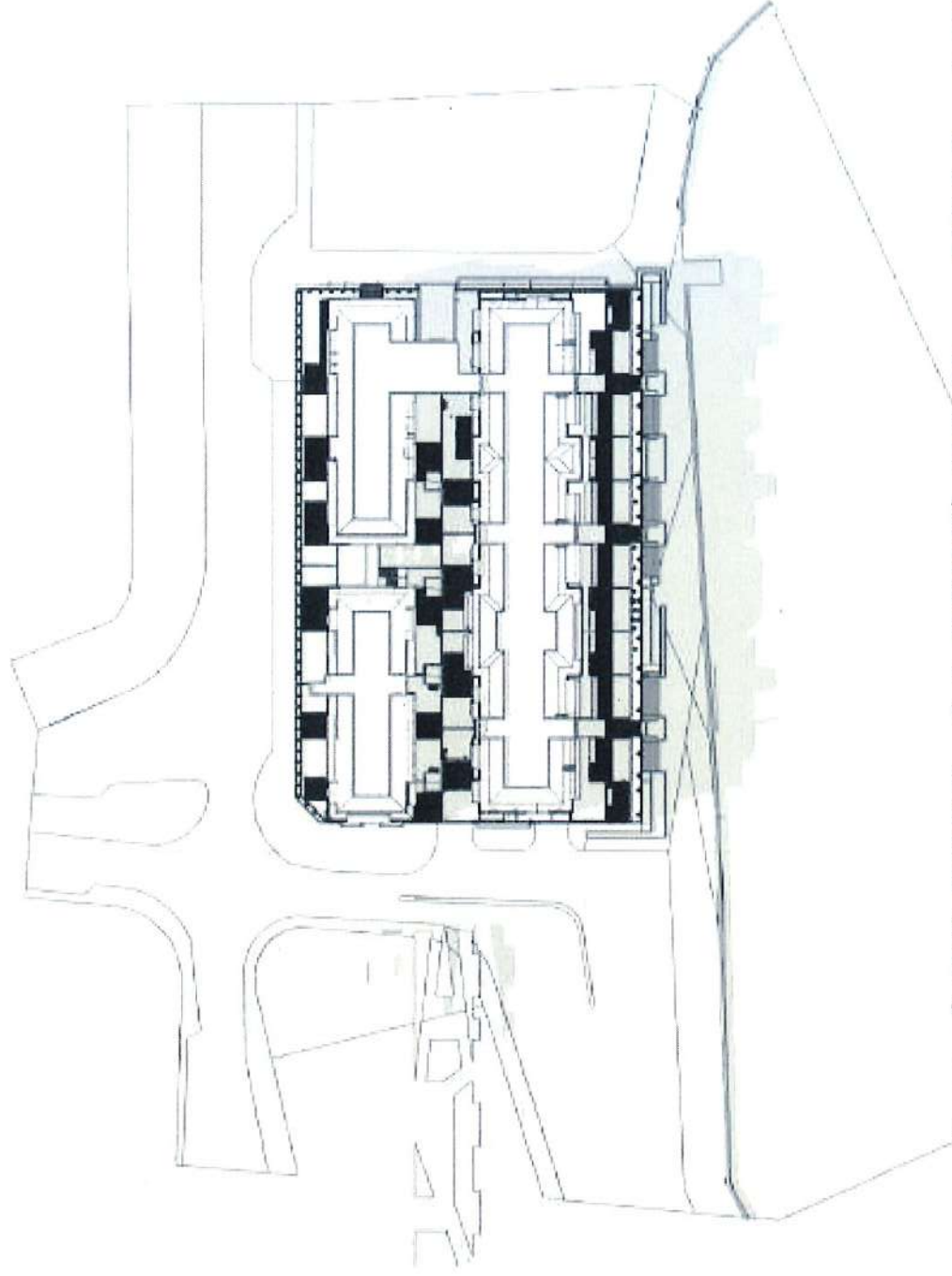
CRF 4747

3D PERSPECTIVE BIRD'S EYE PERSPECTIVE



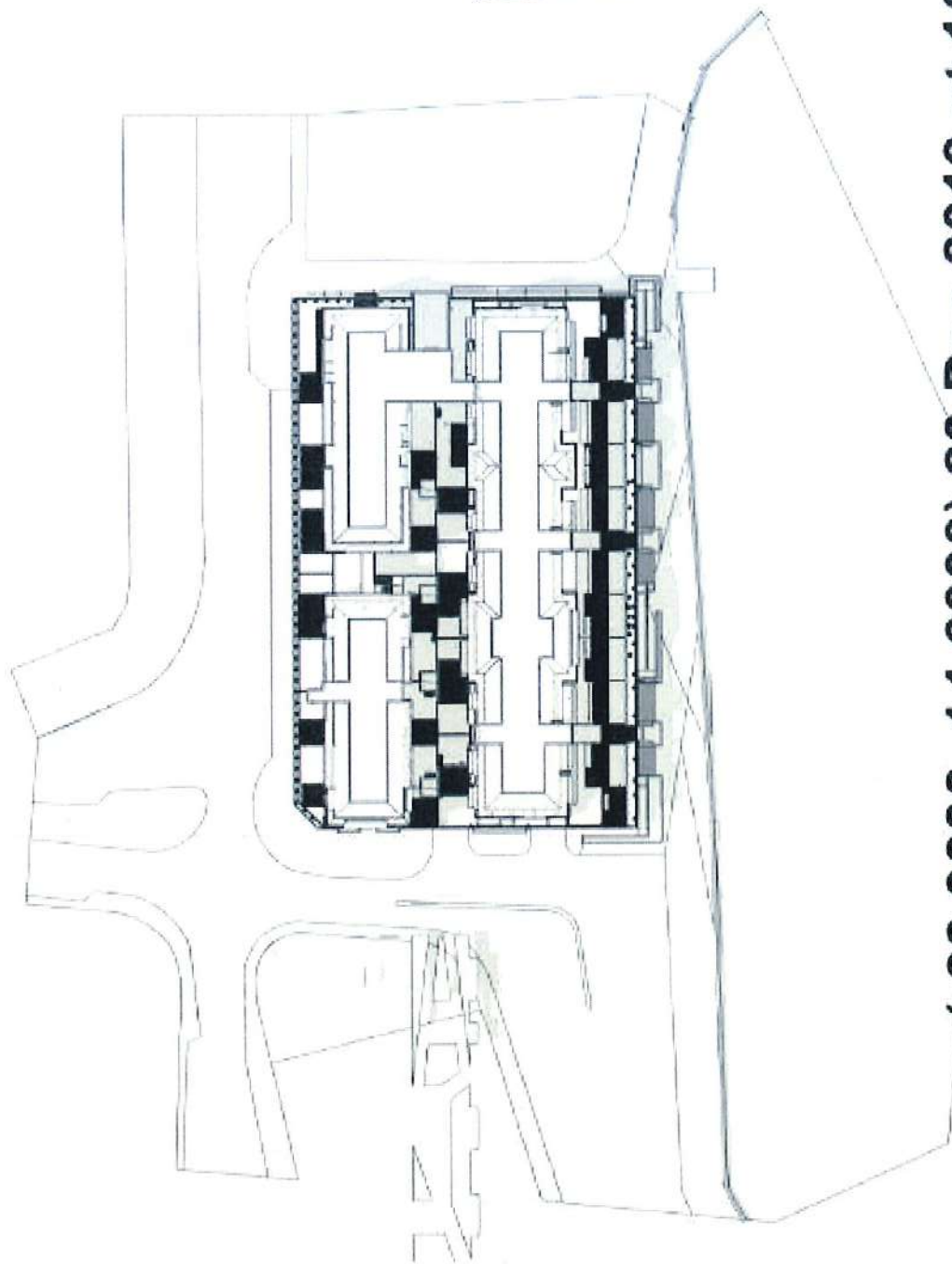


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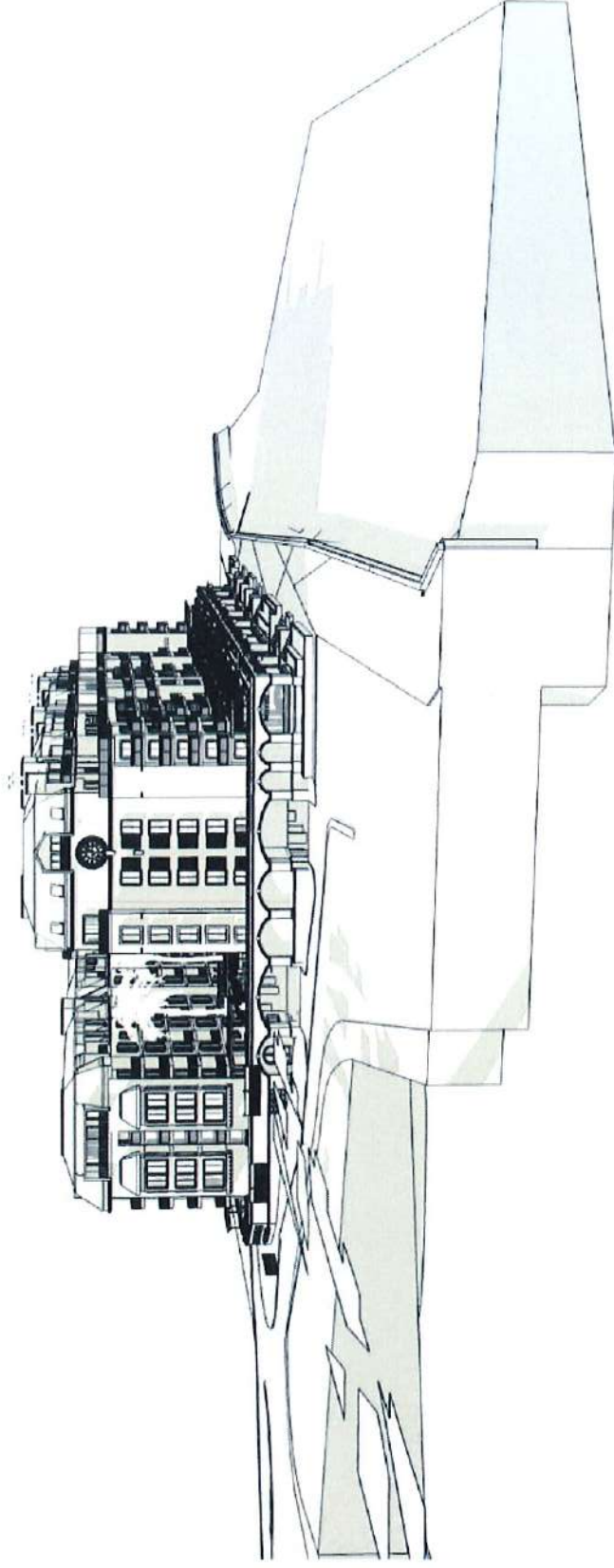


