



Republic of Zambia
Ministry of Tourism

Zambia

TOURISM
INVESTMENT
GUIDE





Cover and inside cover: The Victoria Falls, on the Zambezi River near Livingstone, is known locally as Mosi-oa-Tunya – ‘The Smoke that Thunders’

Foreword

Zambia is home of the Victoria Falls, a UNESCO World Heritage Site and one of Africa's most famous and impressive natural landmarks. It also boasts a rich cultural heritage and ranks among Africa's very best wildlife destinations, offering superb walking safaris in the unspoiled Luangwa Valley and sensational canoe safaris on the wild Lower Zambezi.

Despite this, I believe that Zambia's tourism products have enormous scope for further growth and diversification. Many of our lesser-known national parks and other natural resources remain largely undeveloped for ecotourism, while our wealth of traditional cultural practices offers rich opportunities for ethno-tourism.

In recognition of this rich untapped potential, the Government of the Republic of Zambia has designated the Tourism Sector as one of the key priorities for economic development. Indeed, we firmly believe that the accelerated development of our tourism industry is integral to pursuing our broader national agenda of economic diversification and growth, leading to sustainable job and wealth creation.

Zambia's safari-oriented eco-friendly brand of sustainable tourism depends on the ongoing conservation of natural resources, as well as on constructive engagement with local communities and the pursuit of green energy resources.

To this end, the Government has demonstrated its long-term commitment to the professional management and development of our national parks and other protected areas by entering into fruitful partnerships with several international NGOs.

In 2018, the Government of the Republic of Zambia developed a comprehensive Tourism Master Plan to prioritise future developments and attract partnerships with private domestic and international investors, with the ultimate goal of creating a varied countrywide selection of attractive and competitive tourist products and destinations.

Our pursuit of the Tourism Master Plan was unavoidably stalled by the global pandemic that struck in early 2020. Looking ahead, however, we believe that there's no better time to invest in Zambia's tourist sector, and we have developed this Investment Guide to Zambia to provide potential investors with information on our rich tourism resource base and the opportunities it presents in the post- Covid era.



A handwritten signature in black ink, appearing to read 'Rodney Sikumba'. The signature is stylized and fluid.

Honourable Rodney Sikumba, MP
MINISTER OF TOURISM

ACKNOWLEDGEMENTS



The Ministry of Tourism expresses gratitude to all the stakeholders involved in this project. We specifically want to acknowledge the facilitation of the tourism sector team at Prospero, the technical, copywriting and design expertise of Acorn Tourism Consulting, and the input from our team under the Department of Tourism, which has resulted in this excellent Investment Guide.

“I wish to thank individuals and institutions who have contributed to the production of this informative and functional tourism investment guide. These include various government, quasi-government and cooperating partners whose combined expertise, time and other resources have resulted in a world-class document.

The Ministry would like to acknowledge the contributions of staff and management of the Zambia Tourism Agency (ZTA), the Zambia Development Agency (ZDA), National Heritage Conservation Commission (NHCC), National Museums Board (NMB), Hostels Board of Management (HBOM), Department of National Park and Wildlife (DPNW) and Zambia Institute for Tourism and Hospitality Studies (ZITHS) and of the various other government and statutory bodies that participated in this project.

The guide was supported by Prospero, a UKaid-funded private sector development entity designed to incentivise investment in innovations that change the way market systems work and create new growth opportunities for MSMEs.

A handwritten signature in black ink, appearing to read 'Evans Muhanga', written in a cursive style.

Evans Muhanga
PERMANENT SECRETARY
MINISTRY OF TOURISM

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Official Name

Republic of Zambia

Capital City

Lusaka

Major Towns

- Chipata
- Chinsali
- Choma
- Kabwe
- Kasama
- Kitwe
- Livingstone
- Mansa
- Mongu
- Ndola
- Solwezi



Area

752,618km²

Time Zone

UTC/GMT+2



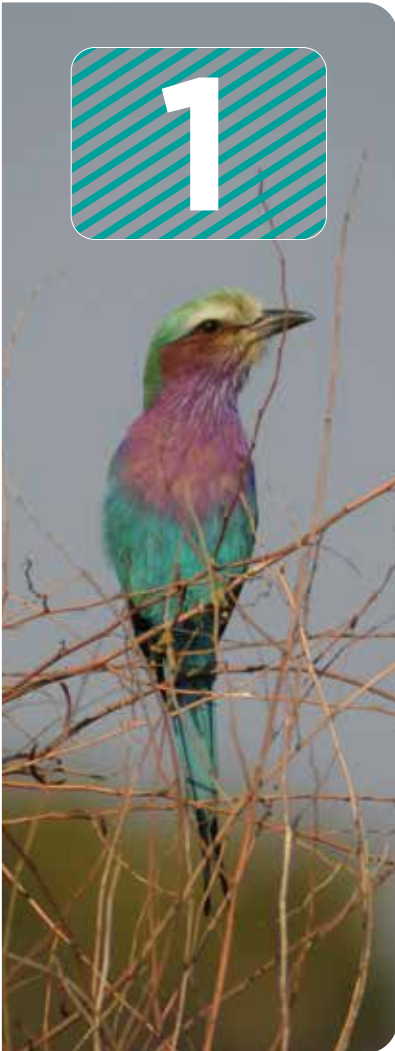
Zambia
AT A GLANCE

Safety & Security

Zambia is a safe, welcoming and politically stable nation where visitors can live and travel in comfort and security.

Climate

A warm to hot tropical climate with three seasons: a hot and dry season (mid-August to mid-November), a wet rainy season (mid - November to April) and a cool dry season (May to mid-August).



Altitude

Most of Zambia lies at medium altitudes of 1,000m to 1,400m. The lowest point is 329m on the Zambezi as it flows into Mozambique and the highest 2,339m in the Mafinga Hills.



Population

20 million
(2022 estimate)



Workforce

8 million
(2022 estimate)

Language

English is the official language of business and education. There are seven official local languages Bemba, Nyanja, Lozi, Tonga, Luvale, Lunda, and Kaonde.

Political System & Governance

Multi-Party Democracy with a parliamentary system of representation.

Geographical location

Southern Africa, between latitudes of 8° and 18° south and longitudes of 22° and 33.5° east.



Neighbouring countries

- Angola
- Botswana
- Democratic Republic of Congo
- Malawi
- Mozambique
- Namibia
- Tanzania
- Zimbabwe

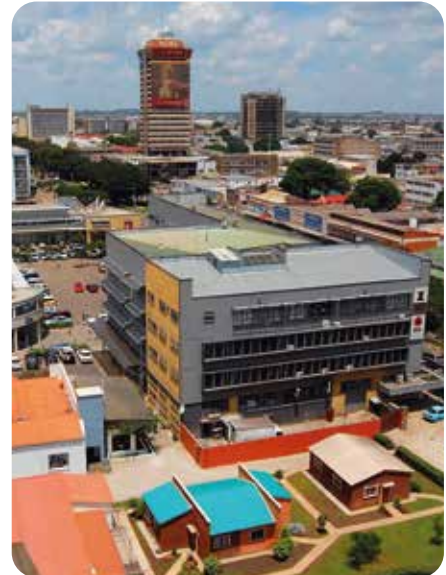


Religion

Predominantly Christian with other religions practiced being Hindu, Muslim and Bahai.

Currency

Zambian Kwacha (ZMW), divided into 100 ngwee. The US dollar is the most easily converted foreign currency and accepted by many tourist businesses.



Macro Economics

Zambia has a progressive free-market economy with no exchange controls. Economic priority sectors in the post-Covid era include mining, agriculture and tourism with a greater emphasis on green energy, environment, sustainability private sector investment and Micro, Small and Medium Enterprises (MSMEs).

Entry Requirements

A valid passport is mandatory and some nationalities are required to apply in advance for a visa. This can be done in person at any Zambian High Commission or Embassy, but it is also now possible to apply and obtain an e-visa online at <https://eservices.zambiaimmigration.gov.zm>. Zambia's visa policy allows nationals of over 90 different countries to obtain a visa on arrival. Visas on arrival for Zambia are valid for short visits for the purposes of tourism or business. A single-entry visa allows the applicant to stay in Zambia for up to 90 successive days during any given calendar year.

Education

The Zambian education system is comprised of pre-school, primary, secondary, and tertiary education. The primary school completion rate stands at 92%, but the transition rate to secondary school is low at 67.5%. Because English is the primary language of education, it is spoken to a high standard throughout Zambia.



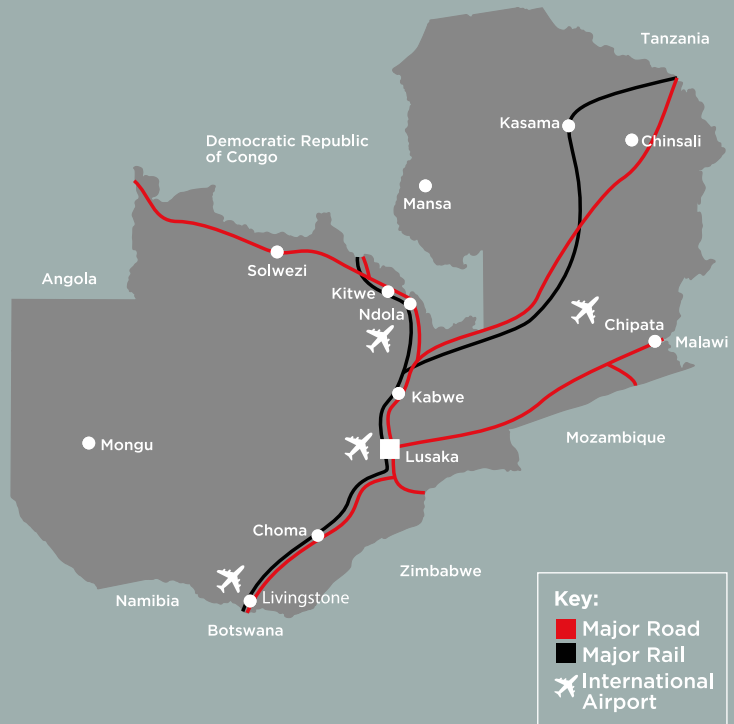
Access by Air, Road & Rail

There are four international airports: Kenneth Kaunda (Lusaka; LUN), Harry Mwanga Nkumbula (Livingstone; LVI), Mfuwe Airport (South Luangwa; MFU) and Simon Mwansa Kapwepwe (Ndola; NLA). International airlines connect Lusaka to London, Paris, Dubai, Johannesburg, Dar es Salaam, Lilongwe, Nairobi and Addis Ababa, and Livingstone to Johannesburg.

Rail links connect Zambia to the Democratic Republic of Congo, Malawi, Tanzania and Zimbabwe.

There are road links to all neighbouring countries. Key land borders include Kazungula (Botswana), Chirundu and Victoria Falls (Zimbabwe), Kasumbalesa (Democratic Republic of Congo), Mchinji (Malawi), Sesheke (Namibia) and Nakonde (Tanzania).

The largest port in Zambia is Mpulungu on Lake Tanganyika. Sea ports with easy access to Zambia include Walvis Bay (Namibia), Dar Es Salaam (Tanzania) and Beira (Mozambique).



Telecommunications

A good mobile network connection is available in most parts of the country following the recent roll out of services to many rural areas. Carriers include MTN Zambia, Airtel and Zamtel. 3G and LTE based data connectivity is available in all towns and many rural areas.

Banking

Zambia has a well established banking sector. Citizens and foreign investors are allowed to open bank accounts in local or foreign currency and can transfer funds out of the country. ATM machines, located outside most banks and shopping malls, generally accept internationally-recognised cards including Master, VISA and VISA Electron cards.

Housing

Most urban and peri-urban areas have suitable accommodation to cater for all rental categories.

Health & Medical Facilities

Zambia has a number of public and private medical facilities providing general and specialist services in most towns. Medical air-rescue services are also available.

Working Hours

Normal working hours in government and private sector offices are from 8:00-13:00 and 14:00-17:00 between Monday and Friday.

