

# MACANETA

MOÇAMBIQUE



# MIXED-USE DEVELOPMENT



RESIDENTIAL  
ESTATE



NATURE ESTATE



GOLF ESTATE



BOATING &  
WATER BORN  
ESTATE



WELLNESS & SECURITY  
ESTATE

# PURPOSE

With the continued development between Maputo City and Marracuene//Macaneta affluent residential estates are a natural progression.

Designed around lifestyle and wellness.

Attracting the well-heeled as well as the international business executives on contract for the mining sector current, but not limited to...

This concept document will showcase the proposed ideas behind the Macaneta development.





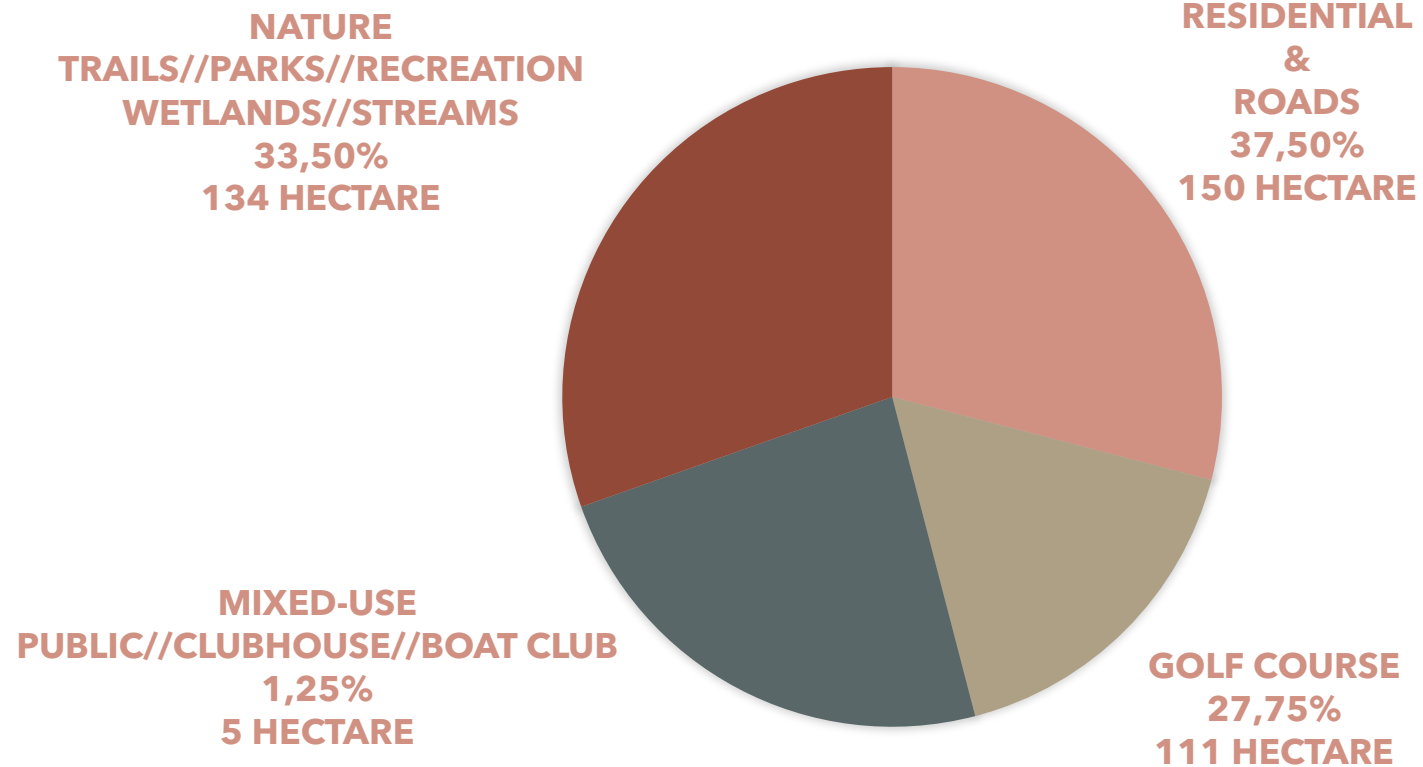
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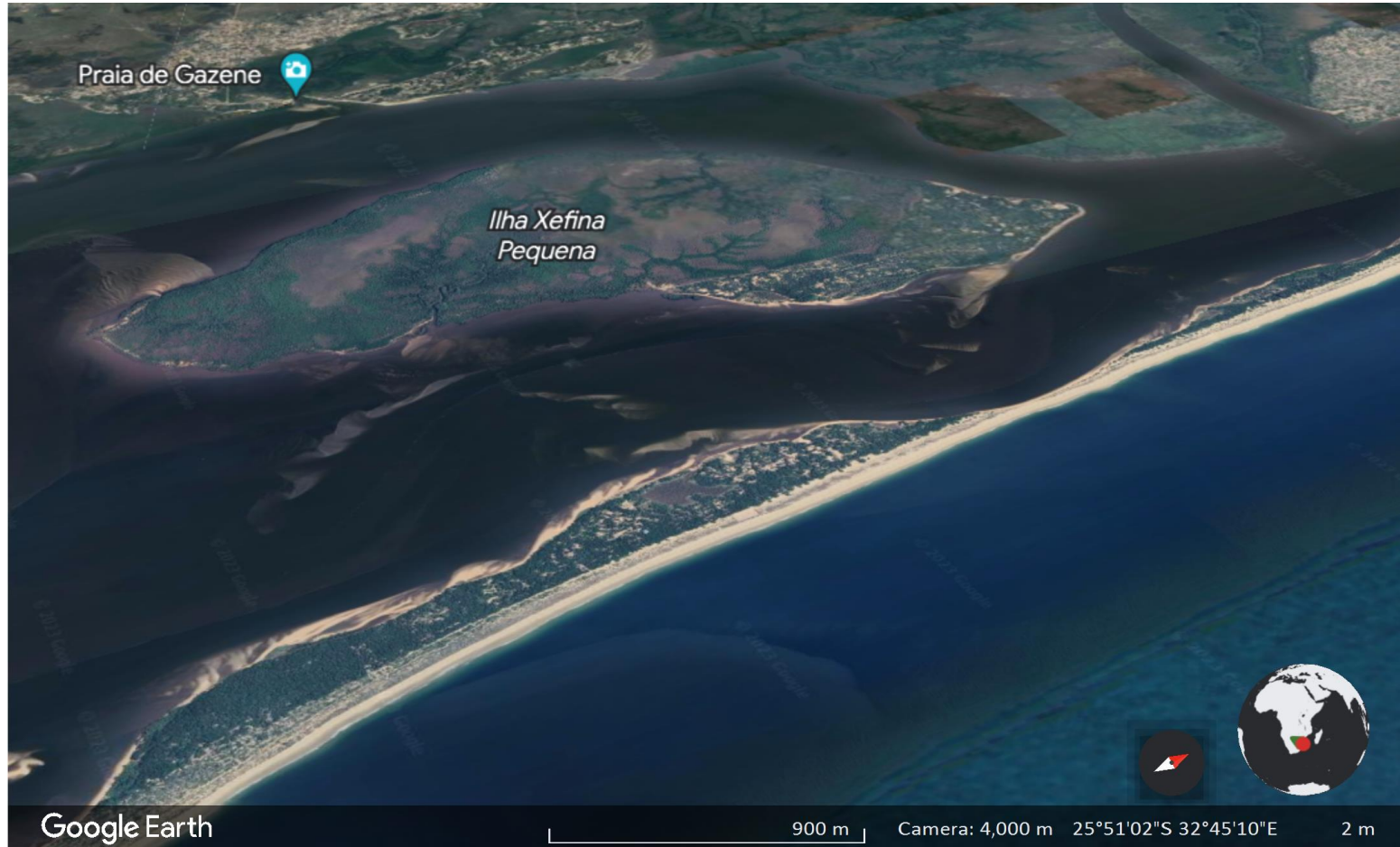
# CONCEPT DOCUMENT