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ERF 4747

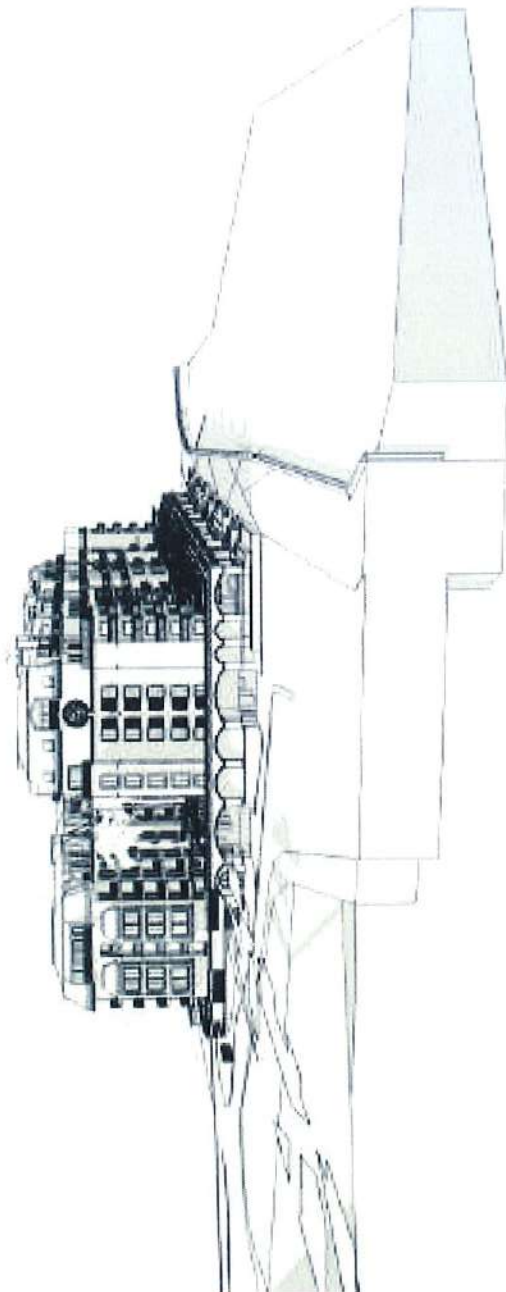


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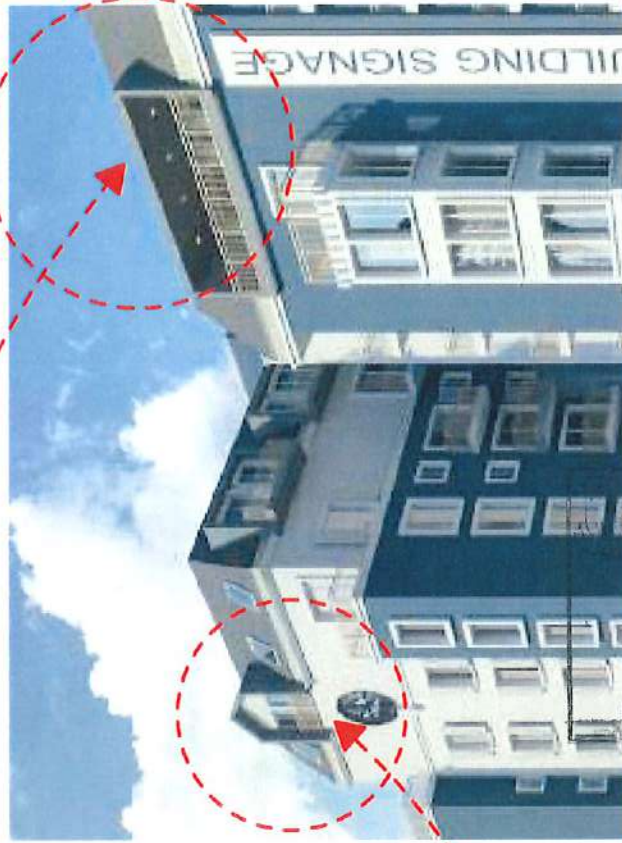
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ROOF CONCEPT