Core banking hours are 8:15-14:30 Monday to Friday and 8:15-11:00 on the first and last Saturday of the month, though elite banking facilities for premium customers may operate to extended hours.

Supermarkets are typically open 08:00-21:00 Monday to Saturday and 08:00-12:00 Sunday.



Zambia is home to one of Africa's largest elephant populations





Zambia has a thriving tourist sector whose main focal points include the uniquely spectacular Victoria Falls and a selection of some Africa’s finest safari and wildlife-rich destinations, notably South Luangwa, Kafue and Lower Zambezi National Parks. More than one million tourists arrived in Zambia annually between 2017 and 2019, with an average year-on-year growth of 8% from 2015. The tourist sector boasts plenty of potential for further growth in the post-Covid era, by harnessing opportunities in cultural heritage, MICE and adventure tourism.

The Government of the Republic of Zambia (GRZ) has identified tourism as a priority sector key to promoting and driving sustainable economic growth, diversification, wealth and job creation. With this in mind, it has adopted a comprehensive Tourism Master Plan for the period 2018 to 2038, one that sets out the need for a structured framework to support the expansion of the tourism sector and associated amenities.

Economic, environmental and social priorities associated with tourism development include the greater use of green energy, a strong emphasis on the environment, sustainability and community engagement, the involvement of private sector investment, and the promotion of Small and Medium sized Enterprises (SMEs). International, regional and domestic tourism are all considered to be critical to achieve sustainable economic growth and job creation in the sector.

Tourism Sector AT A GLANCE

Contribution of travel and tourism to GDP (Gross Domestic Product) in 2019

7.7% of GDP in 2019 (WTTC)

490,000 jobs in 2019 (WTTC)

Visitor numbers international and domestic

1.27m
International tourists in 2019 (UNWTO)

Average annual growth rate of

8%
in international tourist arrivals between 2015 and 2019

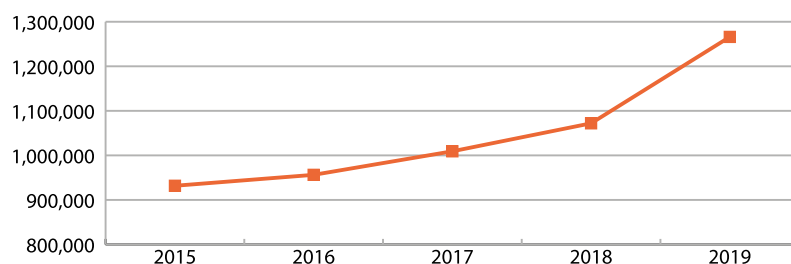


Prior to Covid-19 Zambia recorded over one million international arrivals annually. The Zambian economy experienced setbacks due to the adverse impact of the Covid-19 pandemic. However, the economy is projected to grow driven by recovery in key sectors including tourism.

While international tourism is still of key importance to growing the sector at large, there is a real opportunity to grow domestic tourism and support the resilience of the sector from shocks to international demand

such as the Covid-19 pandemic and encourage local investment and job creation. Thus, the importance of the domestic tourism sector and its contribution to national development cannot be understated.

Zambia International Tourist Arrivals





Tourism revenue/expenditure in 2019

International tourism receipts
USD 0.8bn
 in 2019 equivalent to **USD647**
 per arrival (UNWTO)
 Tourism's share of
12.8% of total exports



Accommodation

507 registered
 accommodation
 establishments
 in 2021

Bed capacity
43,216
 in 2021 of which
 41% in Lusaka

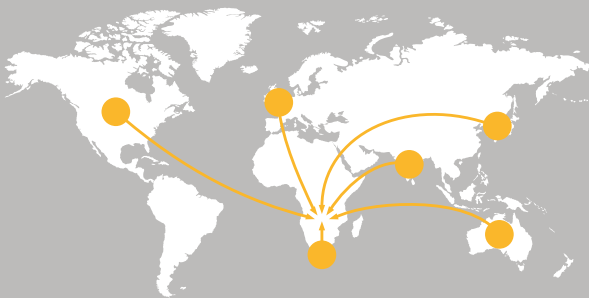
Lusaka Province and
 Southern Province
 (Livingstone in
 particular) account
 for more than half
 of all licensed
 accommodation in
 Zambia.



Major source markets



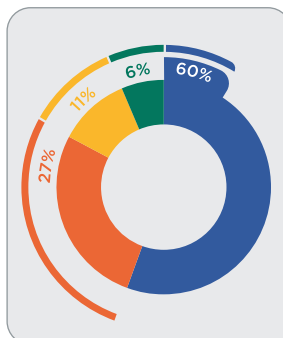
Geographically, Zambia's largest international leisure markets are from South Africa, North America (USA, Canada), Europe (UK, Germany, France, Spain), Australia and Asia (Japan, South Korea, Singapore, China). There is also the opportunity to appeal to the fast-growing market from India.



International Tourists' Purpose of Visit

Business visitors is consistently the largest category with 510,851 arrivals in 2016, holiday purposes with 251,336 arrivals is in second place, the 'other' category is in third place with 97,993 arrivals, and visiting friends and relatives (VFR) is in fourth place with 58,536 arrivals.

- Business
- Holiday
- Other
- Visiting friends and relatives (VFR)



Sources: UNWTO (World Tourism Organisation), WTTC (World Travel Tourism), Tourism Master Plan, Ministry of Tourism

3

Tourism Overview & Outlook

WHY ZAMBIA?

Zambia is Africa at its most exciting. A superb safari destination, this wildlife-rich southern African country boasts a network of 20 national parks and 36 game management areas that account for an astonishing 30 percent of its surface area. It is home to the spectacular mile-wide Victoria Falls, which ranks as the world's largest single sheet of falling water, and doubles as a popular base for such thrilling adventure activities such as canoe safaris, white-water rafting, and Africa's most scenic bungee jump. Zambia also has a diverse cultural heritage, as reflected in a range of national museums that each display unique collections.

For investors, Zambia is wide open with opportunities. One of Africa's fastest growing tourist destinations, it achieved an average annual increase of 8% in international tourist arrivals between 2015 and 2019. The free market economy and tax structure are both highly conducive to investors. In addition, the Zambian Government has designated tourism as a one of the key economic sectors – key to promoting sustainable jobs and wealth creation – in a structured 20-year Tourist Master Plan first implemented in 2018.

Tourism to Zambia is currently focussed on Victoria Falls, the capital Lusaka, and a trio of national parks – South Luangwa, Kafue and Lower Zambezi – that rank among Africa's most compelling safari destinations. All these established hotspots are earmarked as high priorities for further investment. Elsewhere, a long list of exciting emergent destinations, ripe for discovery and development, range from the gorgeous Lake Tanganyika and marshy Bangweulu Wetlands to little-known but pristine safari destinations such as North Luangwa, Liuwa Plain and Lukusuzi.

Zambia is not alone in having experienced a slump in tourist development as a result of Covid-19. But under its dynamic, investor-friendly new Government, it is poised to recover quickly in the post-Covid era, and to continue the pre-2020 trend of strong year-on-year growth. Importantly, as we look forward past the worst of the pandemic, Zambia is also a destination whose main attractions are conducive both to relaxed social distancing and to a predicted trend towards slow, eco-friendly, outdoor travel.

ZAMBIA'S TOURISM PRODUCTS

A strong focus on ecotourism and low-impact outdoor activities makes Zambia ideal for tourists seeking an exclusive and environmentally sensitive safari experience. A diverse collection of tourism products ranges from canoeing the mighty Zambezi and soaking in the majesty of Victoria Falls to adventurous walking safaris and wonderful birdwatching in some of Africa's finest national parks.

Zambia offers world-class hospitality facilities. Fly-in leisure tourists can choose from an excellent selection of small exclusive safari camps and lodges whose vibrant bush chic décor is complemented by exceptional cuisine and service. Elsewhere, there are more affordable bush camps and campsites aimed at self-drivers, budget travellers and domestic tourists.

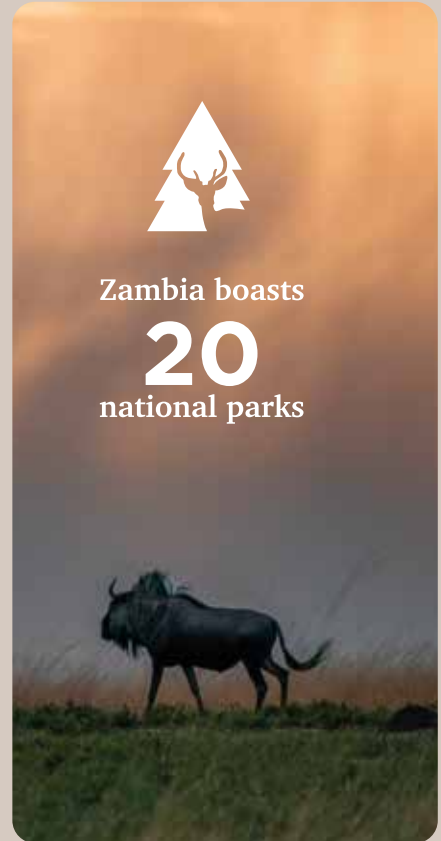
WILDLIFE AND NATIONAL PARKS

Zambia's most important tourism product is safaris. Most famous is South Luangwa National Park, which is renowned for its thrilling walking safaris, dense elephant population and high visibility of lions and leopards. But Zambia boasts 20 national parks in all, ranging from well-developed safari destinations such as Lower Zambezi and Kafue to the lesser-known Kasanka (site of the world's largest mammal migration in the form of 12 million fruit bats), Liuwa Plain (traversed by Africa's second largest wildebeest migration) and North Luangwa (walking safaris amongst all the Big Five).



Zambia boasts

20
national parks



Lions in South Luangwa
National Park



RIVERS, WATERFALLS, LAKES AND WETLANDS

Zambia boasts a rare wealth of wetlands. It is dominated by the Zambezi (southern Africa's longest river) as well as perennial tributaries such as the Luangwa and Kafue (which give their names to the country's two largest national parks) and associated landmarks such as Victoria Falls (the largest waterfall on earth) and Kariba (the world's largest artificial lake). For adventurous travellers, Zambia's wild and little visited north is home to such memorable aquatic features as Lake Tanganyika, the vast Bangweulu Wetlands and more than a dozen dramatic waterfalls.

ADVENTURE ACTIVITIES

Victoria Falls is Africa's most exciting adventure tourism hub. For a pure adrenaline surge, there's white-water rafting on the Zambezi as it cascades through a succession of Grade IV-V rapids below the main falls, as well as a breathtaking 100m bungee jump from the Victoria Falls Bridge across the same gorge. Elsewhere, mouth-drying wildlife encounters are guaranteed when you canoe the forest-fringed Zambezi as it meanders towards the Falls, or flows through Lower Zambezi National Park below Lake Kariba.

BIRDWATCHING

Zambia is a superb avitourism destination. A checklist of 780 species includes two national endemics (Chaplin's barbet and black-cheeked lovebird), several that are otherwise restricted to inaccessible parts of the Congo Basin, and Africa's most southerly shoebill population. All the major national parks offer excellent birding, but Lochinvar stands out for its large flocks of pelicans, flamingos, cranes and other aquatic species.

PEOPLE AND CULTURE

Zambia is the most culturally diverse country in Southern Africa, with more than 70 recognised ethno-linguistic groups. Ancient chieftaincies and colourful traditional ceremonies still play an important role in rural Zambian life, but ultimately this is a dynamic modern country whose people share many common values and economic aspirations. Visitors can support local grassroots initiatives by buying souvenirs at markets and outlets that source work from local artists and craftspeople. Community-based tourism is on the increase, thanks to the development of well-managed community-owned camps in and around North Luangwa, Liuwa Plain and Bangweulu.