MACANETA DEVELOPMENT

# APPORTIONMENT

## LAND





# TOPOGRAPHY

# THE DEVELOPMENT

RESIDENTIAL MIX (EXCLUDING COMMON PROPERTY)

750,000m<sup>2</sup> // 75 HECTARE (PROVISIONAL)

SECTIONAL TITLE PROPERTY WITHIN A SECURE GATED ESTATE

BULK x2

356 UNITS @ 2,000m<sup>2</sup>/UNIT

DICTATED BUILDING STANDARDS

APPROXIMATE "HIGH-END" BUILD COST EXCLUDING ERF, PROFESSIONAL FEES, DUTIES AND TAXES.

\$1,052,000.00 (MAXIMUM)

## PROVISIONAL COSTING







# THE BOATHOUSE





# PROVISIONAL COSTING

RESIDENTIAL MIX (EXCLUDING COMMON PROPERTY)  
750,000m<sup>2</sup> // 75 HECTARE (PROVISIONAL)

COMBINED LIVING PROPERTY WITHIN A SECURE GATED  
ESTATE

BULK x3

15 UNITS @ 600m<sup>2</sup>/UNIT x3 EQUATING TO 45 UNITS

400m<sup>2</sup> HABITABLE

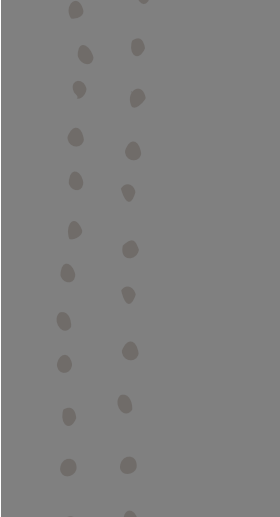
18,000m<sup>2</sup>

DICTATED BUILDING STANDARDS

APPROXIMATE "HIGH-END" BUILD COST EXCLUDING ERF,  
PROFESSIONAL FEES, DUTIES AND TAXES.

\$610,000.00 / UNIT (MAXIMUM)

THE DEVELOPMENT



# THE DEVELOPMENT

RESIDENTIAL MIX (EXCLUDING COMMON PROPERTY)  
750,000m<sup>2</sup> // 75 HECTARE (PROVISIONAL)

TOWNHOUSE LIVING PROPERTY WITHIN A SECURE  
GATED ESTATE

BULK x3

10 BUILDINGS x10 UNITS @ 300m<sup>2</sup>/UNIT x3 EQUATING  
TO 300 UNITS (APPROXIMATELY)

250m<sup>2</sup> HABITABLE

75,000m<sup>2</sup>

DICTATED BUILDING STANDARDS

APPROXIMATE "HIGH-END" BUILD COST EXCLUDING  
ERF, PROFESSIONAL FEES, DUTIES AND TAXES.

\$368,000.00 / UNIT (MAXIMUM)

