



# MAZABUKA DISTRICT INVESTMENT PROFILE



## CREDITS AND APPRECIATIONS

The completion of the Mazabuka District Investment Profile is the result of the combined efforts, dedication, and expertise of numerous individuals and organizations. We would like to extend our sincere appreciation to everyone who contributed to this important document.

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To all local businesses, investors, and community members who participated in the interviews and surveys, sharing their experiences and aspirations.

Your collective efforts have resulted in a comprehensive and impactful investment profile that will serve as a valuable resource in promoting sustainable development and economic growth in Mazabuka District. Thank you for your dedication and hard work.



# TRANSFORMING MAZABUKA INTO A SMART CITY

Many efforts are being tried to revamp the economy of the district. One concept that has been taken on board by the Local Authorities leadership is the Local Economic Development (LED) approach that is meant to revive the economic status of the town. Under the LED concept, the district has set its vision of becoming a well-developed, industrious, prosperous and climate resilient city that delivers quality services to all residents by 2031”, whose goals are: (1), to create an enabling environment for equal economic and business opportunities and (2), to transform the town into a green, clean,

and healthy town thus attracting both local and foreign investments due to the city’s strategic location and natural endowments. The city is endowed with vast arable land for agriculture as well as mineral wealth.

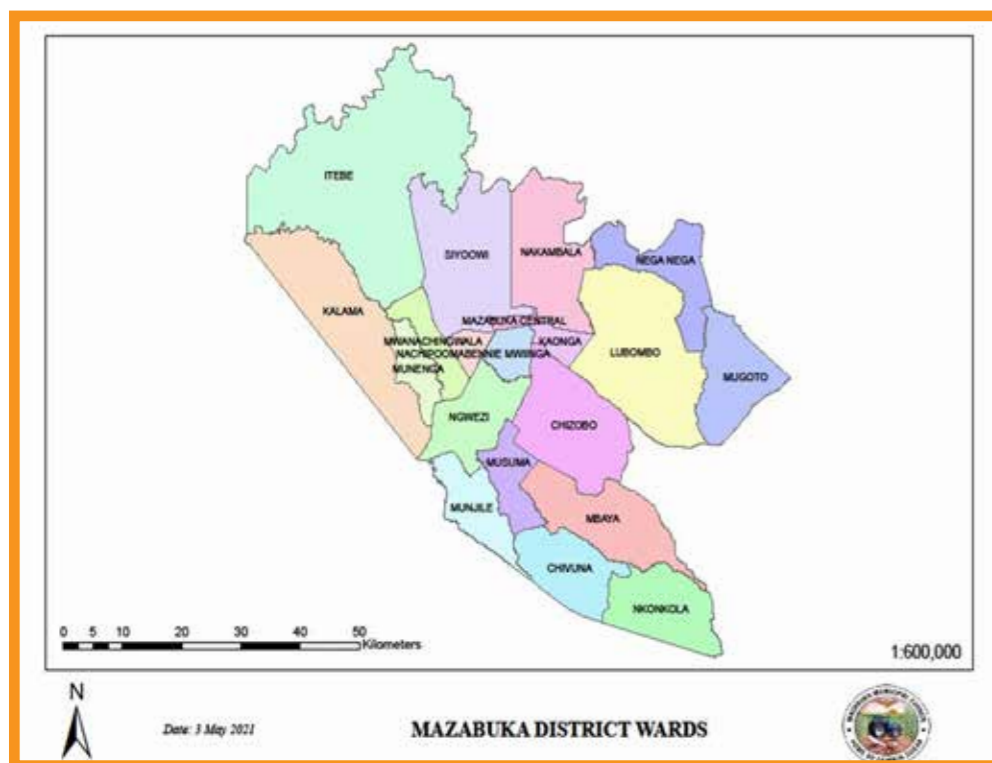
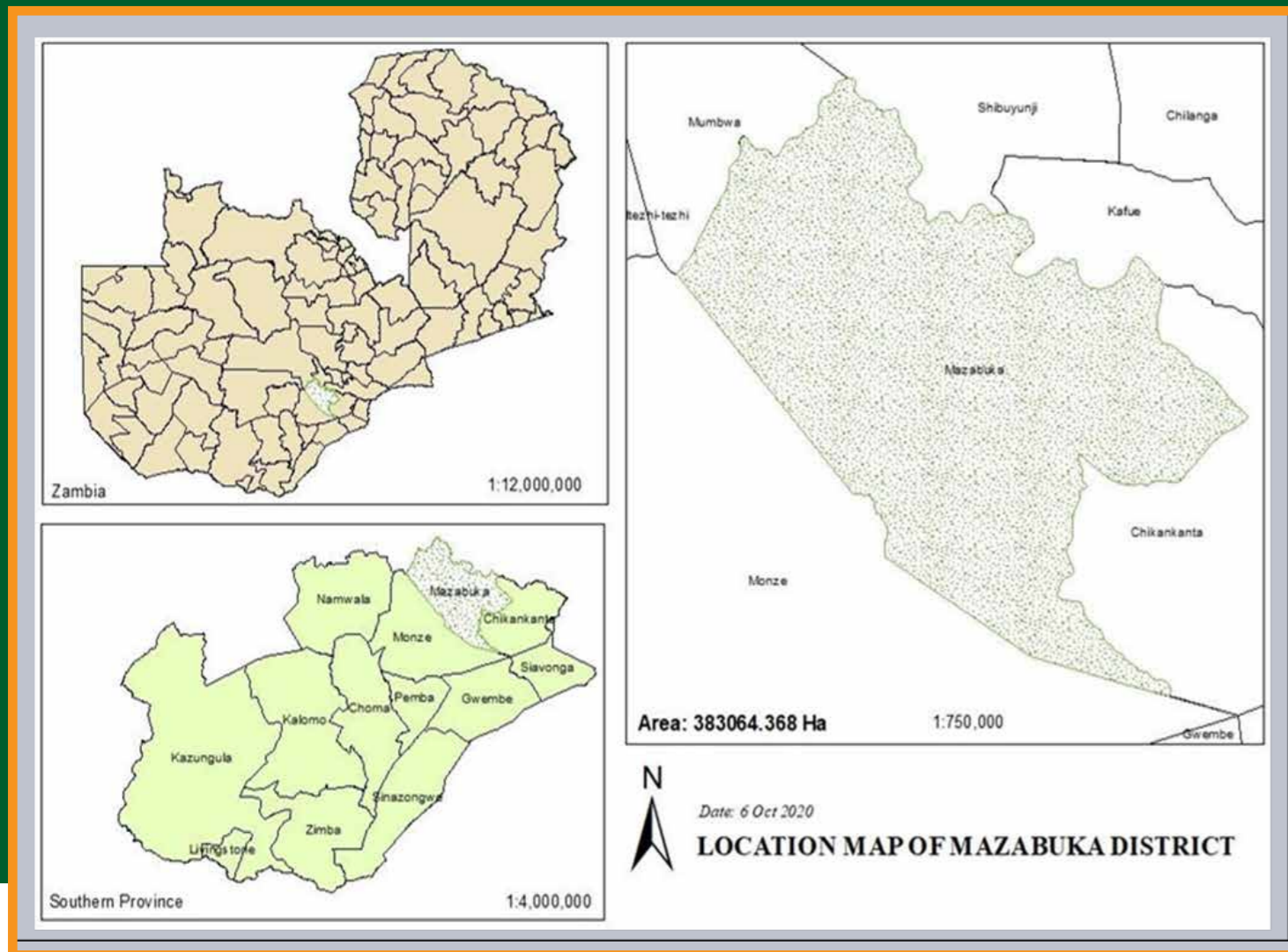
This Investment Profile outlines programmes and projects viable for both local and foreign investment that will accelerate the growth of the local economy thus, increasing local jobs, increasing the local tax (revenue) base, diversifying the local economy and achieving sustainable local economic development. It has also given a profile of the district’s administration, location, geography, demography, economic activities, infrastructure and a swot analysis as a basis for investor decision making.