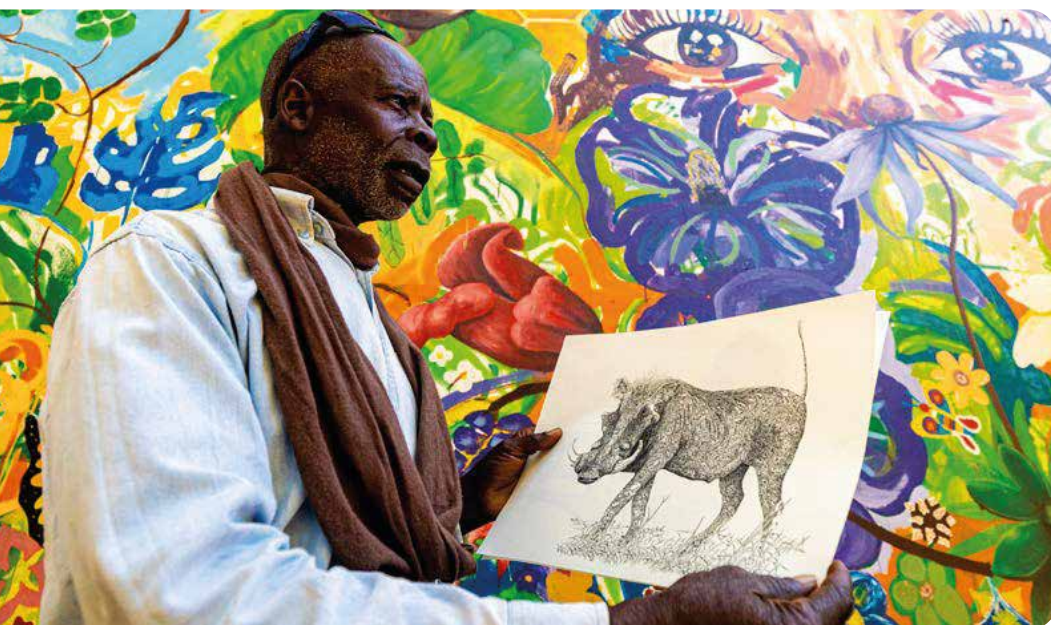
HISTORIC SITES, MONUMENTS AND MUSEUMS

A liberal scattering of prehistoric rock paintings and engravings date back hundreds, even thousands, of years. Other sites range from a 1000-year old iron age settlement at Sebanzi Hill to the mpundu tree under which David Livingstone's heart was buried following his death in Chitambo District near Kasanka National Park and the Bangweulu Wetlands in 1873. Zambia also has a fascinating selection of themed museums and historical sites. These include the Polish World War II Cemetery and World War I German Surrender Memorial in Mbala, the Railway Museum and Jewish Museum in Livingstone, and the Dag Hammarskjöld memorial site, where the then-Secretary-General of the United Nations died in a plane crash near Ndola in 1953.



MEETINGS, INCENTIVES, CONFERENCES & EXHIBITIONS (MICE)

An important facet of Zambia's tourism product, focussed mainly on the capital Lusaka, is a growing number of hotels and conference centres aimed at the growing national, regional and international MICE tourism market.



Far left:

White-fronted bee-eater is one of 780 bird species recorded in Zambia

Left:

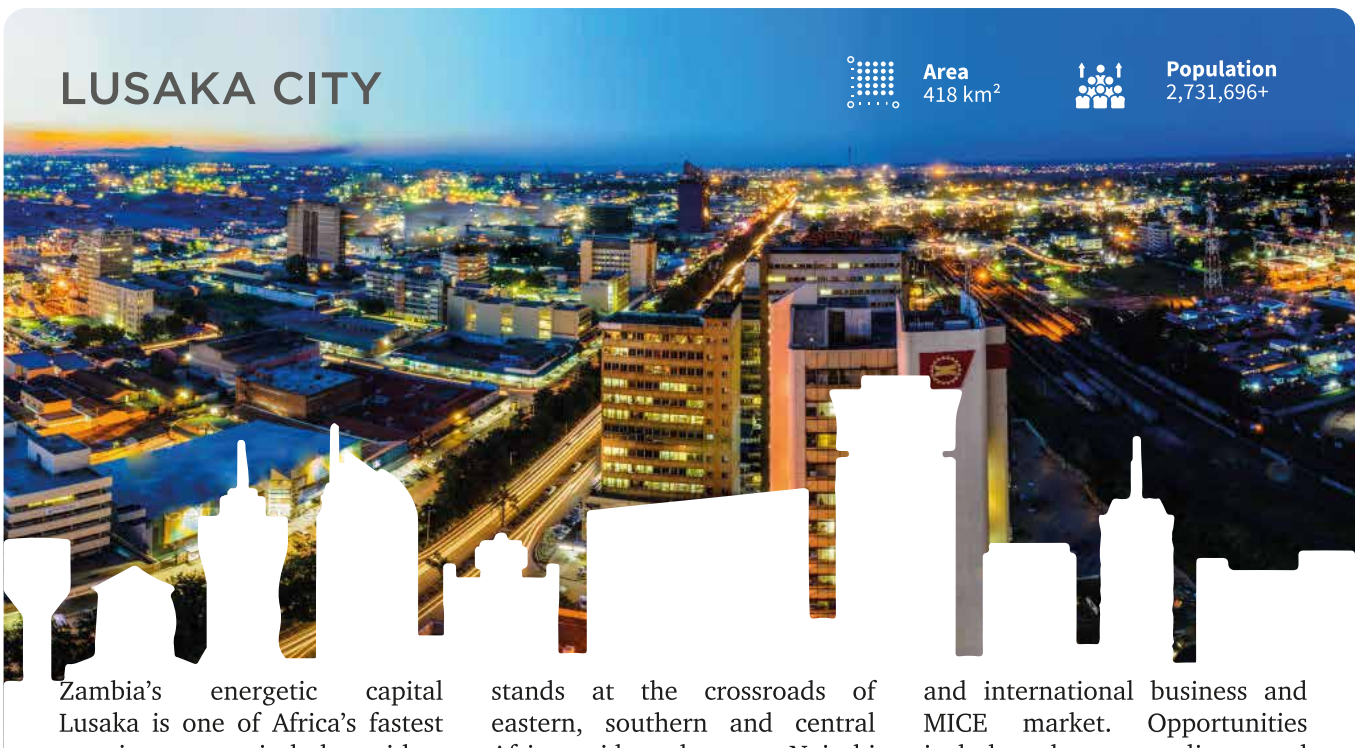
Local artist, Benjamin Mibenge, exhibits his work at the National Art Gallery, Livingstone

REGIONAL CHARACTERISTICS AND DIVERSITY

Zambia's Government places a high priority on the development of the tourism sector and it offers active support to new business ventures

in this field, however large or small. Although opportunities for new developments and upgrading of existing facilities exist throughout

the country, several Tourist Development Areas (TDAs) have been earmarked as a priority for investment in the 20-year Zambia Tourism Master Plan, and these include the following:



LUSAKA CITY

 **Area**
418 km²

 **Population**
2,731,696+

Zambia's energetic capital Lusaka is one of Africa's fastest growing economic hubs, with a population estimated at more than three million. Located on a mid-altitude plateau in the centre of the country, the characterful CBD is surrounded by leafy residential suburbs dotted with modern shopping malls, hotels, restaurants, schools and universities, and the city also boasts a fast-growing industrial area.

With its pleasant summery year-round climate, Lusaka is ideally positioned as a centre of intra-African MICE tourism. It

stands at the crossroads of eastern, southern and central Africa, midway between Nairobi and Johannesburg,

and is serviced by the modern and well-connected Kenneth Kaunda International Airport. English, the official language of education and business in Zambia, is spoken to a high standard in all spheres of daily life.

Lusaka is an important air gateway for tourists to Zambia, but tourist investment

is focussed more on the domestic

and international business and MICE market. Opportunities include the upgrading and expansion of several existing hotels and lodges, the modernisation of Kabwata Cultural Village and Lusaka National Museum, and the construction of new boutique hotels, shopping malls, conference centres and apartment blocks. Also ripe for development, Lusaka National Park is a recently- opened safari destination bordering the city's southern suburbs.

PRIORITY INVESTMENTS IN LUSAKA TDA:

National Museum, Lusaka: Construction of a new prime location 100-room, 3-star hotel and conference centre (see page 26).

Fairview Hotel, Lusaka: Refurbishment and upgrade of this historic hotel as a three-star facility within the CBD (see page 27).

Munda Wanga Botanical Garden, Chilanga: Upgraded this zoo-like facility to a sanctuary for free-roaming wildlife with conservation, education, animal rescue and rehabilitation centres (see page 29).

NORTHERN CIRCUIT

Zambia's remote Northern Circuit is staggeringly rich in untapped investment potential. One of Africa's last great undiscovered gems, this well-watered region is dotted with lakes, waterfalls and national parks that deserve greater recognition. Its focal point is Lake Tanganyika, which ranks as the world's longest and second-deepest freshwater body. This beautiful and unpolluted lake is hemmed in by sand dunes around Kasaba Bay. It supports an incredible 350 species of cichlid fish, and attractions include fishing, water-skiing, snorkelling and diving.

Two key sites of interest are associated with Lake Tanganyika. Bordering Tanzania but most accessible from the Zambian side, Kalambo Falls tumbles a full 221m over the escarpment above the lake to form Africa's second-highest waterfall. Then there is the remote and wildly beautiful Nsumbu National Park, where buffalo, elephant and other iconic African creatures can still be seen drinking from the lake's waters.

Investment possibilities here are diverse indeed. Prime sites for lodges, campsites and other accommodation have been identified in most national parks, as well as on the shores of Lakes Tanganyika, Mweru and Chila. Similar sites are associated with Kalambo Falls and many of the region's other waterfalls.

PRIORITY INVESTMENTS IN NORTHERN TDA:

Kasaba Bay: Rehabilitation and upgrade of 12-room lakeshore lodge with potential for 9-hole golf course (see page 27).

Kundalila Falls: Development of lodge and/or campsite offering adventure activities such as a gorge swing and abseiling (see page 30).

Ntumbachushi and Lumangwe Falls: Development of three- and five-star tourist resorts with chalets or other accommodation (see page 30).

Right:
The Lumangwe Falls
is one of many exciting
investment prospects
in Northern Province

NDOLA

Situated 300km north of Lusaka, Ndola is Zambia's third-largest city and the capital of Copperbelt Province, an economic powerhouse whose mining output accounts for up to 80 percent of national export earnings. The city houses Zambia's most important oil and copper refineries, while rich limestone reserves make it the main centre of cement production.

Serviced by an international airport and internationally branded hotels, Ndola is the main air and road gateway to the Copperbelt, and the regional focal point for international and domestic business travel, with considerable potential for MICE tourism. Ndola has also been earmarked for larger scale development of medical and sports facilities and tourism.

Ndola currently attracts little leisure tourism, but there is potential to focus on its unique copper-mining heritage through a package of integrated experiences that trace the town's history and visit working mines and associated heritage sites. Natural attractions include Chembe Bird Sanctuary, Chimfunshi Wildlife Orphanage (Zambia's only chimpanzee sanctuary) and the crystal-clear waters of the sunken lakes Kashiba and Chilengwa. Also near Ndola is the Dag Hammarskjöld Memorial Site, where the former Secretary-General of the United Nations died in a plane crash in 1953.



PRIORITY INVESTMENTS IN NDOLA TDA:

National Museum, Ndola, multi-purpose facility near stadium to comprise a five-star hotel with associated eco-park, science centre, museum and cultural village

(see page 28).

Lake Kashiba, located in the South West of Mpongwe, Ndola, a pristine 30-hectare site is available for development as a tourist resort offering conference facilities, water sports, swimming, fishing, scuba diving and forest birdwatching (see page 31).



LIVINGSTONE, VICTORIA FALLS AND SURROUNDINGS

The phenomenal Victoria Falls is a UNESCO World Heritage Site, and listed as one of National Geographic’s Seven Wonders of the Natural World. More than 100m high and 1.7km wide, it constitutes the world’s largest – and possibly loudest – single sheet of falling water, and it’s a stunning sight to behold in all seasons. Nearby Livingstone, a former colonial capital and the main tourist hub in southern Zambia, offers good urban amenities such as hotels, restaurants and malls. It is also home to the Livingstone Museum, Zambia’s National Art Gallery, Maramba Cultural Village and Mukuni Curio Market.