## PROVISIONAL COSTING

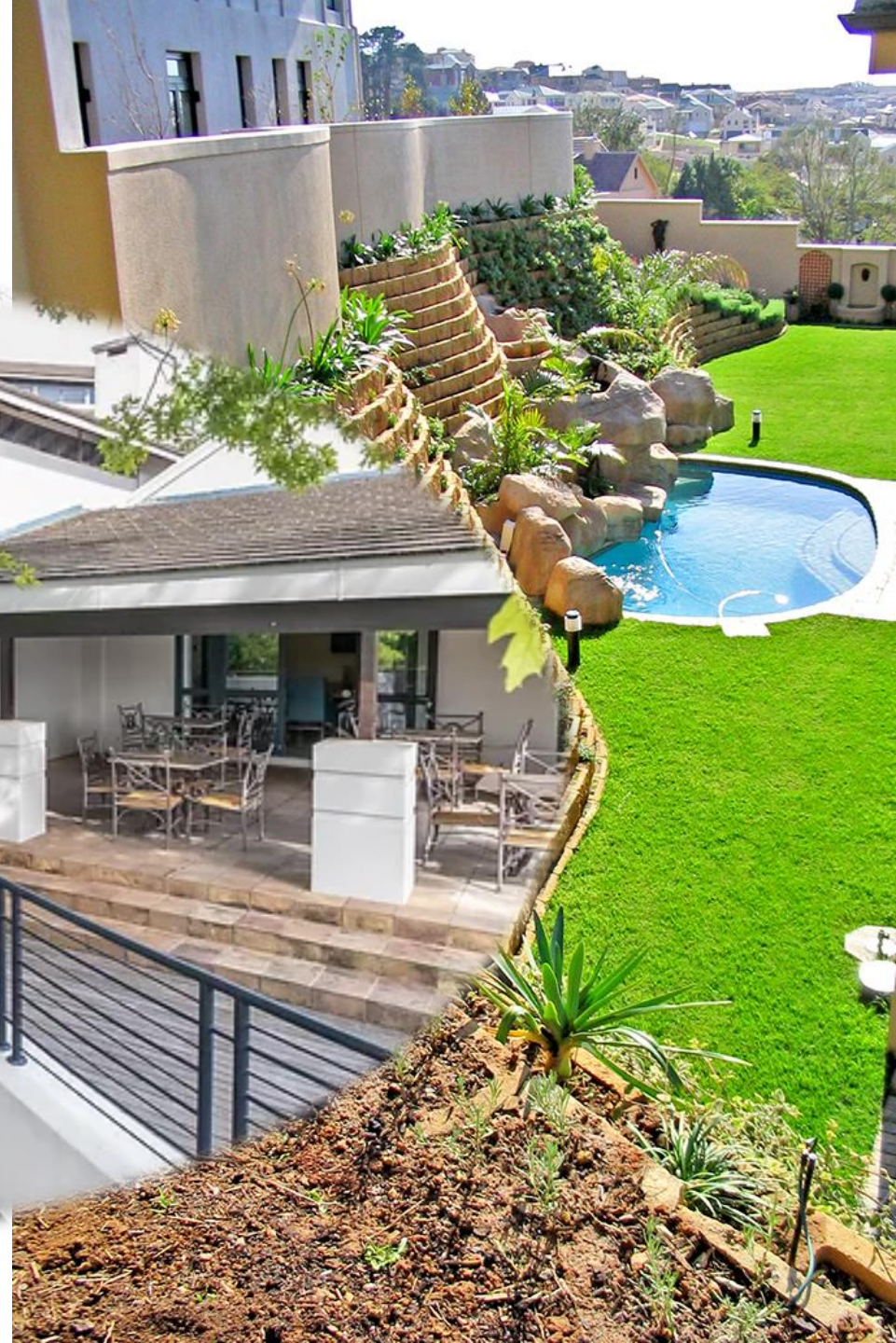




# CIVILS & BULK EARTHWORKS TRANSFORMED INTO PEACEFULNESS



# SECURITY MANAGED ESTATE WITH CLUBHOUSE & RESTAURANTS



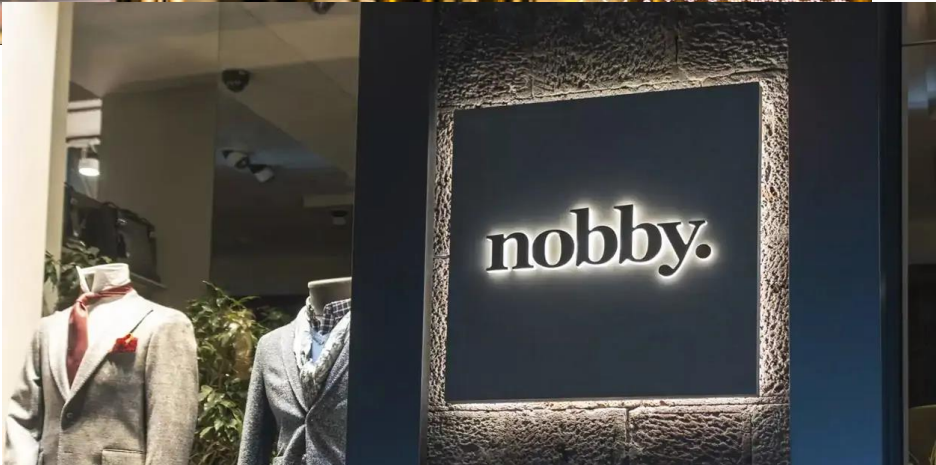
# LIVING THE LIFE





# RETAIL

(It makes life so much easier when shopping is a walk away)