## 2. GENERAL DISTRICT BACKGROUND

### 2.1 LOCATION/DISTRICT BOUNDARIES

Mazabuka District is located in the Southern Province of Zambia along the Great North Road. It is about 125 km by road from Lusaka, the capital city of Zambia, about 360 km from Livingstone City, the tourist Capital of Zambia and about 160 km from the provincial capital, Choma. As shown in figure 1 below, Mazabuka is situated in the North-Eastern part of the province. To be precise, the latitudinal and longitudinal position of Mazabuka District is 29° and 27° East and 15° and 17° south respectively.

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Mazabuka is one of the thirteen (13) districts in Southern Province.

Mazabuka District is constituted of 2 constituencies, 20 wards and 3 chiefdoms.



## 2.2 DISTRICT ADMINISTRATION

The district is run by the Local Authority under the Ministry of Local Government and Housing with key the following key roles.

**The Mayor:** The Mayor is the political head of the district who is democratically elected by the community.

**The Town Clerk:** The Town Clerk carries out executive functions for municipal administration. He is the head of Local Government at District Level.

**The District Commissioner:** The District Commissioner represents Central Government at district level.



## 2.3 DEMOGRAPHY AND SOCIAL PROFILE

The district currently has a total population of 224,448 with a growth rate of 1.2 % per annum according to the 2022 national statistics report. The total population therefore is distributed as follows; 125, 860 for the Urban area and 107, 224 for the rural area. Main languages spoken: English is the official language of communication and instruction in Southern Province. The main local languages of communication are Tonga and Nyanja.

**Religion:** Christianity is the enshrined religion in the Zambian Republican Constitution. However, the right of every person to enjoy freedom of conscience or religion is upheld.



## 2.4 GEOGRAPHICAL PROFILE

**District Size:** The district is situated in the North-Eastern part of the province, covering an area of approximately 3,830.64 square kilometers. It shares boundaries with Kafue and Shibuyunji Districts to the north, Monze District to the South, Chikankata District to the north-east and Siavonga and Gwembe to its South-east.

**Location:** To be precise, the latitudinal and longitudinal position of Mazabuka District is 29° and 27° East and 15° and 17° south respectively.

**Climate and Temperatures:** Mazabuka, like the rest of Zambia, experiences 3 distinct seasons: Warm and wet (November - April), Cool and dry (May - July) and Hot and dry (August - October).

**Rainfall:** The district receives an average of 708.3 mm of rainfall per year in this period. It is a medium rainfall area, with the highest rainfall in December and January. However, these have become unpredictable because of the prolonged drought as a result of climate change.

**Vegetation:** The district's vegetation is predominantly savannah type

**Rivers:** The major river system in the district is the lower Kafue, a tributary of the Zambezi River. The lower Kafue catchment includes the Kafue Flats, a part of which is found in the district. The area floods in the rainy season but dries sufficiently in the dry season to provide pasture land for cattle. This behaviour of the flood plains to inundate and subside at different times has led to a practice of moving out of the pasture land by the local cattle keepers in the wet season when the area inundates called transhumance (SoE, 2011).

**The lower Kafue River has two tributaries:** Kaleya and Magoye. There are many other smaller streams that either drain into the Kaleya and Magoye or directly into the Kafue. The Ngwezi stream drains into the Magoye. Most of the Kafue River System discharge is from the upper catchment. In the lower part, the inflow from tributaries equals the evaporative losses from the flood plains and reservoirs (Baumle et al, 2007). There are a number of earth dams and dambos dotted in and around the district. The dams are built on streams or dambos and they are used for watering of livestock, irrigation and domestic water supply. The district shares a good portion of the Kafue Flats wetlands which is home to a variety of wildlife including birds and fauna.