Victoria Falls is the centrepiece of Mosi-oa-Tunya (‘Smoke that Thunders’) National Park, which supports large numbers of hippo and elephant, and is the easiest place in Zambia to see rhinos. The narrow, tumultuous Songwe Gorge below the Falls is studded with rapids that provide the most thrilling white-water rafting in Africa, and spanned by a historic bridge that doubles as the launch for one of the world’s most scenic bungee jumps. Upriver, a wider and more sedate stretch of the Zambezi offers popular boat safaris and superb birdwatching.

Livingstone, Victoria Falls and surrounding is rich in investment potential. These include the development of five-star hotels and self-catering apartments, as well as conference centres, theme parks, play parks, shopping malls, showgrounds, golf courses, and amenities associated with boat safaris, rafting and bungee jumping. Many sites earmarked for such developments are located in town; others lie within Songwe Gorge, in Mosi-oa-Tunya National Park, or along the Zambezi further upriver.



Area
695 km²
(268 sq mi)



Population
109,203+



550,000
cubic metres of
water per second
in peak season



**PRIORITY INVESTMENTS
IN LIVINGSTONE TDA:**

National Heritage Conservation Commission, Livingstone: Development of a new 10-unit serviced apartment complex aimed at visitors who prefer apartments over hotels (see page 28).



NORTH AND SOUTH LUANGWA NATIONAL PARKS

Luangwa Valley is Zambia's most popular safari destination. An extension of the Great Rift Valley run through by the Luangwa River, it is home to large herds of elephant and buffalo, dense concentrations of hippo, abundant lions and other carnivores, and a prodigious birdlife. Luangwa is widely regarded to be Africa's top destination for guided walking safaris, and it stands out for excellent night drives and leopard sightings.

Four national parks lie within Luangwa Valley. The largest is South Luangwa, where a cluster of lodges and campsites can be found close to Mfuwe and its well-equipped international airport. More remote and wilder, North Luangwa is home to Zambia's only population of the endangered black rhino and caters almost exclusively to upmarket walking safaris. Even less developed are Luambe and Lukusuzi National Parks, which boast just one small exclusive camp between them, making them highly attractive to safarigoers seeking a truly off-the-beaten-track bush experience.

Opportunities for tourist investment in this world-class safari destination include

the construction of new lodges, bush camps, campsites and other such amenities. Numerous suitable sites have been identified in South Luangwa, some close to Mfuwe for ease of access, others in more remote and untrammelled locations suited to adventurous safarigoers. Advantageous sites are also available in North Luangwa, Luambe and Lukusuzi.





KAFUE NATIONAL PARK AND SURROUNDINGS

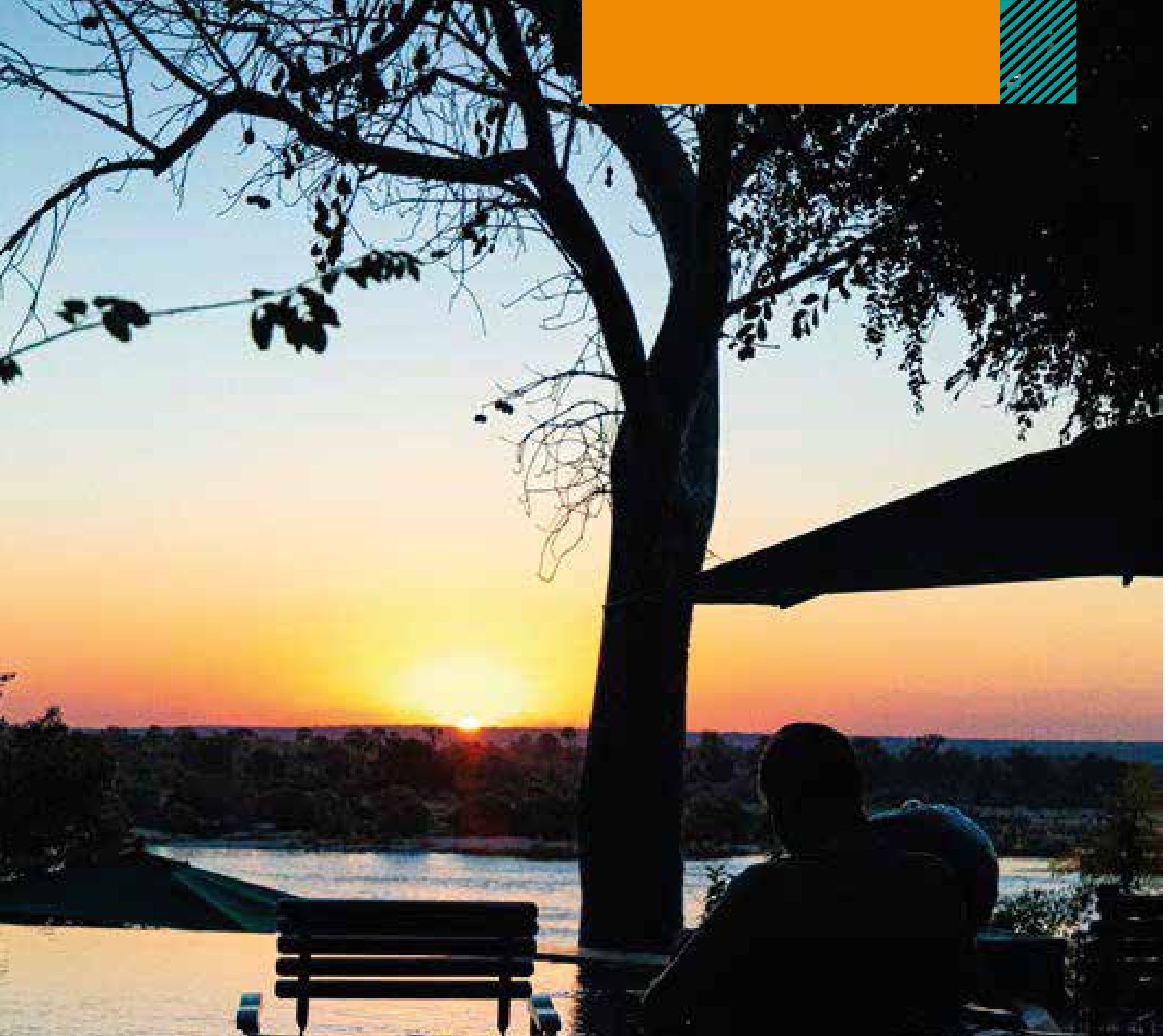
At 22,400km², Kafue is the largest national park in Zambia and one of the three biggest on the continent. Home to more mammal species than any other southern African park, it is named after the Kafue River, a wide tributary of the Zambezi that flows through it. Southern landmarks like the Nanzhila Plain and Lake Itzhi-Tezhi lie within a day's drive of the Victoria Falls and Livingstone, while the magnificently remote and wildlife-rich Busanga Floodplain in the north is most easily reached by air.

Game drives are the main activity, but boat safaris explore the Kafue River and its tributaries. Highlights include large herds of elephant and buffalo, handsome black-maned lions, and an antelope diversity of 20 species including wildebeest, eland, sable, roan, Liechtenstein's hartebeest and red lechwe.

Kafue is also an important birdwatching destination with more than 500 species recorded including the endemic black-checked lovebird and large flocks of the rare wattled crane and saddle-billed stork. Even more alluring to birdwatchers, the Kafue Flats, flowed through by the eponymous river after it exits the park, is a vast Ramsar wetland protected in the underdeveloped Lochinvar and Blue Lagoon National Parks.

Proposed projects for investors include a number of designated lodge and camping sites in Kafue, Lochinvar and Blue Lagoon National Parks.





RECENT INVESTOR PROJECTS

Zambia's investment potential is underscored by the significant number of new lodges, camps and other tourist amenities that have opened countrywide in recent years. Here we highlight three contrasting case studies.

The first is a Ciêla Lusaka, a large and luxurious MICE-oriented resort and conference centre that opened on the outskirts of the capital in 2020. The second is Ila Safari Lodge, an exclusive ecotourism venture whose success since opening in 2015 subsequently encouraged the same investor Green Safaris to take over two existing lodges near the Victoria Falls and to construct two new safari camps (Chisa Busanga in northern Kafue and Shawa Luangwa in South Luangwa) that started operation in 2021. Finally, there's Mwamfushi Safari Lodge, whose Zambian owner-manager is actively targeting the domestic tourism market.

Case Study

Location:

10km from Kenneth Kaunda International Airport, 30km northeast of Lusaka's CBD

Capacity:

249 Guest rooms, 7 meeting rooms, total event space – 2,243 square metres

Total Investment:

USD 30 million

Year of opening:

2020

CIÊLA LUSAKA, TRIBUTE PORTFOLIO HOTEL (FORMERLY BONANZA RESORTS) – LUSAKA

Union Gold, a Zambian company with a stake in the Protea Hotel chain, has invested US\$30 million in the construction of a luxury resort called Ciêla Lusaka on the outskirts of the capital city. Situated on a green 100 hectare estate, the resort comprises a hotel, 220 residential units, an award winning 18-hole golf course, a convention centre, a brewery, sports facilities and a children's playing area. Employing 150 locals on a full-time basis and 200 flexi-time staff, the convention centre can host up to 2,000 people, while the bespoke micro-brewery can produce 2,000 litres of beer per week.

The company states: 'Our market focus is to grow domestic travel and we have the ambition to be a key player in the hospitality and events industry by offering the highest standards in Zambia'. This multifaceted development is also intended to contribute to the repositioning of Zambia as the region's preferred destination for the international MICE market. Indeed, its proximity to Kenneth Kaunda International Airport makes Ciêla Lusaka ideal for international conventions and meetings, allowing Zambia to compete as the preferred venue to host large international events in Africa.



“Our market focus is to grow domestic travel and we have the ambition to be a key player in the hospitality and events industry by offering the highest standards in Zambia”

Case Study

GREEN SAFARIS INVESTMENT LIMITED KAFUE NATIONAL PARK

Location:
280km west of Lusaka

Guest Rooms:
24 Bedrooms

Jobs created:
40 jobs

Year of opening:
2015

Total investment:
USD 2.5 million

Ila Safari Lodge is an ecotourism development overlooking the Kafue River on the border of Kafue National Park. Adhering to environmentally sustainable construction and operational standards, the 24-bedroom lodge was built with locally-sourced natural materials and uses the low-impact sandbag building method to reduce the carbon footprint. The lodge is fully solar powered and was the first in Zambia to operate solar-charged electric game-drive vehicles and an eco-boat. It provides permanent employment to 40 staff members, mostly from nearby communities.

Complementing the lodge’s operations, Green Safaris has developed an organic farm and built a community school outside the national park, and it actively supports a wide variety of local conservation and community development projects. As part of its corporate social responsibility efforts, the company donates 2.5% of its invested capital annually into local community projects. The lead investor states that the decision to invest in Zambia was because of its untapped touristic potential and political stability, noting that “Zambia is still an ‘unknown’ safari destination, as compared to Kenya/Tanzania, Botswana/Namibia, but it has huge growth potential and is distinguished from other countries by the opportunity to create the ultimate sustainable safari destination”. Green Safaris is now the biggest operator in Zambia, with five lodges countrywide, and it is also the sole operator of day trips to Livingstone Island and the Devil’s Pool on the lip of the Victoria Falls. Ecotourism developments such as this help ensure that Zambia’s future is positive.