SWAKOPMUND PRECEDENTS



PROPOSED DESIGN ERF 4747 SWK



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SWAKOPMUND

2020 -06- 02

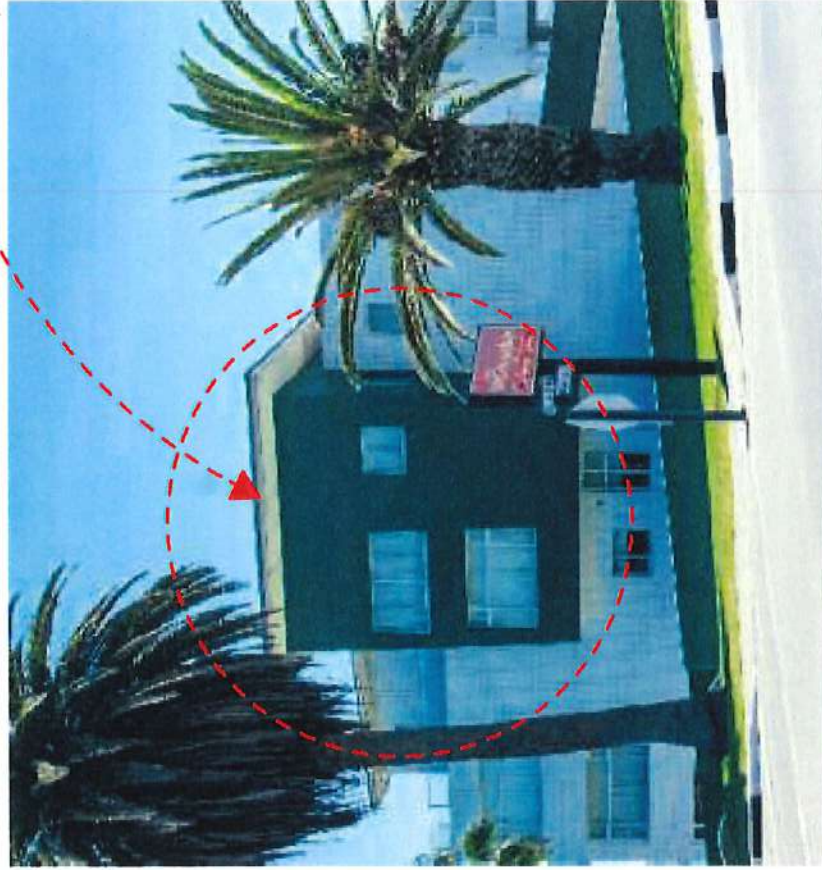
Office of the
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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

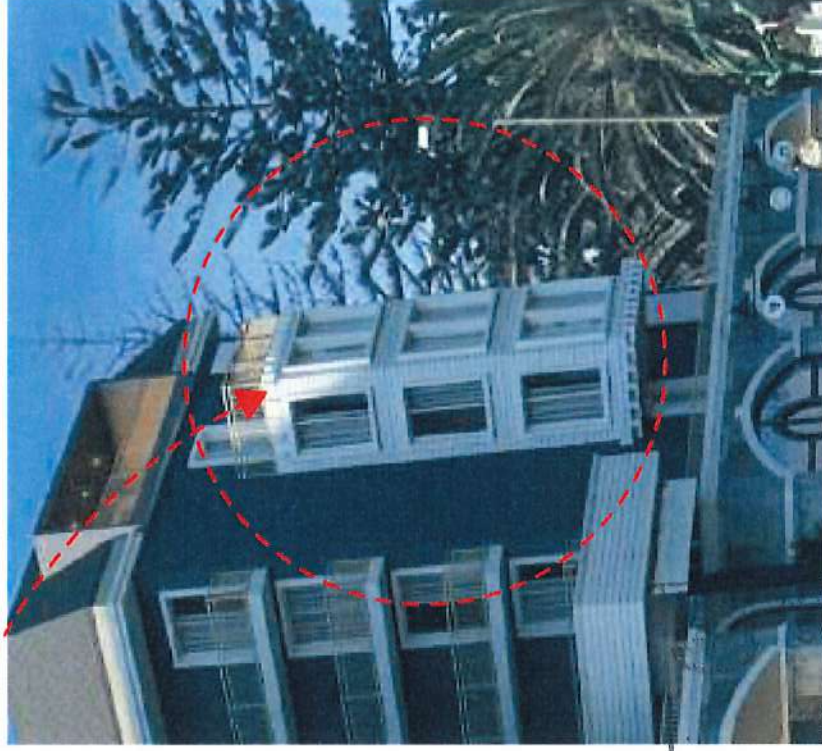
POPPED BOX FACADE CONCEPT

SWAKOPMUND PRECEDENTS



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PROPOSED DESIGN ERF 4747 SWK



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C&A
ARCHITECTS

ARCHITECTURE • INTERIOR DESIGN • URBAN SPACES • DEVELOPMENT

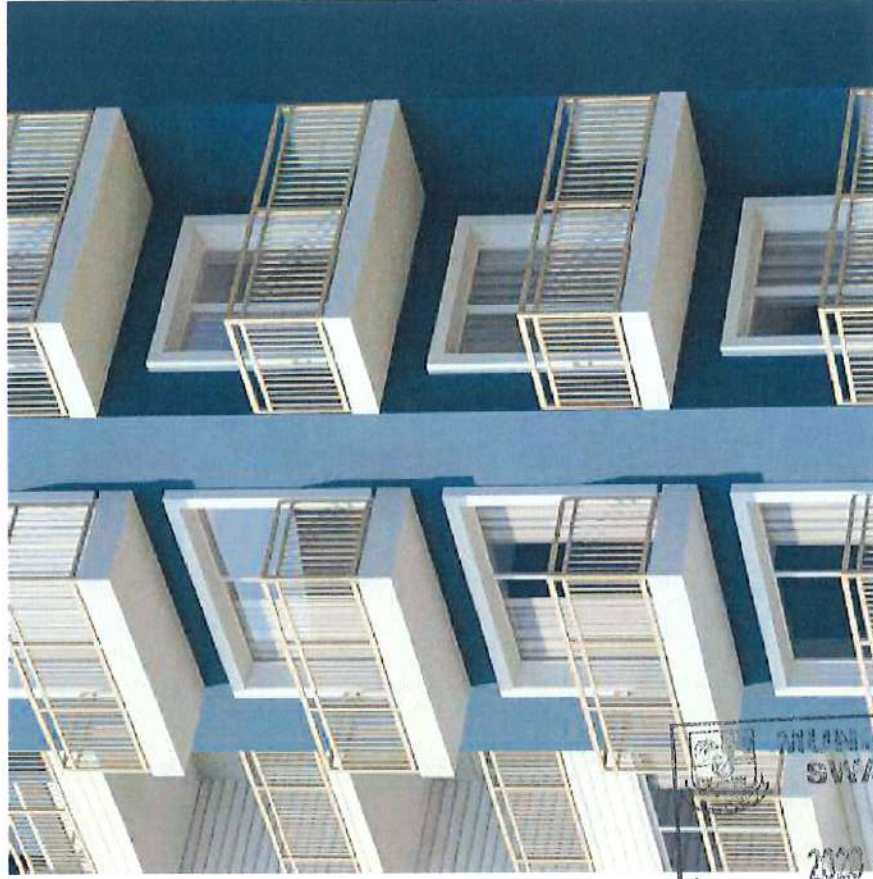
BALUSTRADE

SWAKOPMUND PRECEDENTS



LIGHTHOUSE PROPERTY
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PROPOSED DESIGN ERF 4747 SWK

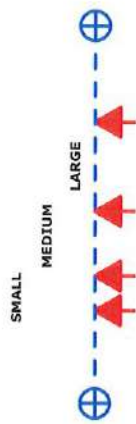


C&E ARCHITECTS

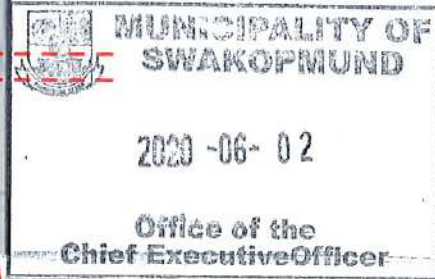
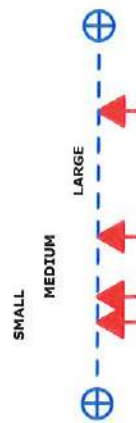
ARCHITECTURE • INTERIOR DESIGN • URBAN SPACES • DEVELOPMENT