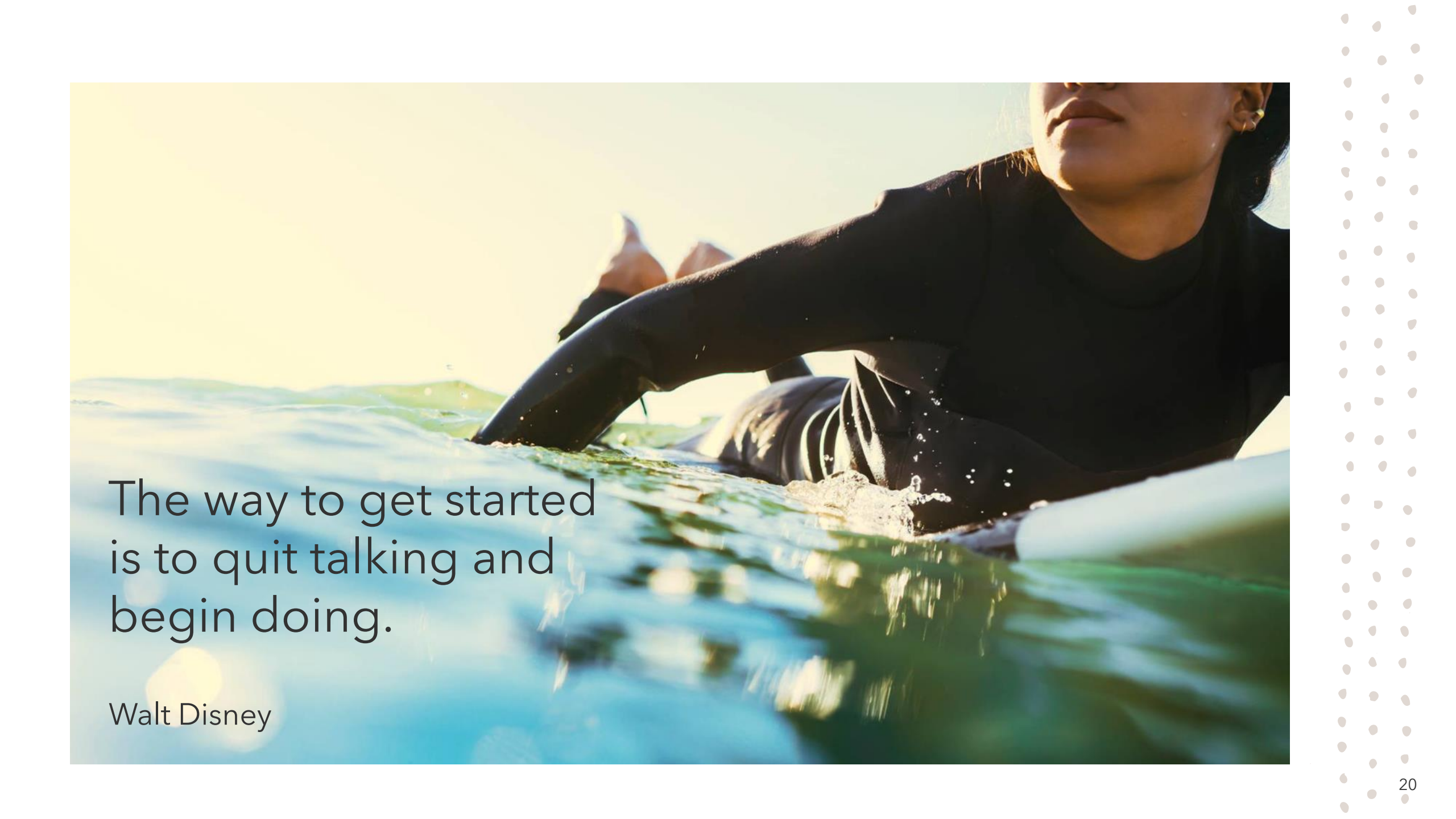




# THE DELI

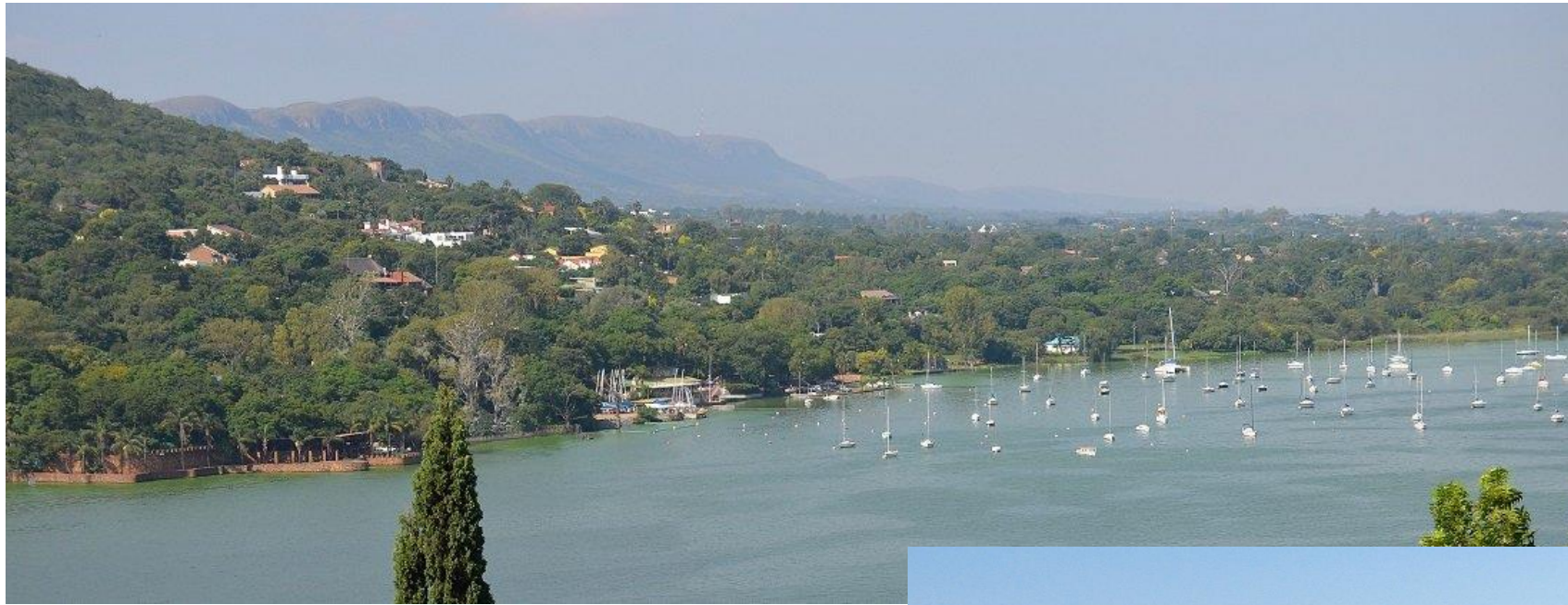
- FRIENDS AND ACQUAINTANCES MISSED OVER THE FAMILY WEEKEND, TIME TO CATCH UP ON A LAZY WEDNESDAY AFTERNOON.
- INFORMAL BUSINESS CONNECTION, OVER COFFEE ON A MONDAY MORNING BEFORE HEADING OFF TO THE CITY.
- SCHOOL MUMS, THAT EVENT COMING UP = HOOK-UP.



A close-up photograph of a woman in a black wetsuit paddling a surfboard on the ocean. The water is a vibrant blue-green, and the background shows a bright, hazy sky. The woman's face is partially visible in the upper right corner, looking forward. Her arms are extended, and the surfboard is cutting through the water, creating a splash.

The way to get started  
is to quit talking and  
begin doing.

Walt Disney



# RIVER VS BEACH

LUCIDITY - SANITY - SERENITY

MACANETA HAS BOTH

# LINKING THE BEACH AND MAINLAND TO THE ISLAND MOTOR-WAY



THE NEXUS

# ALTERNATIVES

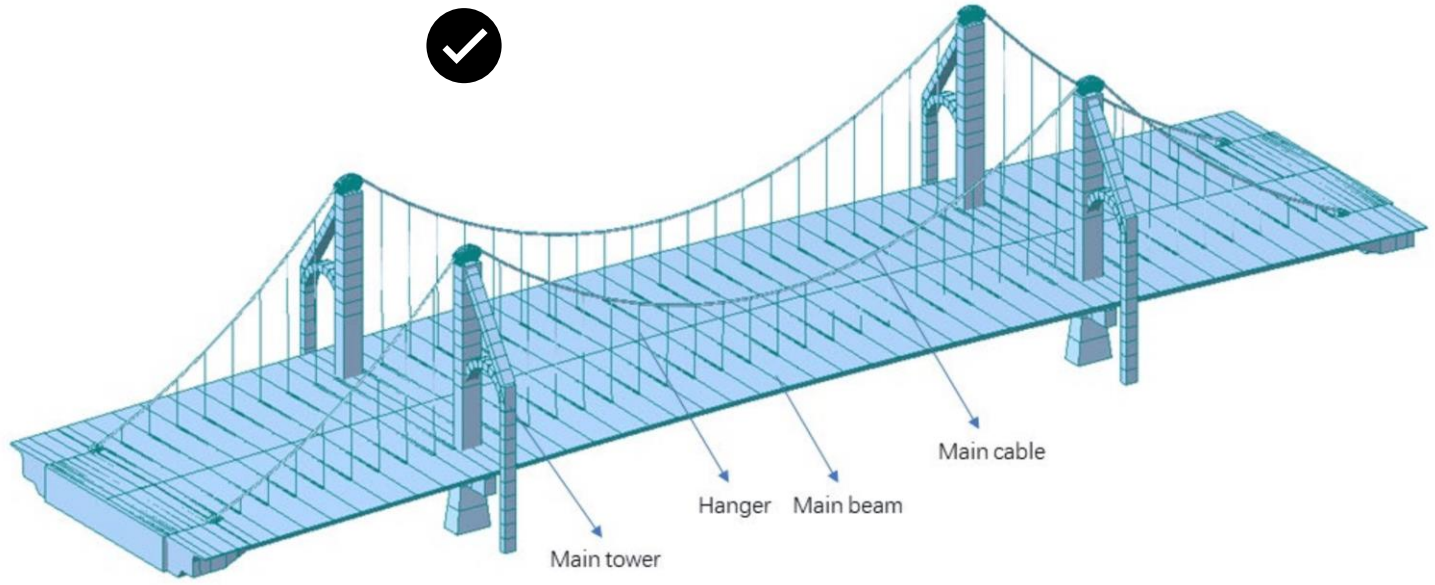
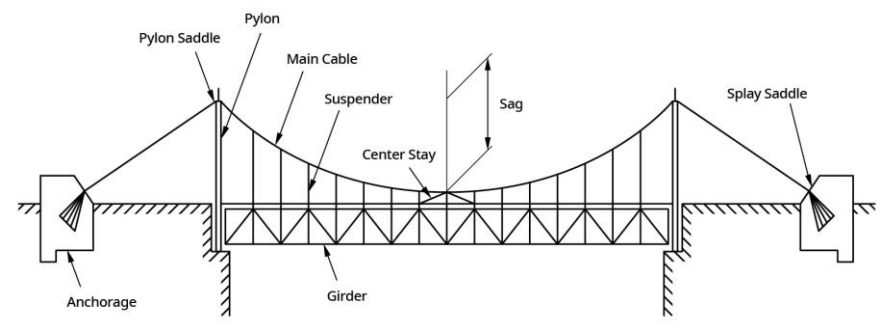
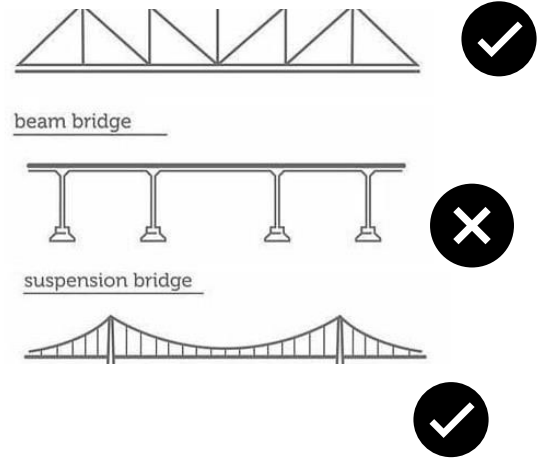
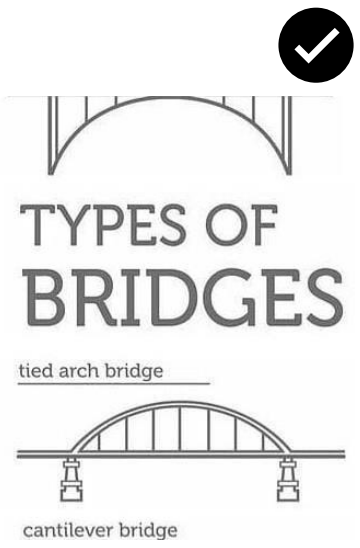
MINIMIZING MIDDLE SUPPORT TO FACILITATE TRAVERSING WATER SPORT