“Zambia is still an ‘unknown’ safari destination, as compared to Kenya/Tanzania, Botswana/Namibia, but it has huge growth potential and is distinguished from other countries by the opportunity to create the ultimate sustainable safari destination”

Sunset drive in one of Green Safaris’ solar-charged electric vehicles

Case Study

MWAMFUSHI SAFARI LODGE KAFUE NATIONAL PARK

Mwamfushi Safari Lodge lies on the east bank of the Kafue River in the Mumbwa West Game Management Area facing Kafue National Park. Named after a river near its Zambian owner-manager's hometown of Mpika, it was constructed in 2020 and opened its doors on 1 August 2021 with the theme "Promoting domestic tourism by making it simply affordable".

Situated 300km west of Lusaka, Mwamfushi Safari Lodge offers accommodation in self-contained solar-powered chalets as well a family cottage and campsite, all with eco-friendly ablutions. In addition to self-catering facilities, a restaurant serves international and local cuisine, and there's a well-stocked bar and swimming pool. Wildlife is plentiful, and activities include game drives, boat cruises, walking safaris, game fishing (on a catch-and-release basis) and island picnics.

Mwamfushi's developers were motivated by a gap in the tourism sector, which is perceived to be dominated by foreign investors. Realising that Government policy and legislation do not prevent domestic investors from participating in the sector, they were inspired to embark on the journey that led to the lodge's construction. Despite launching in the middle of a pandemic, they have attracted a consistent and loyal clientele dominated by domestic tourists. Business has depended mostly on referrals and online marketing through social media, and the owners have built a good relationship with government agencies that keep them abreast of industry developments.

Location:

Kafue National Park

Guest Rooms:

Chalets and
1 three- bedroom family
cottage
(20-22 bedspaces)

Year of opening:

2021

Total investment:

USD 300,000



"Despite launching in the middle of a pandemic, they have attracted a consistent and loyal clientele dominated by domestic tourists"



Impalas are the most common antelope in scenic Lower Zambezi National Park

INVESTMENT READY PROJECTS

Zambia's comprehensive Tourism Master Plan identifies a long list of potential investment projects spread across a diverse collection of national parks, cities and natural and cultural heritage sites represented in the country's key Tourism Development Areas (TDAs). Here we highlight a selection of ten exciting projects that stand out as being particularly investment-ready, due to a combination of different factors, including some or all of the following:

- The site's inherent attractiveness to tourists;
- Its location and accessibility in relation to other sites of interest;
- The range of potential tourism products open to development
- The existing transport and utility infrastructure;
- Where relevant, the capacity to accommodate visitors in an existing superstructure of hotels, lodges and camps;
- The potential to create a composite product for marketing and image building purposes.



An elevated viewing platform for spotting wildlife in Mosi-oa-Tunya National Park



ACCOMMODATION HOTELS & LODGES

Project Name	HOSTEL BOARD OF MANAGEMENT LODGES
Authority	Hostels Board of Management
Location	Nationwide - provincial centres
Type of Development	Accommodation/conferencing
Project Description	Redevelopment of a chain of eleven (11) lodges into mixed-use developments comprising three-star mid-range business hotels and conference centres. All 11 sites are in urban settings along main roads. This is an ideal opportunity for investors targeting the domestic business market and/or international budget travellers.
Current Status	Operational
Type of Partnerships/ Investors	PPP or franchising agreement or management contract

Project Name	LUXURY HOTEL & OFFICES
Authority	National Museum Board
Location	Plot 8121 (b), Thabo Mbeki Road, Lusaka, Lusaka Province
Type of Development	Multi-use building
Project Description	<p>Development of a new complex comprising a hundred room, three-star hotel, a conference centre and a rental office block. The complex will also house the National Museums Board Secretariat and facilities.</p> <p>The proposed site is in a high-traffic location along a major road in Lusaka. Luxury hotels, office buildings, a university and a shopping mall all lie within a 5km radius of the site.</p>
Current Status	Not developed
Type of Partnerships/ Investors	PPP or Management contract



Project Name	KASABA BAY RESORT
Authority	Department of National Parks and Wildlife
Location	Nsumbu National Park, Northern Province - North TDA
Type of Development	Safari lodge refurbishment
Project Description	<p>Rehabilitation and upgrade of a 12-room safari lodge on the shore of Lake Tanganyika in Nsumbu National Park. This prime site has potential to be upgraded to a five-star lodge and for development of a 9-hole golf course.</p> <p>The site can be accessed by road and has an airstrip nearby. Potential activities include wildlife-viewing and birdwatching in the national park, and water sports and game fishing (for Nile perch and tiger fish) on the lake.</p>
Current Status	Non-operational
Type of Partnerships/ Investors	PPP or Management lease with a local or international brand

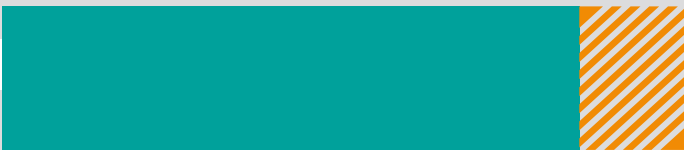
Project Name	UPGRADING OF FAIRVIEW HOTEL
Authority	Zambia Institute for Tourism and Hospitality Studies (ZITHS)
Location	Lusaka city centre, Lusaka Province
Type of Development	Refurbishment of hotel
Project Description	<p>Upgrading of the 24-room Fairview Hotel from a one-star to a three-star facility. A well-known central landmark located alongside a major road less than 1km from Lusaka's CBD, the Fairview doubles as Zambia's premier Hospitality and Tourism and Hospitality Training School under the ZITHS, and it is conveniently close to most government ministries and embassies.</p>
Current Status	Operational
Type of Partnerships/ Investors	PPP or Management contract lease





Project Name	RESIDENTIAL DEVELOPMENT
Authority	National Heritage Conservation Commission (NHCC)
Location	Livingstone, Southern Province
Type of Development	Real estate development
Project Description	<p>To develop a 10-unit serviced apartment complex on land owned by the National Heritage Conservation Commission.</p> <p>The complex would target groups, families and individuals who prefer apartment accommodation to staying in hotels. The site is close to Livingstone’s CBD and offers easy access to all the key amenities that a tourist might need.</p>
Current Status	Non-operational
Type of Partnerships/ Investors	Build and Lease agreement or PPP

Project Name	MULTI-USE COMMERCIAL DEVELOPMENT
Authority	National Museum Board
Location	Ndola, Copperbelt
Type of Development	Commercial Real Estate Development
Project Description	<p>Development of a new five-star hotel with 300 rooms on a 3.1 hectare plot owned by the National Museum Board. The plot has been earmarked for the establishment of a new National Museum of Science and Technology. Other planned developments include an eco-park, a standalone science centre, and a craft centre with a traditional village homestead concept. The development site has a prime location on the Kitwe-Ndola Road opposite Levy Mwanawasa Stadium. This multi-purpose stadium is Zambia’s second-largest, with a capacity of 49,800 people, and it regularly hosts major football matches.</p>
Current Status	Not developed
Type of Partnerships/ Investors	PPP





CULTURE, CONSERVATION & EDUCATION

Project Name	MUNDA WANGA BOTANICAL GARDEN AND EDUCATION CENTER
Authority	Department of National Parks and Wildlife (DNPW)
Location	Chilanga, Lusaka Province - Peri-urban
Type of Development	Environmental Education Centre and Botanical Garden
Project Description	Established on the southern outskirts of Lusaka in 1950, this environmental park comprises a 10-hectare landscaped botanical garden that houses more than 1,000 floral species and an educational facility that hosts more than 40,000 schoolchildren annually and shelters 45 types of mammal in zoo-like condition. This ecologically significant development will involve converting the existing facility into an ornamental wildlife sanctuary where animals can roam freely on the grounds. An animal rescue and rehabilitation centre is to be created, and other facilities will be modernised and upgraded.
Current Status	Operational
Type of Partnerships/ Investors	PPP or management lease



Left:
Traditional drumming and dancing is an important facet of Zambian life

Right:
Local handicrafts are sold at markets throughout Zambia



LANDSCAPE-BASED

Project Name	INFRASTRUCTURE DEVELOPMENT AT NTUMBACHUSHI AND LUMANGWE WATERFALLS
Authority	National Heritage Conservation Commission (NHCC)
Location	Northern TDA
Type of Development	Real Estate
Project Description	Situated about 85km apart, Lumangwe Falls and Ntumbachushi Falls rank among the most spectacular of northern Zambia's many waterfalls and have been earmarked for the development of a three-star and five-star resort respectively. The 100m-wide 30m-high Lumangwe Falls is exceeded in stature only by the Victoria Falls, and it lies on a stretch of the Kalungwushi River with great potential for rafting. Ntumbachushi Falls, on the Ng'ona river, is a series of rapids and pools that culminates in a picturesque 30m-high main waterfall believed locally to be a sanctuary of important spirits.
Current Status	Operational
Type of Partnerships/ Investors	PPP

Project Name	KUNDALILA FALLS
Authority	National Heritage Conservation Commission (NHCC)
Location	Northern TDA
Type of Development	Real Estate Development
Project Description	Kundalila Falls is formed by the Kaombe River as it plunges over a 70m-high cliff offering spectacular views over the vast Luangwa Valley. The falls break up into thin veils that plunge into a deep natural swimming pool surrounded by lush greenery and wild flowers. The site has been earmarked for the development of a lodge and/or campsite and adventure activities such as a gorge swing and abseiling. The total area of the site is 258.9 hectares, of which 50 hectares is available for development.
Current Status	Protected National Monument
Type of Partnerships/ Investors	Concession Private Investors



Kundalila Water Falls



Lumangwe Water Falls

Project Name	LAKE KASHIBA
Authority	National Heritage Conservation Commission (NHCC)
Location	West of Ndola, Copperbelt Province
Type of Development	Real Estate Development
Project Description	This beautiful 4-hectare lake west of Ndola has great potential as the site of a tourist lodge or resort providing three-star accommodation, camping and conference facilities, as well as water sports, angling and scuba diving. Lake Kashiba is nestled within a large limestone sinkhole and it looks like a gigantic swimming pool with its stunning blue crystal-clear water, which is thought to be at least 100m deep. The lake's wilderness feel is enhanced by the surrounding mushitu forest, a type of riparian woodland known for its abundant birdlife. The total area of the site is 120 hectares, of which 30 hectares is available for development.
Current Status	Protected National Monument
Type of Partnerships/ Investors	PPP, GRZ Grant, Private Investors



Lake Kashiba is nestled
West of Mpongwe, Ndola

4

Investment Incentives

The Zambia Development Agency (ZDA) has created a positive and investor-friendly economic environment, some of the key incentives are:

- Zero rate of VAT on tourist services provided to foreign tourists other than those included in tour packages.
- Refund of VAT for non-resident tourists and visitors on selected goods.
- No import VAT on all goods temporarily imported into the country by foreign tourists.
- Capital allowances at 50% of the cost of plant and machinery.
- Investment allowance at 10% of the cost of an extension to a hotel (being an industrial building).
- 5% wear and tear allowance to an extension to a hotel (being an industrial building).
- 10% initial allowance on an extension to a hotel (being an industrial building) in the year the building is first brought into use.
- Facilitation for land acquisition by investors.
- Facilitation for services such as power, water and other amenities required for projects.
- Facilitation for acquisition of immigration permits including work permits for expatriates, secondary licenses, land acquisition and utilities.
- USD 50,000 minimum investment threshold for local investors to qualify for incentives under the ZDA Act



5

Getting Started: Investment Facilitation



The vast Bangweulu Wetlands are best explored in a dugout canoe

STEP-BY-STEP GUIDE

The following outlines the steps to actualise an investment in the tourism sector.

1. INVESTMENT ADVISORY

Potential investors should first contact ZDA, who will, in collaboration with the Ministry of Tourism and the Zambia Tourism Agency, advise on the availability of the potential investment, the requirements and process. Additional assistance provided by ZDA includes:

- Facilitation of meetings with Government stakeholders
- Investment advisory
- Joint ventures and public-private partnerships

2. BUSINESS AND INVESTOR REGISTRATION REQUIREMENTS

2.1 BUSINESS REGISTRATION CERTIFICATE

Business registration is the starting point for anyone wishing to operate a business in Zambia. This is issued by the Patents and Companies Registration Agency (PACRA) and all associated steps and fees can be obtained from the website <https://www.pacra.org.zm>.