RHYTHM OF FACADE

SWAKOPMUND PRECEDENTS



PROPOSED DESIGN ERF 4747 SWK



LIGHTHOUSE PROPERTY
INVESTMENT TRUST

C&A
ARCHITECTS

ARCHITECTURE • INTERIOR DESIGN • URBAN SPACES • DEVELOPMENT

SURROUNDING STRUCTURES WITHIN THE HERITAGE AREA

SWAKOPMUND PRECEDENTS



PROPOSED DESIGN ERF 4747 SWK



LIGHTHOUSE PROPERTY
INVESTMENT TRUST

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ARCHITECTS

ARCHITECTURE • INTERIOR DESIGN • URBAN SPACES • DEVELOPMENT

SURROUNDING STRUCTURES WITHIN THE HERITAGE AREA



LIGHTHOUSE PROPERTY
INVESTMENT TRUST

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Chief Executive Officer

C&A
ARCHITECTS

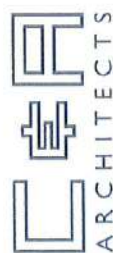
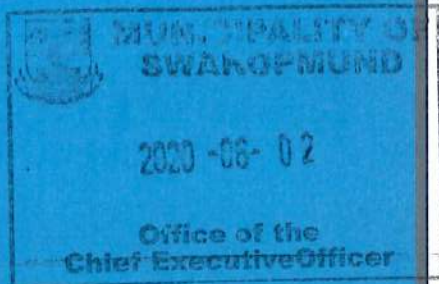
ARCHITECTURE • INTERIOR DESIGN • URBAN SPACES • DEVELOPMENT

FOR AESTHETIC APPROVAL

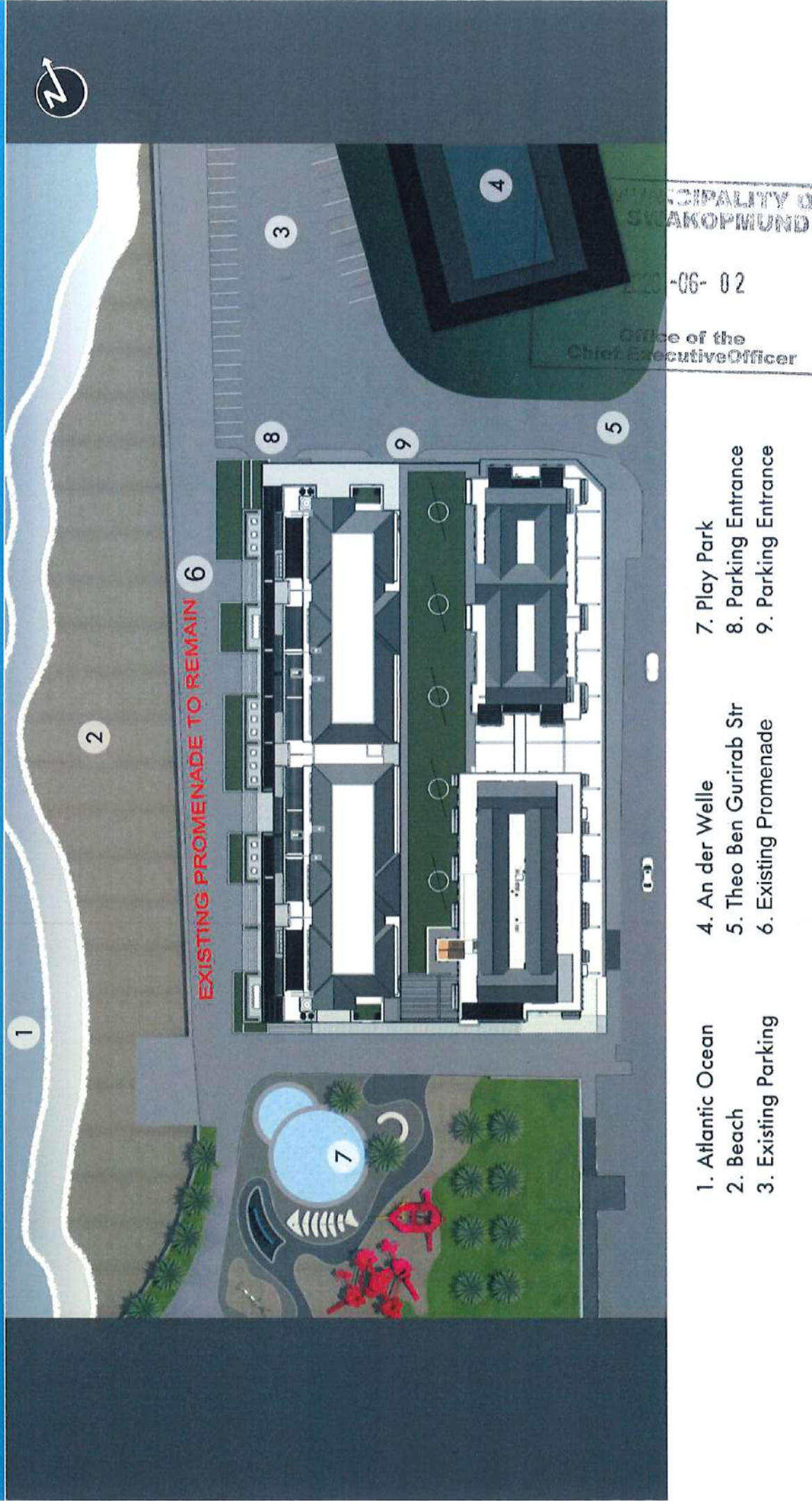
29.09..2019

ANNEXURE B - PLAYGROUND

ERF 4747



LIGHTHOUSE PROPERTY
INVESTMENT TRUST



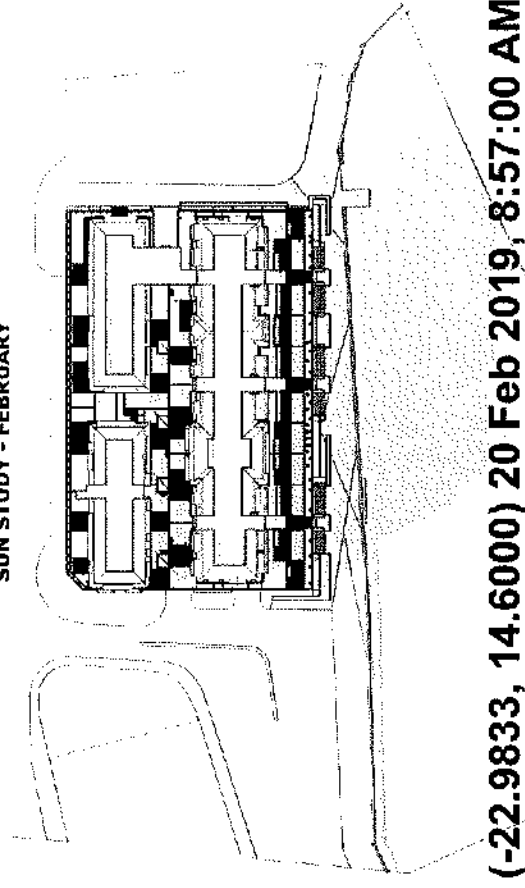
1. SEA-SAW - RE-USE
2. SWINGS - REPLACE
3. JUNGLE GYM - PROPOSED
4. JUNGLE GYM - PROPOSED
5. SPLASH PAD - PROPOSED
6. SWINGING CONE - RE-USE
7. SLIDE - RE-USE
8. WASHING MACHINE - RE-USE
9. EXTERNAL SHOWERS