PEDESTRIANS // CYCLISTS





MISSION:  
KEEP THE RIVER OPEN OF OBSTRUCTION TO FACILITATE UNHINDERED ENGINE DRIVEN WATER SPORT

IN EVERY ESTATE ONE WILL ALWAYS FIND A RASCAL



THE BOOZE CRUISE



# HOUSEBOAT ALTERNATIVE LIVING FOR THE PIONEER

AS THEY DID ON *Lake Kariba* BACK IN THE DAY WHICH LATER BECAME A TOURISM MAGNET.

*A RECENT DEFINITION OF A PIONEER MIGHT BE:*

*Guion Stewart Bluford Jr. is an American aerospace engineer, retired United States Air Force officer and fighter pilot, and former NASA astronaut*

- HEALTHY LIVING PROMOTING LIFE WITHOUT BOUNDARIES.



## NATURE

(RECREATION // TRAILS // PARKS // WETLANDS // TRIBUTARIES)

SAY NO MORE.....

*My Son's Dream*



Opportunity Makes Dreams Come true



RECREATION





TRAILS ..  
WETLANDS ..  
STREAMS





AND THERE YOU GO...



# GOLF



- THE THOUGHT PROTOTYPE IS BASED BEHIND A SUCCESSFUL CLUB SITUATED IN RANDPARK, A COURSE RENOWNED FOR SIZE, PRO-AMS, AND TWO 18 HOLE COURSES TO TEST THE "*crème de la crème*" WHO PARTAKE IN THIS AGELESS GAME SO SHOUTED GOLF.
- A PRIVATE MEMBERSHIP EXCLUSIVE CLUB IS BETTER SUITED TO THIS ESTATE ALLOWING EVERYONE TO PLAY AT THEIR OWN PACE, MULTI-GENDER, YOUTH WELCOME AND FOR THE BOLD, A PRO-AM SERIES COURSE IS A MUST, ELIMINATING INTERNATIONAL CIRCUIT DRIVEN COURSES FOR ONE REASON ONLY = IT DOES NOT SUIT THE SOUL OF THIS ESTATE.

Soul:

Emotional or intellectual energy or intensity, especially as revealed in a work of art, a family environment or an individual or collective non-professional artistic performance.



# THE COURSE

PING

PING

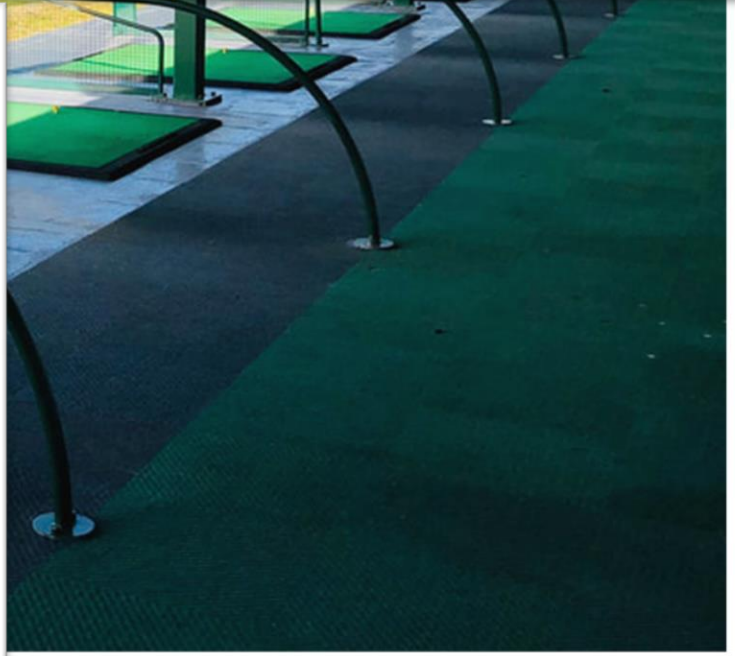
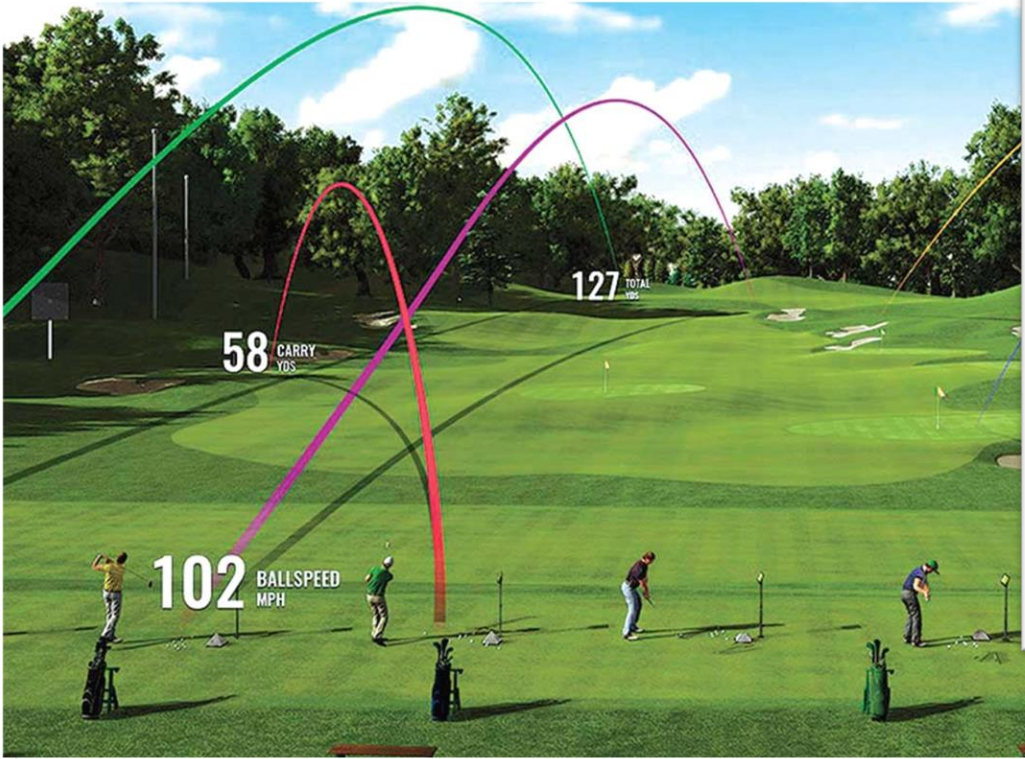