## 2.5 ECONOMIC ACTIVITIES

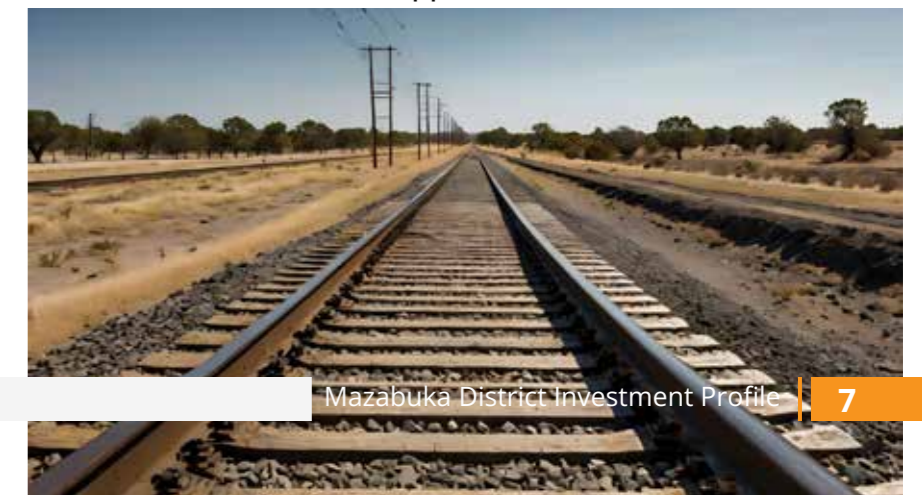
Mazabuka's economy today is predominately driven by agriculture with sugar cane growing being the leading cash crop. Mazabuka is natural endowed with alluvial soils which can support the growing of different crops from vegetables, citrus, maize, soya beans and other cash crops for both local and export markets. The district is home to the largest sugar mill in Southern Africa and the second in Africa accounting for more than 50% of employment of the local population. Due to the circular economy of sugar, a number of investors have shown interest in investing in the district to exploit the sugar downstream products such as molasses, furfural and baggase. Recently we have seen some foreign direct investment in ethanol, one investor has invested in a modern ethanol plant. The district has also got a lot of mineral wealth which is yet to be explored. Livestock farming has remained one of the drivers of the economy with both small scale farmers and commercial farmers.

## 2.6 EXISTING DISTRICT INFRASTRUCTURE

The district is well connected to the province by both road and rail. To make the city more accessible, the Local Authority and the Ministry of Infrastructure development has invested in huge sums of money to upgrade key roads to bituminous standard to make the district more accessible throughout the year. The district has the potential to become the business hub of the Southern Province due to its strategic location which gives the business community proximity to the key markets and border towns of Chirundu and Siavonga. The district's housing infrastructure largely driven by the private sector has grown to leaps and bounds driven by the growing population and economic growth in the agriculture sector. The district Council has also recently acquired land for both residential and industrial use.

**Roads:** T1 Great North road; district also accessed through Lubombo and Chivuna roads which are gravel roads

**Railway:** Zambia Railway line connecting to Southern Province to Lusaka and Copperbelt Provinces





**Water:** Kafue River, Magoye River and various streams



**Electricity:** Hydro electric power generated by -ZESCO

**Health:** Mazabuka General hospital, Kaonga Mini-Hospital, Victoria Hospital, Mazabuka Mine Hospital, clinics in various locations of the district both public and private.

**Education:** Zambia Institute of Animal Health (ZIAH), Mazabuka School of Nursing, Secondary and Primary schools both public and private

**Public Institutions:** Civic Centre, District Administrative offices, NAPSA, Worker's Compensation



**Judiciary:** Magistrate and Local Courts are available

**Commerce:** Shopping Complex, Modern Bus Station, markets, shops in the CBD, etc



## Industries in the District:

### 1. Ethanol Plant

The Mazabuka District is home to the largest ethanol plant, which plays a significant role in Zambia's biofuel and agricultural sectors. The plant is primarily engaged in the production of ethanol from sugarcane, leveraging the region's rich agricultural output. Sugarcane is a major crop in Mazabuka, known as the "Sweet Town" due to its extensive sugarcane plantations.

This ethanol facility contributes to the diversification of Zambia's energy sources by producing biofuel, which is a cleaner and renewable alternative to fossil fuels. The ethanol produced is primarily used as a blend in automotive fuels, reducing the country's dependence on imported petroleum products and supporting energy sustainability.



The plant also has a positive impact on the local economy by providing employment opportunities and fostering the development of ancillary industries such as sugarcane farming, transportation, and packaging. Additionally, the ethanol plant contributes to the socio-economic development of the Mazabuka District through corporate social responsibility initiatives, including investments in local infrastructure and community welfare programs.

