

CHIREDZI RURAL DISTRICT COUNCIL

TOURISM DEVELOPMENT PACKAGE

FIRST DRAFT

APPLICATION PROCEDURE

- Any person / corporate company, organization who are cable of carrying out the business within the tourism industry can apply for a tourist site , piece of land within Chiredzi Rural District.
- The applicant can apply through the following process, approach the local councilor under the intended development sites and present their proposals. Submit a detailed application letter attached by a written project development proposal to council that will be accompanied by a non-refundable application fee.
- All applicants /developers to apply are urged to enter into a partnership or a joint venture with the local community in order for the intended development to benefit the local people.

Application can be done in two forms thus

Urgent application or Normal application – the application is processed within 5 working days.

APPROVAL OF THE LEASE

Upon the approval of the lease the applicant is obliged to pay the following charges to claim full responsibility and ownership of the allocated piece of land.

- Development charges fees which incorporates
- Development permit
- Commitment to development
- Pegging fees
- Lease document processing fees .

After payment of the above development fees the developer shall be abide by the following development conditions

Development conditions

- All building plans shall be approved by council before construction
- Council shall inspect the buildings under construction at all stages, failure to observe that council shall impose a penalty or a fine.

- The developer shall be abide by all development conditions clearly laid out within the lease agreements document.
- The allocated piece of land shall not be transferred or sold to another interested part before completion of at least one component of the project.
- Council shall approve the transfer process
- No transfer of land shall be done before any levies, leases are paid in full.-
- IF no development take place within one or two years period from the date of lease approval The following conditions shall apply

(1) **FIRST YEAR OF LEASE APPROVAL**

- Council shall cancel the lease agreement and the developer is given another chance but shall be expected to re-apply again and pay all the lease application fees and other developmental charges.

(2) **SECOND YEAR OF LEASE APPROVAL**

- If the developer failed to comply with the conditions laid out in the first year of lease agreement, council shall then totally cancel the lease then allocate the piece of land to another interested party.

CERTIFICATE OF OCCUPATION

- Upon completion of the project thus the construction stage the applicant is issued with a certificate of occupation by council.
- No certificate of occupation shall be issued before the buildings are fully inspected and meet council standards and Ministry of health requirements or specifications.

TRADING LICENCE

- Upon being issued with the certificate of occupation, the developer shall be offered with a trading license on the condition that he/she has been fully registered by the Tourism Authority of Zimbabwe.

COUNCIL CONCESSION ON PAYMENT OF LEASES RENTALS ,LEVIES AND ROYALTIES

- a) Exemption from payment of lease rentals fees for a period of 3 years and 5 years for lodges (stating from the date of lease approval) thereafter if no development is taking place normal council rates shall apply.
- b) Exemption from payment of Licence levy fees for 3 years for developing chalets and 4 years for lodges.
- c) Exemption from payment of other royalties that is collection of river sand, pit sand and stone shall be exempted during the construction phase of the project.