PRO-SHOP

*And the 19<sup>th</sup>*



# CLUB HOUSE



# DRIVING RANGE

- WATER SPORTS IN MANY DIFFERENT FORMS:

- RIVERINE

Fishing\* .. Sailing .. Jet-Ski .. Wind Surfing .. Kayaking .. Sunday launch cruises.....

Simply rowing a boat on a lazy afternoon, or proposing to the love of your life.....

The quarterly sculling competition between residents *“ala Oxford vs. Cambridge”* .....

- OCEANIC

Fishing\* .. Sailing .. Jet-Ski .. Kite Boarding .. Surfing .. Para-Gliding.....

The quarterly yachting knockout competitions, top four semi-finalists eligible for the oceanic Inhambane Bay to Maputo Bay Regatta.....

- THE YACHT CLUB

Fully serviced marina .. Yacht basin for mooring vessels .. Club House including restaurants.....

\* Recreational fishing needs to be monitored on a catch and release principle // [Island Fauna & Flora Overseers](#).

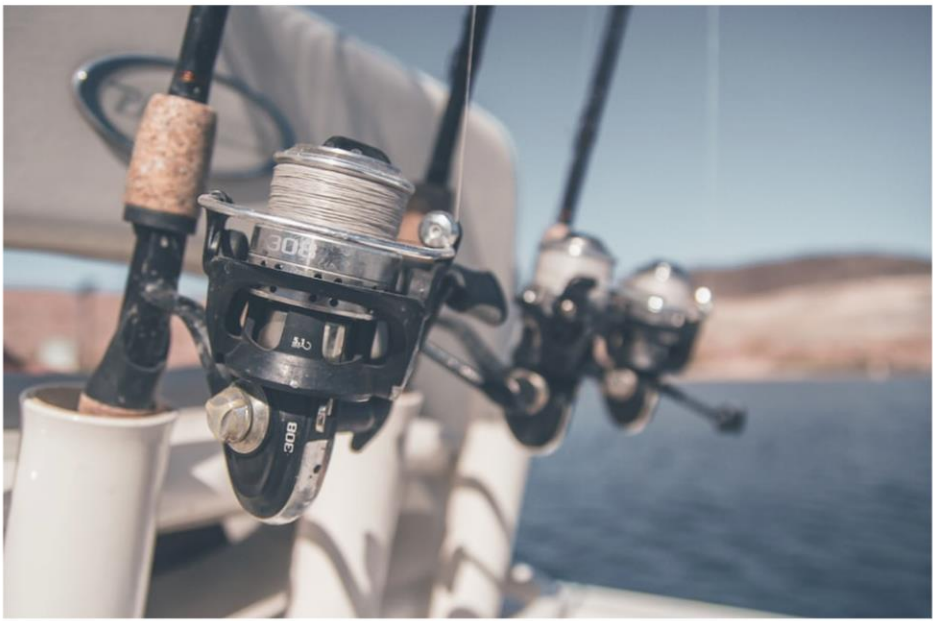


# RIVERINE



# RIVERINE





# OCEANIC



# OCEANIC

**SEA·DOG**



OCEANIC HARLEY DAVIDSON



OCEANIC



# REGATTA

- DEVELOPMENTS AROUND THE WORLD, THAT ARE WATER THEMED HAVE BEEN COPIED TO SUCH A DEGREE, THAT WHEN EXPERIENCED, THEY ARE REALISED AS MIDDLING, AVERAGE, AND UNEXCEPTIONAL.
- BUT THEN, THOSE WITH ORIGINAL IDEAS, NEW AND FRESH STAND OUT AMONGST THE MEDIOCRE.
- FOR EXAMPLE:
- THE ROYAL CAPE YACHT CLUB.
- EXCLUSIVE AND UNIQUE:
- MACANETA WILL BE NO DIFFERENT, SPORTING A MARINA AND MOORING BASIN SUFFICIENT TO COPE WITH VESSEL DRAFT, RESTAURANTS AND DISTINCTIVE LADIES' LOUNGES FACILITATING MULTI-GENDER PATRONAGE.



*Tranquil Calm Life*



THE YACHT CLUB

VISUALIZE



THE YACHT CLUB

- ONE OF THE MOST VIEWED AND ADMIRED INTERNATIONAL SPORTING EVENTS IN THE WORLD IS FORMULA ONE MOTOR RACING.

- BUT, EXTREMELY EXPENSIVE, CONSIDERING EXPERIENCE GAINED BUILDING THE KYALAMI RACING CIRCUIT BACK IN 1992/1993.



- MACANETA HAS A TRACK, OR BETTER SAID A CIRCUIT ALREADY, 11,370m OF RIVERINE CIRCUIT ESSENTIALLY, AND A CLUBHOUSE TO BOOT.
- COMMENCING WITH LOCAL//SADC F2 POWERBOATING ON A LOCAL CALENDER WILL GROW THE AWARENESS RESULTING IN PROMOTING A UNIQUE MOZAMBIQUE INTERNATIONAL EVENT IN LATER YEARS FOR BOTH F1 AND F2 POWERBOATING.





# INTERNATIONAL

- IT IS ALWAYS IMPORTANT TO PAY ATTENTION TO HISTORY, AND, OR PAST EVENTS THAT HAVE HAPPENED THROUGH TIME.
- THE ORIGINAL KYALAMI RACING CIRCUIT WHEN FIRST CONSTRUCTED WAS DESIGNED FOR LOCAL MOTORING ENTHUSIASTS.
- YET, ONCE REALISED, THE PLANET WOKE UP AND IMAGINED A GRAND PRIX IN AFRICA.
- IT WAS ICONIC ON THE INTERNATIONAL CALENDER - *Mother Africa.*
- THEREFORE:
- F1/F2 LOCAL MOZAMBIQUE POWERBOATING COULD WELL ATTRACT LATER THAT ELUSIVE MULTI-BILLION DOLLAR SPORT, OCEANIC POWERBOATING.