ERF 4747 SWAKOPMUND

SUN STUDY
FEBRUARY - DECEMBER

ERF 4747 SWAKOPMUND
SUN STUDY - FEBRUARY

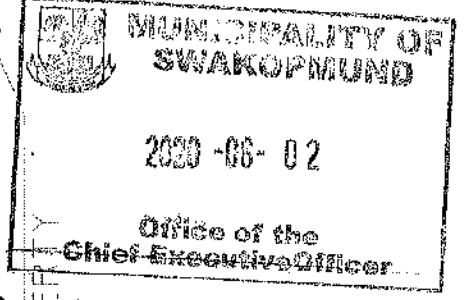


(-22.9833, 14.6000) 20 Feb 2019, 8:57:00 AM

LIGHTHOUSE PROPERTY
INVESTMENT TRUST

ERF
SWAKOPMUND

LIGHTHOUSE PROPERTY
INVESTMENT TRUST

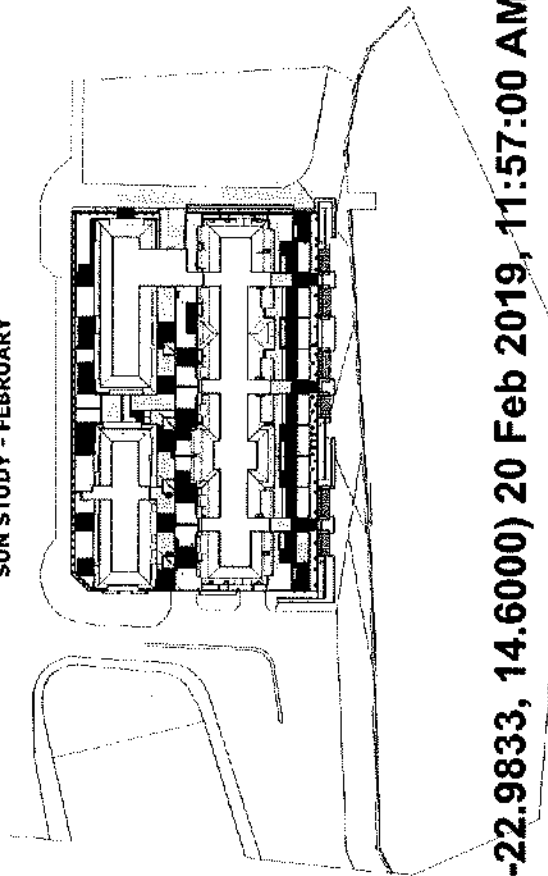


MUNICIPALITY OF
SWAKOPMUND

2020-06-02

Office of the
Chief Executive Officer

ERF 4747 SWAKOPMUND
SUN STUDY - FEBRUARY

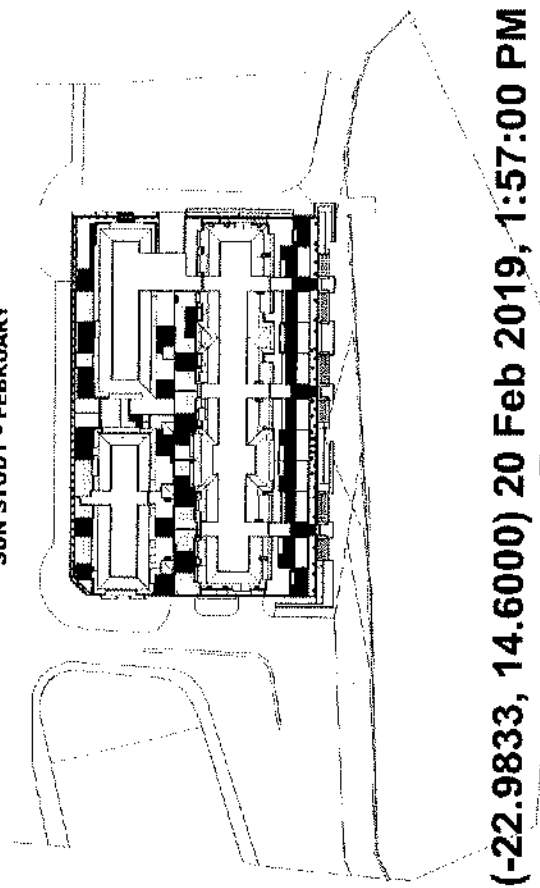


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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

CSB
SWAKOPMUND
REGISTRATION

ERF 4747 SWAKOPMUND
SUN STUDY - FEBRUARY



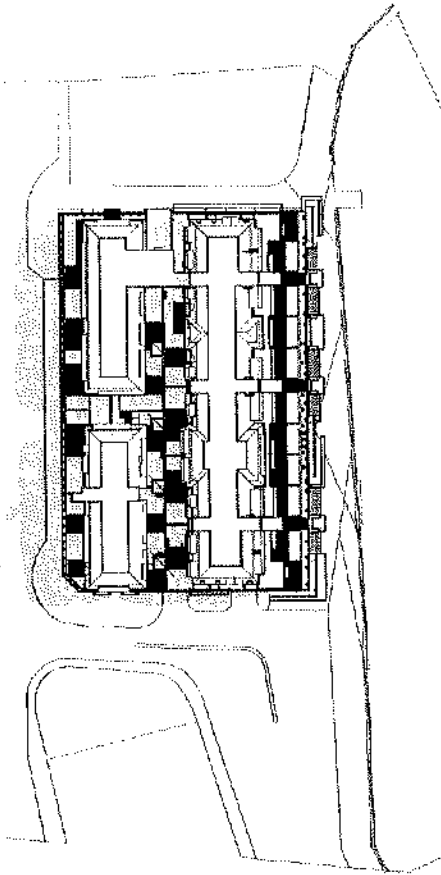
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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

MUNICIPALITY OF
SWAKOPMUND
2020-06-02
Office of the
Chief Executive Officer

ERF 4747 SWAKOPMUND

SUN STUDY - FEBRUARY



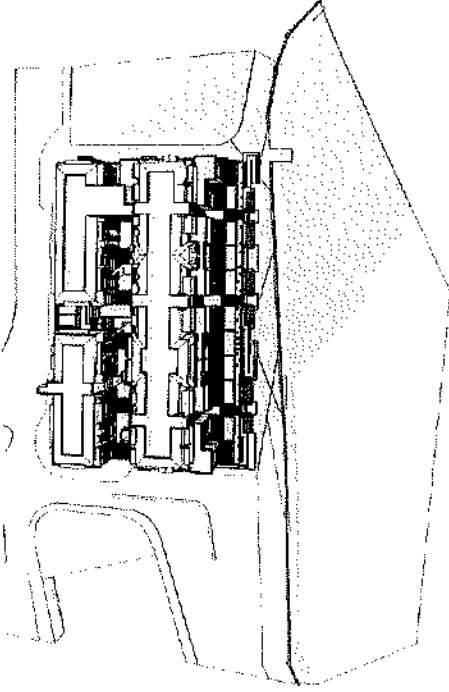
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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

CEA
CHARTERED ENGINEERS
AND ARCHITECTS

ERF 4747 SWAKOPMUND

SUN STUDY - APRIL



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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

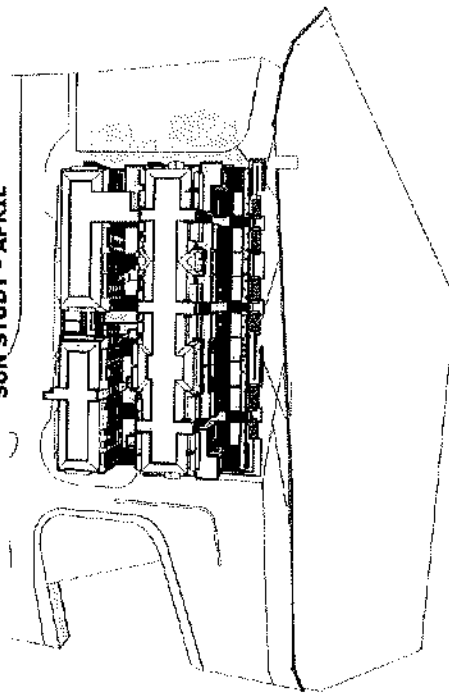
CEA
CHARTERED ENGINEERS
AND ARCHITECTS

Office of the
Chief Executive Officer

2020-06-32

ERF 4747 SWAKOPMUND

SUN STUDY - APRIL



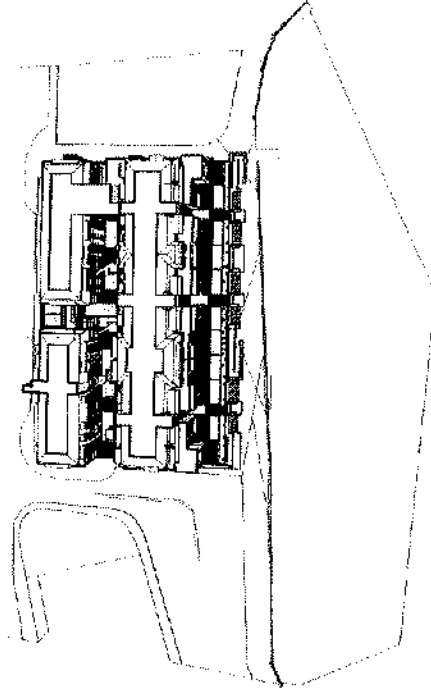
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LIGHTHOUSE PROPERTY
INVESTMENT TRUST