2.2 TAXPAYER REGISTRATION

A unique (TPIN) Tax Payer Identification Number is automatically generated once a business is registered with PACRA. The TPIN enables users to open bank accounts, import goods, purchase or sell land, and pay taxes.

3. INVESTOR REGISTRATION

Once potential investors have registered their business, they can apply to ZDA for an investment certificate (certificate of registration). Depending on investment type, successful registration unlocks access to incentives such as accelerated depreciation on capital equipment, duty free import of equipment and machinery, and the ability to purchase land for non-Zambia investors. The requirements to register with ZDA are outlined below:

- Submission of an application letter
- Completed application form from the ZDA
- Proof of investment of at least US\$250,000 (not required for small-scale investors)
- Certified copy of certificate of incorporation or registration
- Certified copy of certificate of share capital
- Certified copy of an official list of shareholders or directors
- Business plan or feasibility study
- Certified photocopies of shareholders' identity cards
- Brief resumes for all shareholders or directors
- Pay the appropriate processing and certificate fees





4. LAND ACQUISITION

Depending on the type of investment, there may be a need to purchase land. Zambia has no freehold tenure system and land is either held by the state or is administered by the respective local traditional leaders (chiefdoms). Private land held by a legal person is by leasehold tenure which runs for 99 years and is renewable for a further 99 years. A non-Zambian private entity can acquire land on a tenure lease basis only if they are tax compliant and fulfil one of the following conditions:

- Permanent resident in the Republic of Zambia
- Registered with ZDA
- Have PACRA registration

There are additional considerations for land acquisition if the land is in a protected area or heritage site.

Type of Land allocation	Protected Areas	Game Management Areas	National Parks	National Heritage Sites
Responsible entity	DNPW	DNPW	DNPW	NHCC
PACRA & ZRA required	✓	✓	✓	✓
Business Plan	✗	✓	✓	✓
Environmental Impact Assessment [EIA] by ZEMA	✓	✓	✓	✓
Additional Criteria	DNPW will frequently monitor development to ensure it remains in line with the provision of the General Management Plan and the Zambia Wildlife Act 2007	<ul style="list-style-type: none"> - Consent letter from Area Chief - Consent letter from area Community Resource Board - Consent letter from Safari Hunting Outfitter - Demonstrated background experience in stipulated activity 	Demonstrated background experience in stipulated activity	In addition to an EIA, potential developers will need to submit a Heritage Impact Assessment.
Fees required	Yes	Yes	Yes	Yes

All expressions of interest will be subject to a tender process advertised in the public media in order to achieve transparency in the awarding of bids. Thereafter, the prospective investor will be at liberty to negotiate terms and conditions of the relevant department.

5. TOURISM ENTERPRISE LICENCE

All tourist-related enterprises and services are required to be in possession of a valid Tourism Enterprise License issued by the Zambia Tourism Agency. Specific establishments or activities that may require this license include among others:

- Hotels and lodges
- Tour operators and travel agents
- Amusement or theme parks
- Water sports providers
- Vehicle or vessel leasing businesses
- Hunting safaris
- Convention or conference centres

For a full list of the regulated activities and details on the procedure, criteria and applicable fees, visit the ZTA website www.zambia.travel

6. LOCAL AUTHORITY LICENCES

There may be a need to obtain permits and licenses from the relevant local authority, depending on the type of investment. In most cases, the licenses are valid for one year and applicable fees may apply. Licences mandated by the local authority include the following:

BUSINESS PERMIT

Any enterprise wishing to engage in an activity that requires trading is expected to obtain a business permit at a fee stipulated by the local authority where such activity will take place

HEALTH CLEARANCE AND FOOD HYGIENE LICENSE

Any investor wishing to set up in an area that involves the handling of food or other consumables is required to obtain a health clearance and food hygiene license. Employees will also be expected to obtain a food handler's medical certificate.

CERTIFICATE OF CLEARANCE FOR FIRE PREVENTION INSPECTION

In order to regulate and ensure fire safety and prevention, a fire clearance certificate

is required for any investor intending to run an enterprise that could be prone to catch fire and pose a risk to clients/occupants.

BUILDING PERMIT

In order to proceed with any construction work, a developer is required to obtain a building permit issued by the local authority in the area where the establishment is to be constructed. It is a requirement for an investor to procure the services of an architect and a structural engineer, and the permit is issued subject to the provision of necessary plans or drawings and is a once-off requirement.

LIQUOR SELLING AND DISTRIBUTION

The sale or distribution of liquor in Zambia is subject to approval by the Health Department under the Ministry of Local Government and Rural Development through the issuance of a liquor licence.



7. SECTOR SPECIFIC LICENCES

For certain investments or developments, additional sector specific licences may apply. Details of the relevant registration and licenses are outlined below.

Licence Type	Hotel Manager Registration	Casino license	Wildlife licenses & permits	Aviation-related services
Relevant Authority	Zambia Tourism Agency	Ministry of Tourism	Department of National Parks & Wildlife	Civil Aviation Authority
Requirement	Any enterprise running an accommodation establishment that is not owner-managed and has more than 10 rooms	An applicant shall fill a form online through the Tourism Management Information System on the e-government portal. www.businesslicenses.gov.zm	Any enterprise wishing to undertake Consumptive Tourism and Non-Consumptive Tourism ¹	Any enterprise seeking to engage in aviation-related services
Renewal	Annual	Three years	Varies	Varies
Additional Information	Establishments with fewer than 10 rooms, should apply for a Hotel Manager exemption certificate	For online casinos the license is valid for one year.	Types of licenses and permits include <ul style="list-style-type: none"> - Hunting licenses - Permits to export/import wild animals - Professional Tour Guide permit - Commercial filming permits Full list available from relevant authority	Applications made through the Ministry of Transport and Logistic



1. Consumptive Tourism refers to activities which involve tangible products extracted from the environment such as fishing and hunting.

ADDITIONAL INFORMATION

UTILITIES

- **Electricity**

State-owned ZESCO is Zambia's largest power company. One cannot apply for electricity on undeveloped land (farm or plot) or for an incomplete building. For confirmation on criteria and fees kindly visit ZESCO website www.zesco.co.zm

- **Water**

Municipalities in Zambia all have their own local water authority. In some sites removed from urban centres, investors may need to drill boreholes and develop their own sanitation (septic tank) facilities with the appropriate approval from the Water Resources Management Authority (WARMA; <http://www.warma.org.zm>).

TAXATION IN ZAMBIA

Zambia maintains a progressive tax regime. The Zambia Revenue Authority (ZRA) is mandated to oversee tax administration. The tax structure includes Income Tax, Withholding Tax, Value Added Tax, Pay as You Earn, Corporate Tax among others. For more detailed information visit their website www.zra.org.zm

DOUBLE TAXATION AGREEMENTS

Zambia has signed double taxation agreements with various European, North America, African and Asian countries. Hence, investors from such countries are not liable for tax in more than one country or territory. For the list of specific countries to which this applies, visit the ZRA website.

CUSTOMS RULES AND REGULATION

Zambia is party to several favourable trade and customs regimes such as the Common Market for Eastern and Southern Africa (COMESA) and the Southern Africa Development Community (SADC). Zambia also enjoys preferential access for exports to countries under schemes such as the African Growth and Opportunity Act (AGOA) of the United States of America, the Everything But Arms Initiative of the European Union, the Chinese Preferential Tariff Treatment for LDCs, the India Preferential Market Access Scheme. More information can be obtained from the Zambia Revenue Authority website.

LABOUR MARKET

Zambia has a young vibrant skilled labour force drawn from multi-disciplinary tertiary institutions. Various professional bodies have been established to maintain professional standards such as the Law Association of Zambia (LAZ), Engineering Institute of Zambia (EIZ), National Construction Council (NCC) and the Zambia Institute of Chartered Accountants (ZICA) among others. The Employment Code Act 3. Cap 268 of 2019 governs the Zambian labour market.



IMPORTANT WEBSITES

Institution	Website
Bank of Zambia	www.boz.zm
Civil Aviation Authority	www.caa.co.zm
Ministry of Infrastructure, Housing and Urban Development	www.mhid.gov.zm
Ministry of Labour and Social Security	www.mlss.gov.zm
Ministry of Lands and Natural Resources	www.mlnr.gov.zm
Ministry of Local Government and Rural Development	www.mlg.gov.zm
Ministry of Tourism	www.mota.gov.zm
National Arts Council of Zambia	www.mota.gov.zm
National Construction Council	www.ncc.org.zm
National Heritage Conservation Commission	www.nhcc.org.zm
National Pension Scheme Authority	www.napsa.co.zm
Patents and Companies Registration Agency (PACRA)	www.pacra.org.zm
Road Traffic and Safety Agency (RTSA)	www.rtsa.org.zm
Zambia Department of Immigration	www.zambiaimmigration.gov.zm
Zambia Development Agency (ZDA)	www.zda.org.zm
Zambia Environmental Management Authority (ZEMA)	www.zema.org.zm
Zambia Institute for Hospitality Studies (ZITHS)	www.ziths.edu.zm
Zambia Tourism Agency (ZTA)	www.zambia.travel





Tourism Investment Projects by Region

The tourism investment projects presented in the following table were correct as of December 2021. For the most up-to-date list please contact www.mota.gov.zm

LUSAKA PROVINCE

Location and Site	Project Description	Type of Investors/ Partnership	Responsible Agency
Land Resources			
10 hectares of land in Mikango Chongwe	Development of Natural History Museum and Recreation Park on 10 hectares land in Mikango Chongwe	BOT (Build, Own and Transfer), Joint Venture	National Museums Board
Chinyunyu Hot Springs 8 hectares available for development	Lodge and camping sites	Concession	National Heritage Conservation Commission
Chirundu Fossil Forest 20 hectares available for development	Camping site	Concession	National Heritage Conservation Commission
Ingombe Illede 10 hectares available for development. Site declared a national monument.	Lodge and Camping sites	Concession	National Heritage Conservation Commission
Lusaka National Park	16-bed safari lodge and campsite	Concession	Department of National Parks and Wildlife
Lusaka National Park	60-bed capacity hotel with a conference room capacity of up to 300 guests	Concession	Department of National Parks and Wildlife
Culture and Arts			
Kabwata Cultural Village	Modernization of Kabwata Cultural Village (amphitheatre, ablution block and workshops)	Joint Venture	Department of Culture and Traditional Affairs
Accommodation			
Development of multi-purpose real estate in prime location in Lusaka 1.243 hectares available near Thabo Mbeki Road	Development of a 100-room 3-star hotel, conference centre, rental office block, also housing NMB Secretariat and facilities	PPP, Joint Venture, Private Investor, BOT (Build, Own and Transfer)	National Museums Board
Real-estate development in CBD (Makishi Road) Near central police and fire department Plot is 1885 square metres	Multi-purpose real estate development: suitable for a corporate park, self-catering furnished apartments, or a mid-sized boutique hotel	Flexible, Co-management Partnerships. Property is on title.	Zambia Institute for Tourism and Hospitality Studies

LUSAKA PROVINCE **continued**

Location and Site	Project Description	Type of Investors/ Partnership	Responsible Agency
Accommodation continued			
Upgrading of Fairview Hotel – Lusaka, CBD	Upgrading of hotel located within Lusaka CBD	Flexible, Co-management Partnerships. Property is on title.	Zambia Institute for Tourism and Hospitality Studies
Upgrading of nationwide chain of lodges	11 lodges available across the country in prime locations in provincial centres	PPP, Franchising arrangement	Hostels Board of Management
Museums			
Development of multi-purpose real estate 10 hectares available on outskirts of Lusaka (Mikango Area)	Development of Natural History Museum and Recreation Park	PPP	National Museums Board