# THE SPORT OF KINGS, PRINCES AND MADMEN



INTERNATIONAL

# WELLNESS



- AN ESTATE OF THIS MAGNITUDE AND STATURE REQUIRES WELLNESS.
- HOW IS THAT ACHIEVED?
- MODERN DAY LIVING, NEGATIVE STRESS, AND MENTAL HEALTH AWARENESS:
- THAT SERENE POOL TO COMPLETE AQUATIC EXERCISE.
- A TAILORED CLINIC FOR THOSE UNEXPECTED ENCOUNTERS LINKED TO LOCAL HOSPITALS SHOULD THE SITUATION ARISE, NOT TO MENTION DENTISTRY.
- CHILDRENS DEDICATED PARKS.
- A SPA AND GYM GO WITHOUT SAYING.
- AND THE BEACH CLUB *Ala Miami* IS AN ABSOLUTE MUST.



# HEALTH VS. LIFE



# HEALTH vs. LIFE



# HEALTH VS. LIFE



# THE TEAM



# HEALTH vs. LIFE

# SPECIALISED



# LICENSED

HEALTH vs. LIFE

IF ONE DID NOT KNOW BETTER, ONE WOULD THINK WE ARE IN "THE HAMPTONS"

POSITION, POSITION, POSITION...

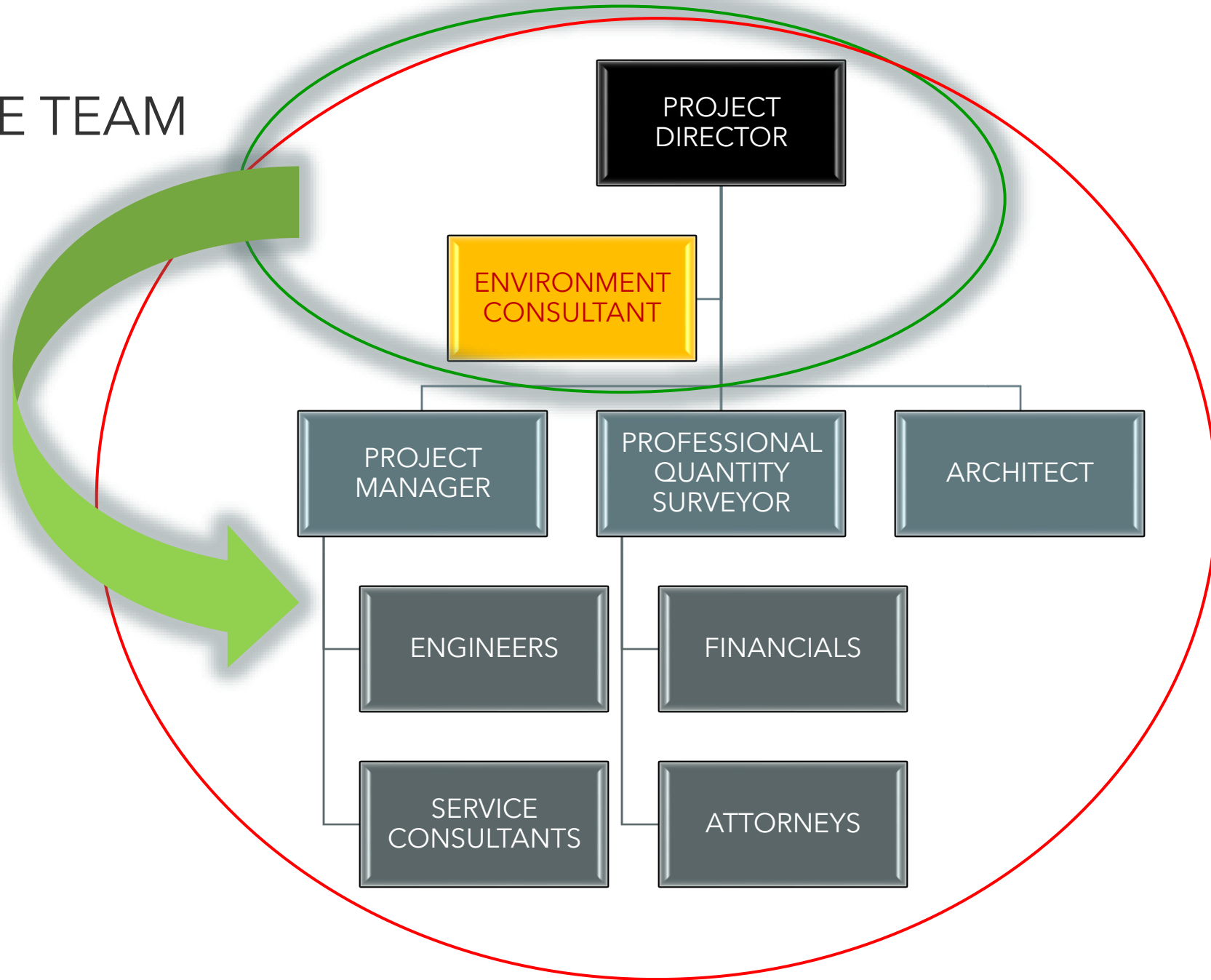


- THE ENVIRONMENT.
- THE CREATURES, THE FAUNA, THE OCEAN BIG-FIVE, THE FLORA ARRIVED HERE FIRST.
- THEREFORE ... RESPECT.
- THE DEVELOPMENT TEAM IS STRUCTURED IN SUCH A WAY WHICH CREATES A STEP BETWEEN THE PROJECT DIRECTOR AND THE DESIGN//BUILD TEAM, THAT STEP IS PURPOSELY INSERTED FOR THE ENVIRONMENTAL CONSULTANT WHO IN TURN RULES OVER THE DESIGN//BUILD TEAM TO ENSURE NO HARM AND NO DISRESPECT OCCURS TO THAT PERFECT GOD-BLESSED SYSTEM IN PLACE CURRENTLY.



# ENVIRONMENT

- THE TEAM



- **NARRATIVE**

- BACK IN THE DAY, CERTAIN MEMBERS OF THE TEAM WERE INVOLVED (IN PART) IN THE LEOPARD CREEK GOLF COURSE DEVELOPMENT IN MALELANE.
- AS GOLFERS KNOW, THE 18<sup>th</sup> ALWAYS ENDS AT THE CLUBHOUSE ALLOWING FOR A SHORT WALK UP TO THE 19<sup>th</sup>.
- NEARING COMPLETION OF THE BUILD, A JUVENILE CROCODILE TOOK UP RESIDENCE IN THE WATERHOLE ON THE 18<sup>th</sup> FAIRWAY AROUND THE GREEN.
- USING THE LOCAL GAME-RANGERS, WE RELOCATED THE CROCODILE TO SAFER PASTURES, PAYING ATTENTION TO LOCAL WILDLIFE.
- I AM SURE, TODAY, THAT LITTLE FELLA IS PROBABLY A 20-FOOTER WEIGHING IN AT AROUND A HEALTHY 1650 POUNDS.



- THE DEVELOPMENT IN BUDGETING WILL BE AWARE OF:
- UPGRADING LINK ROADS LEADING INTO THE DEVELOPMENT FOR SAFE TRAVEL FROM MAPUTO TO MACANETA, UNDERSTANDING THE EXISTING ROADS UP TO A POINT ARE IN VERY GOOD CONDITION, HOWEVER THERE-FOLLOWING AT THAT POINT, THE QUALITY OF ROAD BUILD NEEDS CONTINUATION UP TO THAT LINK BRIDGE SUPPORTING THE ISLAND.
- THERE ARE EXISTING SMALL WEEKEND RESORTS ON THE OCEAN SIDE FACING THE ISLAND WHICH REQUIRE SUPPORT AND REFURBISHMENT.