ERF 4747 SWAKOPMUND

SUN STUDY - APRIL



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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

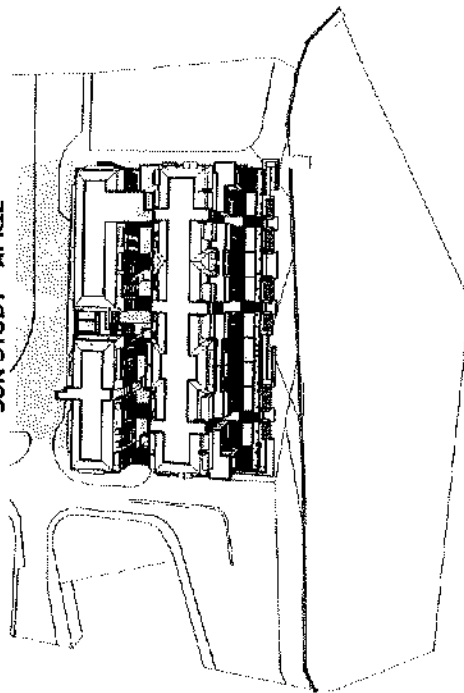


Office of the
Chief Executive Officer

2020-08-02

ERF 4747 SWAKOPMUND

SUN STUDY - APRIL



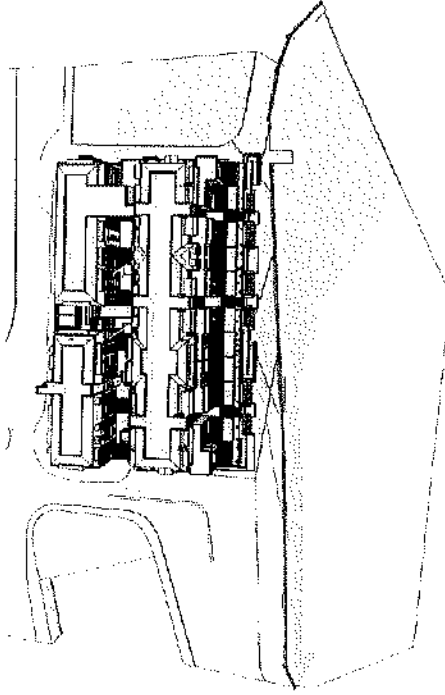
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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

CGA
CONSULTING GROUP

ERF 4747 SWAKOPMUND

SUN STUDY - JUNE



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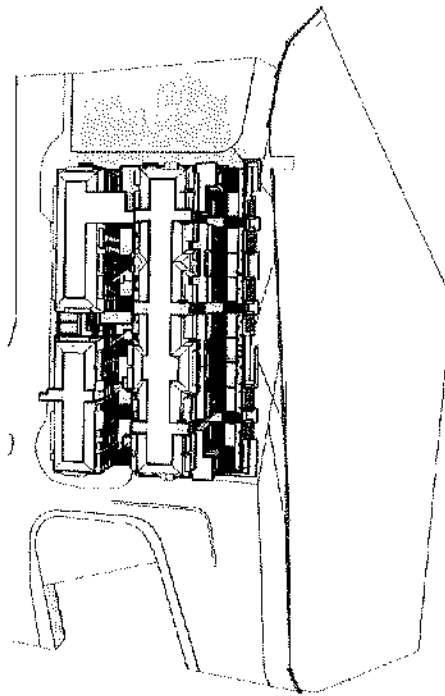
LIGHTHOUSE PROPERTY
INVESTMENT TRUST

CGA
CONSULTING GROUP

2019-06-02

Office of the
Chief Executive Officer

ERF 4747 SWAKOPMUND
SUN STUDY - JUNE

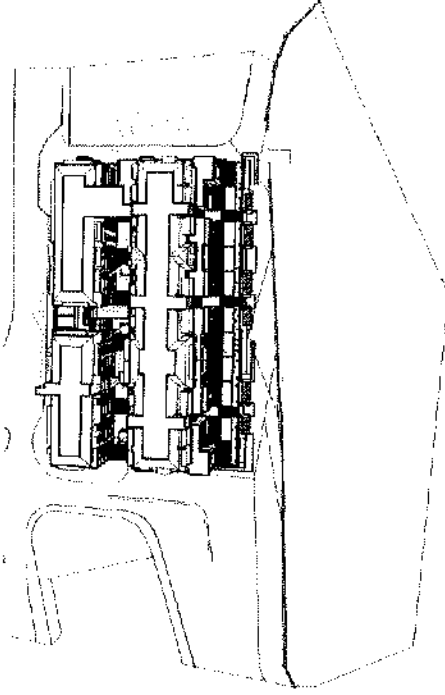


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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

CSF
CAPITAL STRUCTURE

ERF 4747 SWAKOPMUND
SUN STUDY - JUNE



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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

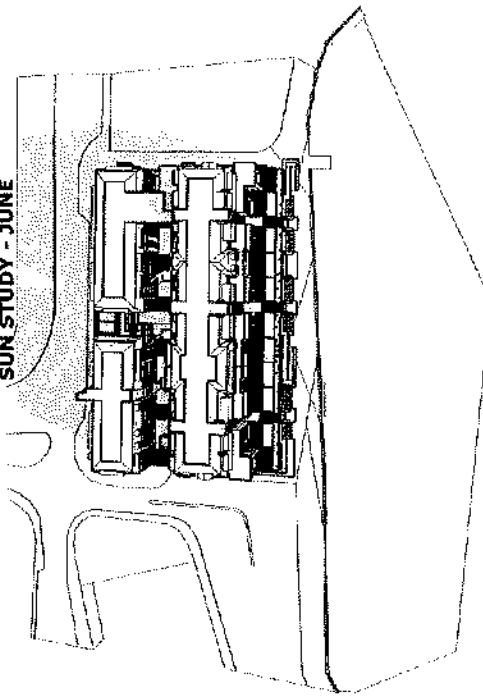
CSF
CAPITAL STRUCTURE

2019-06-02

Office of the
Chief Executive Officer

ERF 4747 SWAKOPMUND

SUN STUDY - JUNE



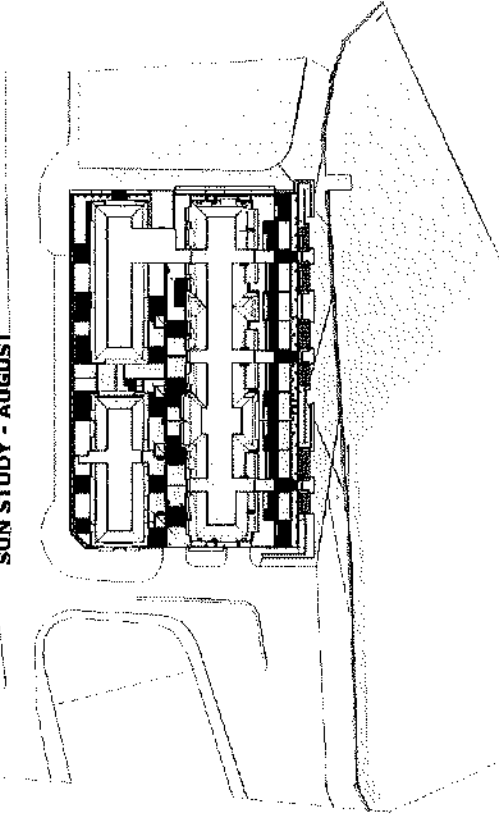
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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