SITES WITHIN NATIONAL PARKS

Location and Site	Project Description	Type of Investors/ Partnership	Responsible Agency
Mosi-0-Tunya (Dry Manzi)	Picnic Site	Concession	Department of National Parks and Wildlife
Kafue - Chunga	Lodge	Concession	Department of National Parks and Wildlife
South Luangwa	Guest House	Concession	Department of National Parks and Wildlife
ELAMU - Chipata Guest House	Guest House	Lease agreement	Department of National Parks and Wildlife
Nyika	Lodge or entire park	Concession or Collaborative Management Partnership	Department of National Parks and Wildlife
Lochinvar	Guest House	Lease agreement	Department of National Parks and Wildlife
Lower Zambezi	Campsite	Concession	Department of National Parks and Wildlife



CENTRAL PROVINCE

Location and Site	Project Description	Type of Investors/ Partnership	Responsible Agency
Water Resources			
Kundalila Falls 30 hectares available for development. Site declared a national monument.	Lodge and camping site	Concession	National Heritage Conservation Commission
Wildlife (National Parks, Game Management Areas, Sanctuaries, Game Ranches etc.)			
Blue Lagoon National Park: Shamikobo site, Mumbwa District	Lodge and campsite	Collaborative Management Partnership, Concession	Department of National Parks and Wildlife
Kafue National Park: Several sites in vicinity of the Mukombo Kafue confluence, Nkala Kaunga site, Hippo Pool site, DNPW campsite, Kapilikalimukombwe site, Chilumabwe site, Mumbwa district	Lodge and campsite	Concession	Department of National Parks and Wildlife
Creative Industries			
Broken Hill Cultural Village	Facility upgrade: complete existing master plan and create mini creative industries hub	PPP	Department of Culture and Traditional Affairs
David Livingstone Memorial Site 50 hectares of land available for development. Site declared a national monument.	Lodge and Camping site	Concession	National Heritage Conservation Commission
Venus Theatre House, Kabwe	Rehabilitation of theatre house	PPP	Department of Culture and Traditional Affairs



COPPERBELT PROVINCE

Location and Site	Project Description	Type of Investors/ Partnership	Responsible Agency
Water Resources			
Kapisha Hot Springs Chingola 3 hectares of land available for development	Health spa and tourism lodging facilities	Concession	National Heritage Conservation Commission
Lake Chilengwa Na Lesa: 16km east of Ndola, 12 hectares available for development. Site declared a national monument.	Tourist resort, conference facilities, water sports, angling, bird watching and picnicking	Concession, GRZ grant, Private Investor	National Heritage Conservation Commission
Lake Kashiba, 26km west of Mpongwe 30 hectares available for development. Site declared a national monument.	Tourist resort suitable for conference facilities, water sports, angling and scuba diving	Concession, GRZ grant, Private Investor	National Heritage Conservation Commission
Wildlife (National Parks, Game Management Areas, Sanctuaries, Game Ranches etc.)			
Chembe Bird Sanctuary: 27km west of Kitwe in Kalulushi district	Campsite and lodging facilities Boating activities	Concession	Department of National Parks and Wildlife
Creative Industries			
Chisokone Arts and Crafts Market Kitwe District Mobile makeshift trading areas	Construction of a trading market	PPP	Department of Culture and Traditional Affairs
Maramba Cultural Village Ndola	Complete construction of cultural infrastructure (film and music studio, open theatre, wall fence, a kitchen, bar, guest rooms for sustainability) etc.	PPP, Private Investor	Department of Culture and Traditional Affairs
Theatre Houses Kitwe, Kamenza, Mfulira, Chingola, Luanshya and Lowenthal	Improvement of facilities, rehabilitation of theatre houses	PPP	Department of Culture and Traditional Affairs
Twapia Arts and Crafts Ndola District Roadside arts and crafts trading	Construction of a trading market	PPP	Department of Culture and Traditional Affairs
Historic Sites and Monuments			
Dag Hammarskjöld National Monument (western outskirts of Ndola) 7 hectares available for development. Site declared a national monument	Business complex with hotel	Private Investor, Joint Venture.	National Heritage Conservation Commission
Nchanga Open Pit Mine Chingola District Existing open pit mine	Packaged tour operations in mine tours	PPP	Department of Tourism

Location and Site	Project Description	Type of Investors/ Partnership	Responsible Agency
Museums			
Museums Site 1: Opposite Levy Patrick Mwanawasa Stadium, Mufulira Kitwe Roundabout Ndola district 3.115 hectares Site 2: 3.1 hectares on title land, located at Kitwe Ndola Road	An eco-park, a stand- alone Science Centre, establishment of the National Museum of Science and Technology and a craft centre with a home traditional village stead concept A 300-room 5-star hotel	PPP, Joint Venture, Private Investor	National Museums Board
Hospitality			
Henry Makulu House Plot 2754 Nyembe Avenue, Ndola Existing lodge infrastructure	Upgrade of facilities 3-star hotel with modern facilities such as conference rooms, retail outlet, 43 spacious rooms, modern bar and restaurant coffee shop and car park	Private Investor, Management Lease	Hostels Board of Management
Kitwe Lothian House Chanda Mali Road, Kitwe Existing lodge infrastructure	Upgrade of facilities to a 3-star hotel	Private Investor, Management Lease	Hostels Board of Management
MICE and Adventure Tourism			
City Buses Tours Copperbelt provincial Cities and towns Ndola, Kitwe, Chingola, Masaiti and Mpongwe districts	Tour operators	Private Investor	Department of Tourism and Zambia Tourism Agency



Nchanga Open pit mine - Chingola

EASTERN PROVINCE

Location and Site	Project Description	Type of Investors/ Partnership	Responsible Agency
Wildlife (National Parks, Game Management Areas, Sanctuaries, Game Ranches etc.)			
Luambe National Park	Safari camp, bush camp	Concession	Department of National Parks and Wildlife
Lukusuzi National Park: Sites 1 and 2, Chifumbeni	Safari camp, bush camp, picnic facilities	Collaborative Management Partnership, Concession	Department of National Parks and Wildlife
South Luangwa National Park: five sites available	Lodge, safari camp, bush camp	Concession	Department of National Parks and Wildlife
Creative Industries			
Kapata Cultural Village: Chipata	Improvement of facilities: Complete master plan and create mini creative industries hub	PPP	Department of Arts and Culture
Hospitality			
Luangwa House: Chipata	Upgrade of facilities 3-star hotel with modern conventional facilities, restaurant, retail shops and car park	Joint Venture, Private Investor	Hostels Board of Management
Museums			
Chipata Museum	Need to develop Chipata Museum	Grant, Joint Venture	National Museums Board
Various sites	Ethno-tourism structures (huts, culturally important structures or ruins)	Grant, Joint Venture	National Museums Board



LUAPULA PROVINCE

Location and Site	Project Description	Type of Investment/ Partnership	Responsible Agency
Water Resources			
Chamalawa Hot Spring 4km from Mansa 2.5 hectares available for development	Ornamental game reserve with amusement park	Joint Venture, Private Investor	National Heritage Conservation Commission
Wildlife (National Parks, Game Management Areas, Sanctuaries, Game Ranches, etc.)			
Lavushi Manda National Park	Campsite Bush camps Lodging facilities	Collaborative Management Partnership	Department of National Parks and Wildlife
Lusenga Plains National Park	Campsite Bush camps Lodging facilities	Collaborative Management Partnership	Department of National Parks and Wildlife
Performing Arts			
Mansa Cultural Village, Mansa Unfinished theatre house and offices already exist	Improvement of facilities, Rehabilitation of theatre houses	Grant, Joint Venture	Department of Culture and Traditional Affairs
Historic Sites and Monuments			
Chisenga Island Bird Sanctuary along the Luapula river Camping, sport fishing and boat cruising facilities currently exist	Camping, lodging and restaurants, business complex, tourism facilities and amenities, sport fishing, boat cruising on the lake, game restocking, golf course establishment and set up of international conference facility	GRZ grant, PPP	Department of Culture and Traditional Affairs
Kilwa Island Arab Slave Caves on Lake Mweru bordering the DR Congo near Nchelenge Unfinished cultural village house and offices already exist	Improvement of facilities, Complete master plan and create mini creative industries hub	GRZ grant, PPP	Department of Culture and Traditional Affairs
Museums			
Mansa Museum	Construction of museum building	GRZ grant, PPP, Private Investor	National Museums Board
Mwansabombwe Community Museum	Completion of museum building	GRZ grant, PPP, Private Investor	National Museums Board
Water Resources			
Chimpempe Falls On Kalungwishi River	Rafting, picnic and camping site	Joint venture, Private Investor	National Heritage Conservation Commission
Kundabwika Falls Kaputa District on the Kalungwishi River	Various opportunities exist 30 hectares available for development.	Concession, Private Investor	National Heritage Conservation Commission
Lumangwe/Kabwelope Falls 1,000 hectare site available for development.	Rafting. The surrounding area is excellent for picnicking and camping	Joint Venture, Private Investor	National Heritage Conservation Commission

LUAPULA PROVINCE continued

Location and Site	Project Description	Type of Investment/ Partnership	Responsible Agency
Water Resources continued			
Mambilima Rapids/Falls Mwense District	Lodge and campsite, amusement footbridge (glass), golf course restaurants, tourism training facility, and a gift shop	Concession, Private Investor	National Heritage Conservation Commission
Mumbotuta Falls Several sites available	Canoeing and rafting. The surrounding area is excellent for picnicking and camping	Concession, Private Investor	National Heritage Conservation Commission
Mumbuluma Falls: located 36km from Mansa town 10 hectares of land available for development	3-star hotel, lodge, campsite, ornamental game ranch	Concession, GRZ Grant, Private Investor	National Heritage Conservation Commission
Ntumbachushi Falls located approximately 15km west of Kawambwa Information centre 5-room guest house already exists	3-star hotel, lodge, campsite, ornamental game ranch, lodge and campsite	Concession, Private Investor	National Heritage Conservation Commission
Traditional Ceremonies			
Umutomboko of Mwata Kazembe in Mwansabombwe	Camping sites, lodges, boating, restaurants, and leisure facilities like jumping castles for children	PPP, Private Investor	Department of Culture and Traditional Affairs
Ubwilile (Dwelling) of Chief	Improvement of facilities: Complete master plan and create mini creative industries hub	PPP, Private Investor	Department of Culture and Traditional Affairs
Hospitality			
Mansa Lodge 8,051 square metres development area	Upgrade of facilities: 3-star hotel and modern facilities such as conference rooms, retail outlets, car park and 35 spacious rooms, modern bar, restaurant and coffee shop	PPP/Private Investor	Hostels Board of Management



Lumangwe Water Falls

MUCHINGA PROVINCE

Location and Site	Project Description	Type of Investment/ Partnership	Responsible Agency
Wildlife (National Parks, Game Management Areas, Sanctuaries, Game Ranches and Zoos)			
Lavushimanda National Park 250, 000 ha of land located	Lodges and campsites, Hunting safaris Photographic safaris Business complex	Collaborative Management Partnership	Department of National Parks and Wildlife
North Luangwa National Parks Lodges and tented camps exist	Lodges Photographic safaris Game travels and tours Business complex	Concession	Department of National Parks and Wildlife
Creative Industries			
Muchinga Cultural Village	Improvement of facilities, Complete master plan and create mini creative industries hub	GRZ grant, PPP, Private Investors	Department of Culture and Traditional Affairs
Historic Sites and Monuments			
Lubwa Mission Birthplace of Dr Kenneth David Kaunda, first president of the Republic of Zambia	Improvement of facilities, complete master plan and create mini creative industries hub	Concession, Joint Venture	National Heritage Conservation Commission
Water Resources			
Chipoma Falls, Chinsali district 10 hectares available	Lodge/hotel and campsite	Concession, Private Investor	National Heritage Conservation Commission
Archaeological			
Nachikufu Cave An area of 2.59 square kilometres, Nachikufu cave is a pre-historic archaeological site located about 60km from Mpika	Lodge/hotel and campsite	Concession, Private Investor,	National Heritage Conservation Commission
Museums			
Lubwa Museum Partial development of Lubwa Museum and shopping complex facilities	Completion of shopping complex also housing museum offices	GRZ grant, PPP, Private Investors	National Museums Board
Hospitality			
Chinsali Town Two plots available	Upgrade 3-star hotel with modern facilities such as conference rooms, retail outlets, more spacious rooms, modern bar, restaurant and coffee shop , and car park	Joint Venture, Private Investor	Hostels Board of Management
City tour buses	Upgrade or diversify bus operators to city tour buses	Private Investors	Department of Tourism
MICE and Adventure Tourism	New development: 3-star hotel with modern facilities such as conference rooms, retail outlets, more spacious rooms	BOT (Build, Own and Transfer)	Hostels Board of Management