WHY?

BECAUSE WE CARE AND RESPECT LOCAL BUSINESS, AND IN SO DOING, THESE SAME SMALL STOP-OVERS WILL ENRICH THE OVERALL DEVELOPMENT..



- SCHOOL.
- YOUNG CHILDREN REQUIRE NURTURING, SAFETY AND STABILITY BEFORE THEY GAIN THAT CONFIDENCE TO DRIVE INTO THE CITY WITH “MUM AND DAD” TO TACKLE THEIR CAMBRIDGE EDUCATION LEADING TO A-LEVELS.
- PRE-GRADE AND JUNIOR-PRIMARY IS THAT SPACE, WHICH REQUIRES CONSIDERATION WITHIN PHASE II, GIVING PARENTS THAT PEACE OF MIND THEIR CHILDREN ARE IN GOOD HANDS WHILST PILOTING THEIR CAREERS FORWARD.
- MEDICAL.
- THE ESTATE ALREADY HAS A CLINIC PLANNED IN PHASE I, HOWEVER, PHASE II REQUIRES A PROPER TRAUMA/EMERGENCY MEDICAL STATION\* CAPABLE OF DEALING WITH SERIOUS OCCURRENCES, INCLUDING A HELIPAD AND OPERATIONAL AIR TRAUMA TEAM.

\* International boating competitions will insist on an International operated medical facility.



*A Collage of the  
Future*



PHASE II

- THE HECTARAGE ALLOCATED TO PHASE II RESIDENTIAL IS 150 HECTARE.
- HOWEVER ONLY 75 HECTARE HAS BEEN UTILIZED?
- WHY?
- CONSIDERATION FOR ROADS, CLUBHOUSE, AND COMMON PROPERTY HAS TO BE CONSIDERED.
- SURELY NOT 75 HECTARE?
- AGREED.....
- THAT BALANCE IS ALLOCATED TO THE PHASE II BUILD ✓

# Thoughts!!

- CREATE LOCAL BUSINESS IN SUPPORT OF THE DEVELOPMENT.
- YES, LOCAL FISHERIES AND AGRICULTURE GOES WITHOUT SAYING.
- BUT WHAT ABOUT NEW BUSINESS?
- FISHING TACKLE AND APPAREL..
- FUEL..
- MARINE MAINTENANCE AND REPAIRS..
- ETC.....

## SOME MORE THOUGHT!!



STARTING UP YOUR OWN UNIQUE BUSINESS...

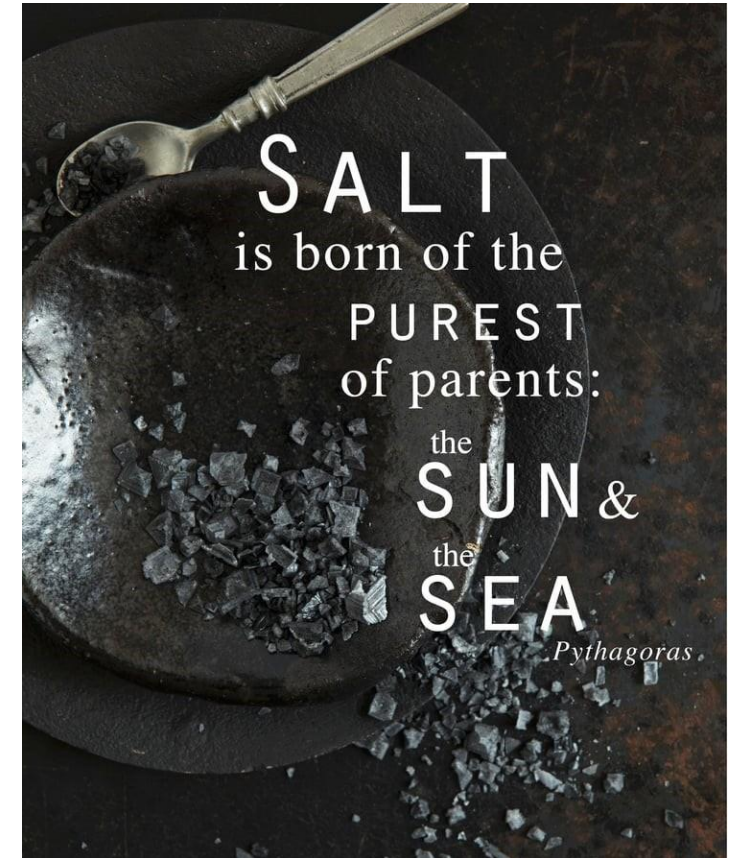
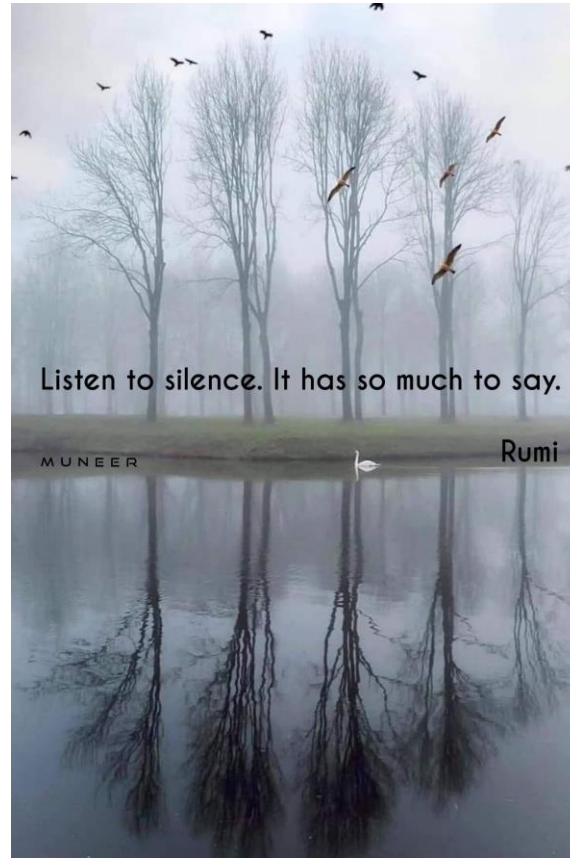


YOUNG ENTREPRENEURS

“

*A Woman Should  
Be Two Things,  
Classy And Fabulous.*

— COCO CHANEL



WHAT IS IT ABOUT IN SHORT...

HEALTH .. LIVING .. SECURITY .. FAMILY .. FUN .. PEACE .. **LIFE**





# Summary

THE INTENTION OF THIS CONCEPT DOCUMENT IS TO SHOW AND PRESENT THAT PLANNED FOR MACANETA, POSITIONED ON ONE OF THE MOST BEAUTIFUL COASTLINES IN THE WORLD, YES, THE EAST COAST OF AFRICA, MOZAMBIQUE.

# Thank you