CSF
CAPITAL SERVICES

ERF 4747 SWAKOPMUND

SUN STUDY - AUGUST



(-22.9833, 14.6000) 20 Aug 2019, 8:58:00 AM

LIGHTHOUSE PROPERTY
INVESTMENT TRUST

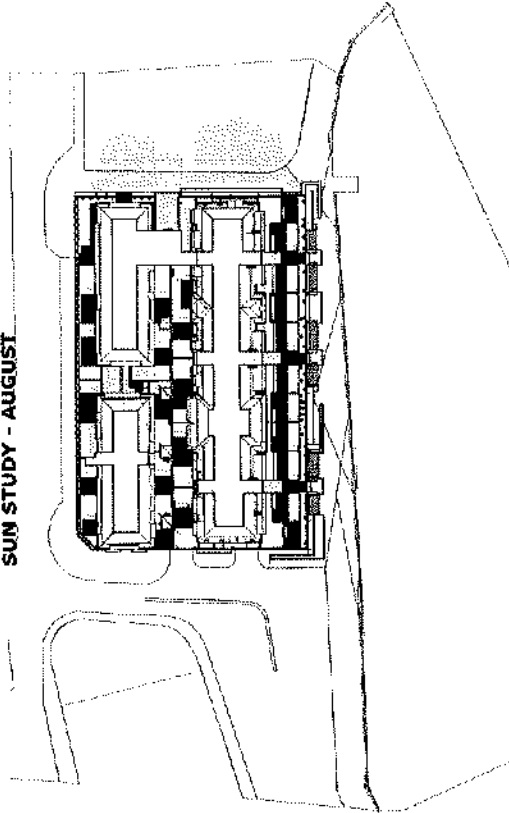
CSF
CAPITAL SERVICES

020 -66- 02

Office of the
Chief Executive Officer

ERF 4747 SWAKOPMUND

SUN STUDY - AUGUST



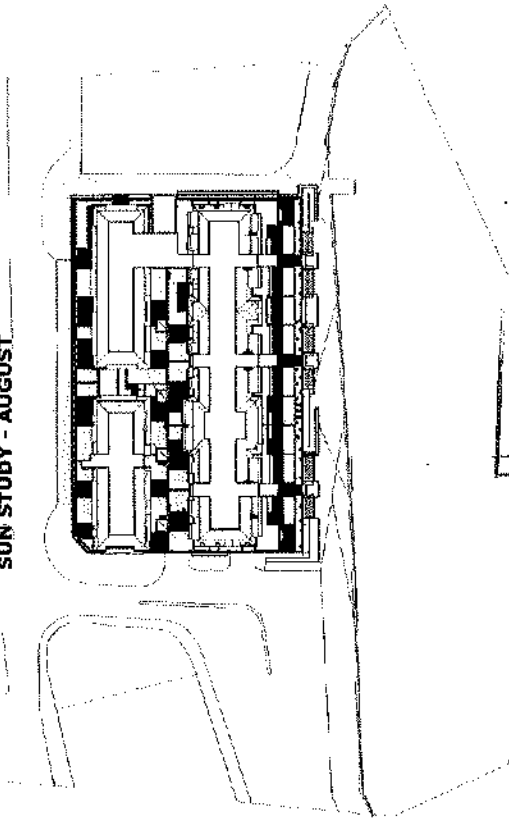
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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

CSF
PROPERTY INVESTMENT TRUST

ERF 4747 SWAKOPMUND

SUN STUDY - AUGUST



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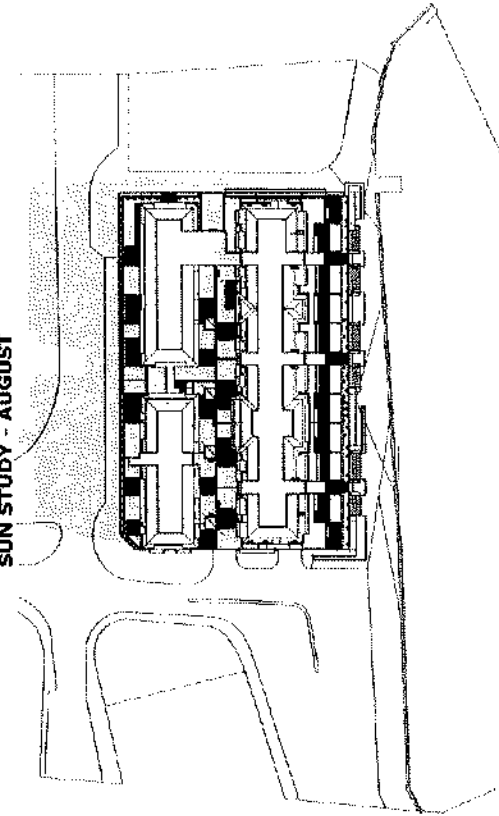
LIGHTHOUSE PROPERTY
INVESTMENT TRUST

Office of the
Chief Executive Officer

2020-08-02

ERF 4747 SWAKOPMUND

SUN STUDY - AUGUST



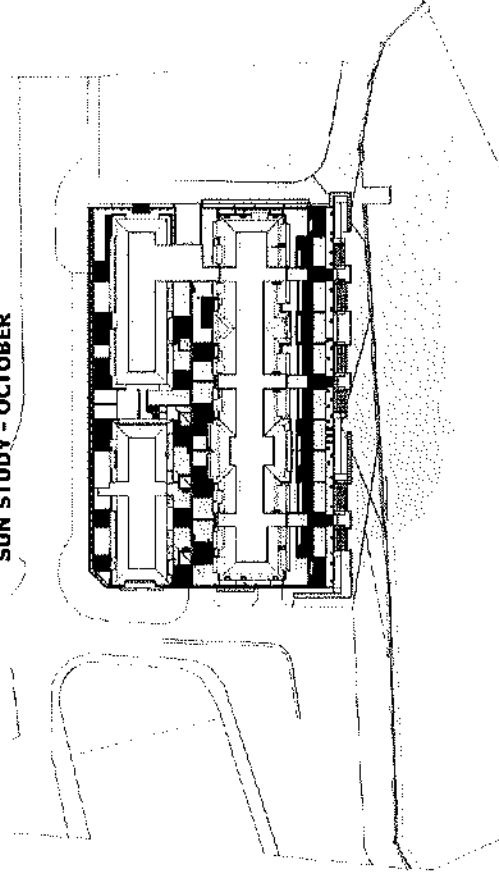
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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

CSA
COMPANIES OF SOUTHERN AFRICA

ERF 4747 SWAKOPMUND

SUN STUDY - OCTOBER



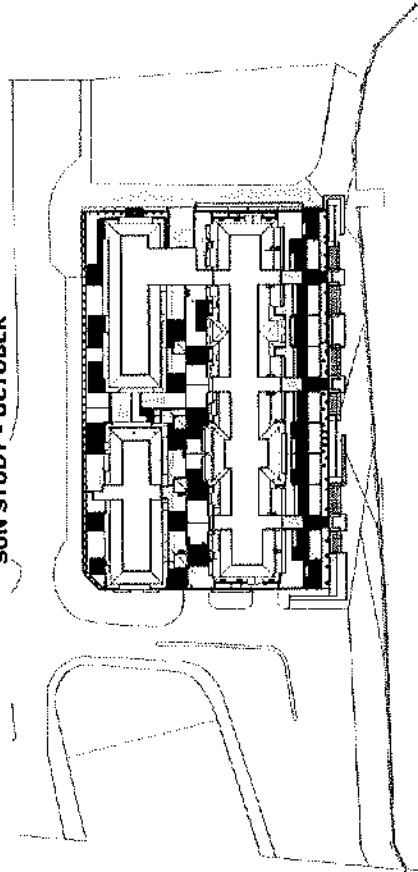
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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

