



MUNICIPALITY OF KARIBA

Introduction

MOK lies in the centre of the Zambezi Valley which is abundantly rich in a wide range of natural and man-made resources that can help make Kariba rival the very best of the world's favourite tourist destinations. Situated as it is in a scenic National Parks & Wildlife area and on the shores of Lake Kariba-the town presents a unique experience-possibly worldwide-where wild animals roam without frontiers and people and animals co-exist. The town has an enormous wealth of natural tourism resources and has the potential to become the most sought after tourism destination in the world. When compared to any of the world's major tourism destinations, the Zambezi Valley, within Zimbabwe, has an enormous wealth of natural tourism resources and has the potential to be the ultimate tourist destination. It has been envisaged and agreed that the Zambezi Valley lends itself very well to the concept of a tourism route from the mighty Victoria Falls to the lower Zambezi with the entry and exit points being Kariba and Victoria Falls airports, with many and varied destinations and activities between the two.

COMMERCIAL DEVELOPMENT OPPORTUNITIES

CENTRAL BUSINESS DISTRICT (CBD) DEVELOPMENT

The Project involves establishment of a new central business district in Kariba. The available designated area measures 1 000 000m² and is strategically positioned within the unique environs of the resort town of Kariba. The land is virgin and the Department is looking for a developer who shall be required to purchase the piece of land and the scope of works are:

- Carry out an Environmental Impact Assessment study
- To come up with a unique lay out plan which blends well with the tourist nature of the Town.
- To survey the area
- To put requisite on site and off site infrastructure
- To develop or dispose the serviced stands to interested developers
- Construct access roads, storm-water drains, and water and sewer reticulation and electrify the stands

Strategic partners are being sought to implement the project. The reserved cost of land per m² is **US\$4**

PROJECT TITLE	PROJECT DESCRIPTION	ESTIMATED COST US\$	COMMENTS
Mahombekombe Upgrading	The project involves the servicing and construction of 240 one bedroomed low cost houses in Nyamhunga in exchange for pieces of land in the Municipal area of Kariba being:- Mandebvu Island 3,262 Acres Mahombekombe 42,750 Acres	Cost of constructing a one bedroomed unit is US\$10 000	Council is looking for a Financier/Developer to undertake the project Tenders were flighted for the project but so far no serious takers The housing units will be part of council's social housing

	<p>Beach Front 10,655 Acres</p> <p>Imprisit 2,718 Acres</p> <p>The pieces of land are strategically located along the Lake shores and zoned for recreational facilities.</p> <p>The Imprisit land is currently occupied by the 240 households that would be relocated to Nyamhunga</p>		
Baobab Ridge Extension	<p>The project is a low density residential housing scheme with 25 stands measuring an average 2000m². The scope of works involve:</p> <p>Surveying</p> <p>Engineering Designs</p> <p>Onsite Infrastructure: Roads, storm water drains, water</p> <p>Superstructures: Houses, Lodges/chalets</p> <p>The stands are overlooking the lake and despite rugged terrain very ideal for tourist facilities</p>	Cost of land per m² is \$6,00	<ol style="list-style-type: none"> 1. The project is meant to cater for the middle to upper income earners who are able to pay 2. Council would also like a partner who will inject funds for the infrastructure and then sell serviced stands. 3. Council will retain the intrinsic land value and the financier the cost of infrastructure plus a profit
Mopani Bay	<p>The project consist of a 34ha prime shoreline property which has been earmarked for development involving an up-market hotel, casino, conference Centre , time shares, sports and recreational facilities including a golf course.</p>	Total cost of the project not yet availed	<ol style="list-style-type: none"> 1. Council would like to be a partner in the development of the project and its contribution is the piece of land 2. The percentage shareholding is subject to negotiations 3. Council is open to offers for an outright purchase
Batonga Flats	<p>The project consists of 3 stands designated for flats construction and have the following sizes:</p> <p>1,08 hectares</p> <p>1,1162 hectares</p> <p>0,3415 hectares</p> <p>The scope of works involve:</p> <p>Onsite infrastructure</p> <p>Construction of Flats</p>	Cost of land per m² is \$8.00	<ol style="list-style-type: none"> 1. Council would like an investor who will purchase the land and develop the flats for rental purposes or outright sell to companies and individuals
Kasese Mixed Density Housing Scheme Development	<p>The project consists of 888 housing stands that were allocated to consortiums and cooperatives. Surveying was done and engineering designs are in place;</p> <p>The scope of works involve:</p> <p>Onsite Infrastructure: Roads, storm</p>		<ol style="list-style-type: none"> 1. Council is seeking partners and investors who could assist in servicing of the housing scheme.

	water drains, water Superstructures: Houses		
Batonga Polyclinic	The project involves a polyclinic stand which is located in a medium density zone. The stand measures 11 000m ² .		<ol style="list-style-type: none"> 1. Council is seeking partners and investors who could assist in construction of a polyclinic. 2. The building plan is already in place.
Batonga school stands	<p>The project consists of 2 stands designated for construction of secondary and primary schools and have the following sizes:</p> <p>Primary school stand - ±4 hectares</p> <p>Secondary School stand - ±12 hectares</p> <p>The scope of works involve:</p> <p>Onsite infrastructure</p> <p>Construction of the superstructures</p>	Cost of land per m² is \$4.00	<ol style="list-style-type: none"> 1. Council is looking for developers and investors for construction of schools in Batonga.

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