NORTHERN PROVINCE

Location and Site	Project Description	Type of Investment/ Partnerships	Responsible Agency
Water Resources			
Chilambwe Falls 100 hectares available for development. Site declared a national monument.	Tourist resort and ornamental game reserve	PPP, Private Investors	National Heritage Conservation Commission
Lake Chila Existing lodges and camp sites	Lodges Photographic safaris Business complex	Joint Venture, Private Investor	National Heritage Conservation Commission
Wildlife (National Parks, Game Management Areas, Sanctuaries, Game Ranches, etc)			
Isangano National Park	Lodge/bush camp	Collaborative Management Partnership	Department of National Parks and Wildlife
Mweru Wantipa National Park	Lodge/bush camp	Collaborative Management Partnership	Department of National Parks and Wildlife
Nsumbu National Park on the western shore of Lake Tanganyika The park covers more than 2000 square kilometres and incorporates about 80km of the Lake Tanganyika shore	5-star hotels, filling station, airport, campsite, lodging facilities, sport fishing, walking trails and water transport Business complex	Concession	Department of National Parks and Wildlife
Creative Industries			
Kasama, Mbala, Mporokoso Arts and Carpentry	Improvement of facilities, complete master plan and create mini creative industries hub	Private Investors	Department of Culture and Traditional Affairs
Mwela Rocks Cultural Centre	Tourist resort with conference facilities and amusement park	Concession, Private Investor, GRZ grant	Department of Culture and Traditional Affairs
Mwela Cultural Village-Kasama	Improvement of facilities, complete master plan and create mini creative industries hub	BOT (Build, Own and Transfer)	Department of Culture and Traditional Affairs
Various sites across the province	Theatre halls, business complexes	PPP, Private Investors	Department of Culture and Traditional Affairs
Historic Sites and Monuments			
Fort Zombe Mbala	Improvement of facilities, complete master plan and create mini creative industries hub Education facilities	Private Investor	National Heritage Conservation Commission
General von Lettow-Vorbeck Memorial site Mbala 10 hectares available.	Improvement of facilities, complete master plan and create mini creative industries hub Education facilities	Concession, Private Investor	National Heritage Conservation Commission
Mbala Old Prison (1912) Old building	Improvement of facilities, complete master plan and create mini creative industries hub and educational facilities	Private Investors, Management Agreement	National Heritage Conservation Commission

Location and Site	Project Description	Type of Investment/ Partnerships	Responsible Agency
Niamukolo Church Mpulungu Old church without roof	Improvement of facilities, complete master plan and create mini creative industries hub Education facilities	Private Investor	National Heritage Conservation Commission
The Slave Route Runs from DRC, Luapula, Northern into Tanzania	Improvement of facilities, complete master plan and create mini creative industries hub Education facilities	Private Investor	National Heritage Conservation Commission
Water Resources			
Chishimba Falls 100 hectares available for development. Site declared a national monument.	3-star hotel with modern facilities such as conference rooms, retail outlets, 35 spacious rooms, modern bar, restaurant and coffee shop, and car park	Joint Venture, BOT (Build, Own and Transfer, Resort Operators	National Heritage Conservation Commission
Kalambo Falls 8km from estuary of Kalambo River 100 hectares available for development.	3-star hotel with modern facilities such as conference rooms, retail outlets, 35 spacious rooms, a modern bar, restaurant and coffee shop, and car park	Concession, Private Investor	National Heritage Conservation Commission
Kateshi Falls	Lodge and campsite	Private Investors	National Heritage Conservation Commission
Lupupa Falls Mukubwe River, Lunte District	Lodge and campsite	Private Investors	National Heritage Conservation Commission
Nkwale Falls	Lodge and campsite	Private Investors	National Heritage Conservation Commission
Uningi Pans Mbala district 10 hectares available	Water recreation (canoeing and boating), lodge	Joint Venture, Private Investor	National Heritage Conservation Commission
Traditional Ceremonies			
Ukusefya Pa Ng'wena Ceremony	Camping sites, lodges, boating, restaurants, and leisure facilities like jumping castles for children	Private Investor	Department of Culture and Traditional Affairs
Museums			
Enhancement of Eco- tourism structures constructed in three villages	Standalone Insaka, homestays, kitchens, bathrooms and toilets	Concessions, Private Investor	National Museums Board
Moto Moto Museum in Mbala	Shopping complex also housing museum offices	Private Investor, BOT (Build, Own and Transfer)	National Museums Board
Hospitality			
Kasama Lodge 6,814 sq meters available for development	Upgrade facilities to 3-star hotel with modern facilities such as conference rooms, retail outlet, more spacious rooms, modern bar, restaurant and coffee shop, gift shop, car park and other tourism facilities	Private Investor, BOT (Build, Own and Transfer)	Hostels Board of Management

NORTHWESTERN PROVINCE

Location and Site	Project Description	Type of Investment/ Partnership	Responsible Agency
Water Resources			
Nyambwezu Falls 97km east of Mwinilunga 30 hectares available for development. Site declared a national monument.	Lodging/camping/picnic facility, conference facility	Joint Venture, BOT (Build, Own, and Transfer)	National Heritage Conservation Commission
Historic Sites and Monuments			
Kabompo House Kabompo District Site declared a national monument.	Adapt to political information centre	Joint Venture	National Heritage Conservation Commission
Kifubwa Rockshelter 6km South of Solwezi Town 200 hectares available for development. Site declared a national monument.	Lodging/camping/conference facility, river-based activities	Concession, Private Investors	National Heritage Conservation Commission
Mutanda Falls Kalumbila District about 35km south-west of Solwezi town centre. 5 hectares available for development. Site declared a national monument.	Amusement/theme park, ecotourism, river based activities	Concession, Private Investors	National Heritage Conservation Commission
Zambezi Source National Monument Ikelenge district 54km from Mwinilunga 20 hectares available for development. Site declared a national monument.	Lodging/camping facilities, ecotourism	PPP, Private Investors	National Heritage Conservation Commission
Hospitality			
Solwezi Lodge 4.2 hectares development area	Upgrade of facilities 3-star hotel to have 31 spacious rooms and modern facilities such as conference rooms, retail outlets, a modern bar, restaurant and coffee shop, and car park	Joint Venture, Co-management	Hostels Board of Management
West Lungu National Park	Entire Park Lodging, campsite, recreational activities	Collaborative Management Partnership	Department of National Parks and Wildlife
Museums			
Mwinilunga Community Museum	Shopping complex also housing museum offices	Private Investors, Concessions	National Museums Board

SOUTHERN PROVINCE

Location and Site	Project Description	Type of investment/ Partnership	Responsible Agency
Wildlife (National Parks, Game Management Areas, Sanctuaries, Game Ranches and Zoos)			
Lochinvar National Park Chunga Lagoon site in Sinazongwe district	Tourism related investment	Concession	Department of National Parks and Wildlife
Mosi-Oa-Tunya National Park	Lodge and adventure activities	Concession	Department of National Parks and Wildlife
Sekula Wildlife Sanctuaries Located on Lake Kariba in Sinazongwe District Accessible by road and water all year around	Lodge, bird watching, game drives	Concession	Department of National Parks and Wildlife
Creative Industries			
Maramba Cultural Village Located near Mosi-Oa- Tunya National Park The area is fully serviced and has water and ZESCO power lines Tarred road	Improvement of facilities, complete master plan and create mini creative industries hub	Flexible arrangement	Department of Culture and Traditional Affairs
Historic Sites and Monuments			
Administrator's House National Monument Kalomo 62 Hectares available for development. The area incorporates a historic state house.	Tourism related development	Joint Venture, Private Investor	National Heritage Conservation Commission
Railway Museum National Monument Livingstone town 3.8 hectares of land available The site is 2 km from Livingstone town	Construction of international convention centre, theme park, hotel and apartment complex	Joint Venture, Private Investor, BOT (Build, Own and Transfer)	National Heritage Conservation Commission
Museums			
Choma Museum and Crafts Centre 1.6988 hectares	Development of Museum Business Park, which is adjacent to Choma Museum and Crafts Centre more than 1.5 hectares Shopping complex also housing museum offices	Private Investor, Concession	National Museums Board
Museum storage facilities, amphitheatre and play park, tarred road	Museum storage facilities, amphitheatre and play park on the land that is available for Public Private Partnership (PPP). Situated 10 km from the central business district of Livingstone and 1.5 km off the main road	Private Investor, Concession	National Museums Board

SOUTHERN PROVINCE continued

Location and Site	Project Description	Type of investment/ Partnership	Responsible Agency
Museums continued			
Railway Museum National Monument Livingstone town 3.8 hectares land available	Construction of international convention centre	Private Investor	National Museums Board
Hospitality			
Livingstone Lodge 3 hectares development area	Upgrade of facilities 3-star hotel with modern conventional facilities	Private Investor	Hostels Board of Management
ZAF Chalets TAAP Site 12 40m x 60m residential plots along Airport Road in Livingstone	5-star hotel, corporate park or even self-catering furnished holiday homes	Private Investor	Zambia Institute for Tourism and Hospitality Studies



WESTERN PROVINCE

Location and Site	Project Description	Type of investment/ Partnership	Responsible Agency
Water Resources			
Ngonye/Sioma Falls 10 hectares available	Tourism-related facilities such as a lodge, safari camp, bush camp children's park or picnic zone.	Joint Venture, Private Investor	National Heritage Conservation Commission
Creative Industries			
Yuka Cultural Village Mongu	Improvement of facilities, complete master plan and create mini creative industries hub		Department of Culture and Traditional Affairs
Wildlife (National Parks, Game Management Areas, Sanctuaries, Game Ranches and Zoos)			
Sioma Ngwezi National Park – 4 sites available	Lodge, bush camp	Concession, Collaborative Management Partnership	Department of National Parks and Wildlife
Hospitality			
Mongu Lodge 29.2 hectares	Upgrade of facilities 3-star hotel with modern facilities such as conference rooms, retail outlet, 35 spacious rooms, modern bar and restaurant coffee shop and car park	Joint Venture, Private Investor, Co-management	Hostels Board of Management
Kazungula District 163 hectares	Mukuni Farm Project construction: Tourism University	BOT (Build, Own and Transfer)	Zambia Institute for Tourism and Hospitality Studies
Museums			
Improvement of Nayuma Community Museum Infrastructure and Business Facilities Museum infrastructure and tarred road present	Upgrading of structure	Private Investors, Concession	National Museums Board
Development of Mongu Museum and shopping complex facilities	Shopping complex also housing museum offices	Private Investor	National Museums Board
Mulobezi Open Air Museum National Monument Site Mulobezi 2 hectares land available	Tourism related development	Joint Venture, Private Investor	National Heritage Conservation Commission



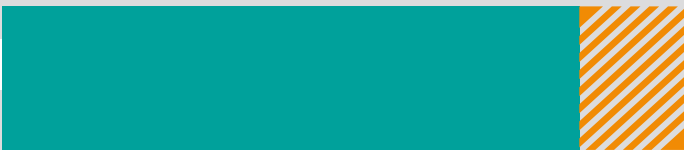




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Kalichi Pictures: p9 (top left), p.17 (bottom left), p24, p27, p32-33, p34

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Bwana Jimmy Productions: p15, p31

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Zambia's National Dance troupe perform regularly at the Maramba Cultural Village, Livingstone

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