Office of the
Chief Executive Officer
2020 -00- 02
DATE: 2020-08-10

ERF 4747 SWAKOPMUND

SUN STUDY - OCTOBER



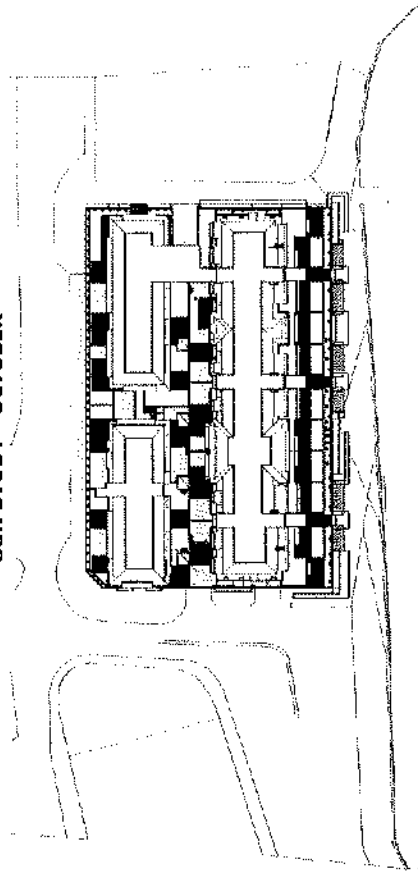
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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

CEP
ARCHITECTS

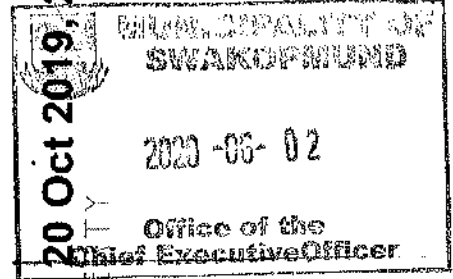
ERF 4747 SWAKOPMUND

SUN STUDY - OCTOBER



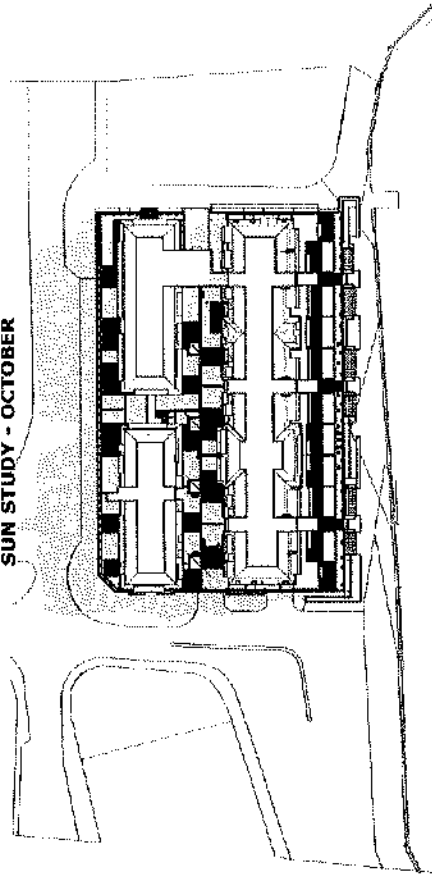
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LIGHTHOUSE PROPERTY
INVESTMENT TRUST



ERF 4747 SWAKOPMUND

SUN STUDY - OCTOBER



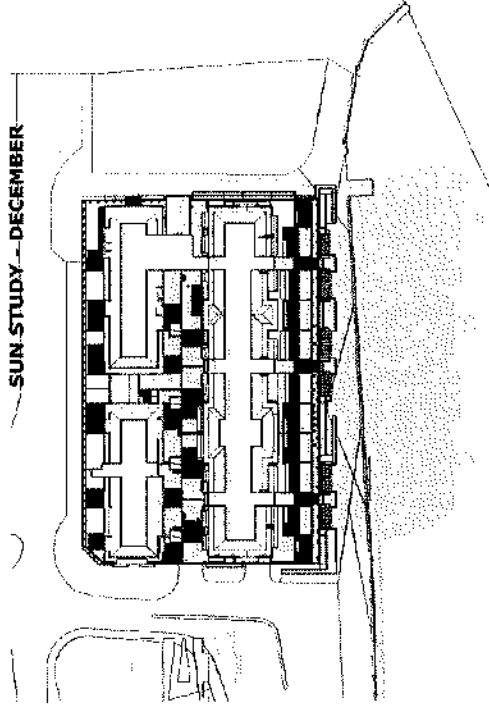
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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

ERF 4747

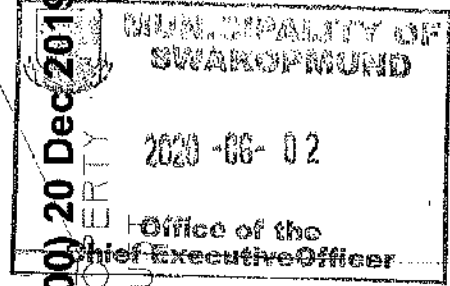
ERF 4747 SWAKOPMUND

SUN STUDY - DECEMBER

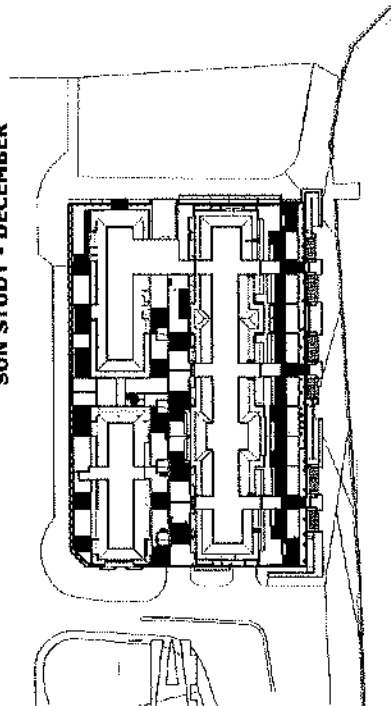


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LIGHTHOUSE PROPERTY
INVESTMENT TRUST



ERF 4747 SWAKOPMUND
SUN STUDY - DECEMBER

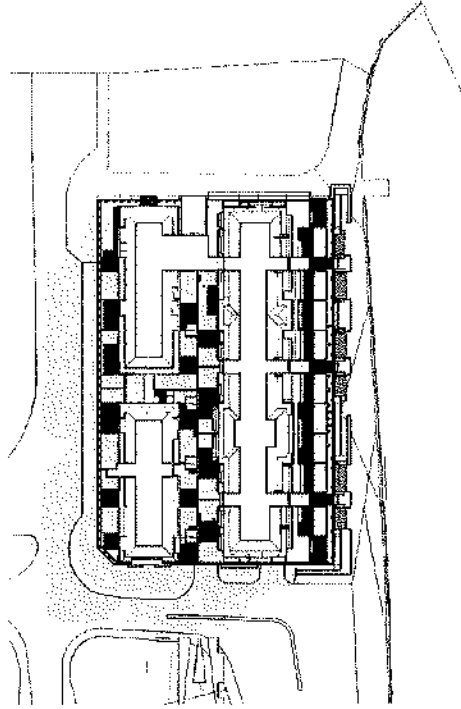


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LIGHTHOUSE PROPERTY
INVESTMENT TRUST

CSAR
COMMERCIAL STRATEGY
ARCHITECTS

ERF 4747 SWAKOPMUND
SUN STUDY - DECEMBER



(-22.9833, 14.6000) 20 Dec 2019 at 16:59:00

LIGHTHOUSE PROPERTY
INVESTMENT TRUST



MUNICIPALITY OF
SWAKOPMUND

2020-06-02

Office of the
Chief Executive Officer