As part of Zambia's broader strategy to enhance energy security and promote renewable energy, the ethanol plant in Mazabuka is a key asset that aligns with national and regional development goals. The plant's operation demonstrates the viability of biofuel production in Zambia and presents opportunities for further investment in the renewable energy sector.



## 2.6 EXISTING DISTRICT INFRASTRUCTURE

### 1. Zambia Sugar

Zambia Sugar is a sugar cane growing and sugar manufacturing company, driven by its vision to become a world class brand, which takes pride in its brand, values, highly skilled employees and quality range of products. The company strives to make a difference in the communities in which it operates by creating opportunities for them to thrive.

Zambia Sugar grows sugar cane at Nakambala Sugar Estate on 14, 400 hectares of land while growers on an additional 13, 600 hectares supply 40% sugar cane grown. Over 3 million tonnes of sugar cane is delivered to the factory for crushing per annum.

#### Key Notes on the Company

- One of the largest employers in the agricultural sector
- Largest employer in Southern Province
- 5 000 employees at peak
- 3 000 housing units on the estate
- 5 schools (Primary & secondary)
- 385 smallholders
- 17 commercial growers
- 40 megawatts electricity power production capacity
- 100% supply of bulk raw water to Mazabuka
- 1.7% GDP contribution (2017 report)



## PRODUCTS

Zambia Sugar markets its products under the WHITESPOON brand with a product range that comprises: Brown, Household, Refined, Castor, Icing, Rich dark, Golden Syrup, Treacle Syrup, Maple Syrup, Molasses, Industrial Brown, Industrial Household, Bottler grade, Demerara, Golden granulated and Raw sugar for refining.



## 2. Mabiza Resources Limited

### Mabiza Mine in Mazabuka District

Mabiza Mine is a significant mining operation in Mazabuka District, specializing in nickel production. As one of Zambia's prominent nickel producers, Mabiza Mine plays a crucial role in the country's mining sector. The mine is known for its rich nickel deposits, contributing to both the local economy and Zambia's export revenue.

The mine's operations have created employment opportunities and spurred infrastructure development in Mazabuka, positively impacting the local communities. Mabiza Mine is also strategically positioned to benefit from Zambia's growing mining industry, with potential for expansion and increased production.

With the global demand for nickel on the rise, particularly for use in electric vehicle batteries and stainless steel production, Mabiza Mine presents a strong investment opportunity. The mine's ongoing development and exploration activities underscore its potential to further enhance Mazabuka's profile as an important mining district in Zambia.

## 3. INVESTMENT OPPORTUNITIES

Mazabuka district presents a vibrant and dynamic landscape for investment, underpinned by its strategic location, robust infrastructure, and progressive economic policies. As a hub for innovation and growth, the district offers a diverse array of investment opportunities across sectors such as agriculture, technology, real estate, manufacturing, and renewable energy. This section aims to provide potential investors with a comprehensive overview of the district's economic strengths, key sectors for investment, and the supportive measures in place to foster a conducive business environment. By exploring the unique characteristics and advantages of Mazabuka district, investors can identify and capitalize on emerging opportunities that align with their strategic objectives.



## 3.1 CURRENT PROPOSED INVESTMENT

### 3.1.1 MAZABUKA ESTATES

Mazabuka district recently acquired land and developed a new district layout which we are calling Mazabuka Estates. The estate is a meticulously planned area that embodies a modern vision for urban development and sustainable growth. This innovative layout offers a rich tapestry of land uses designed to cater for diverse investment needs and community development goals. The district integrates residential, commercial, industrial, and recreational zones, each strategically placed to maximize efficiency, accessibility, and synergy.

# NEW LAYOUT WILL BE ADDED



This strategic layout not only promotes sustainable development but also ensures that all sectors thrive in harmony. Investors are invited to explore the potential of Mazabuka Estate and consider the unique opportunities each zone presents for long-term, sustainable growth. Investment opportunities available in the estate are as follows;

**Residential Zones:** Planned neighborhoods offering a mix of housing options to meet the demands of a growing population.

### 3.1.1.1 Investment Opportunity

#### 1: Construction Of Housing Units

Land is available for the Construction of over 800 housing units in the Estate. This investment opportunity will increase accommodation availability for the various stakeholders in the district. Two categories of residential zones have been made available: high cost and Medium cost with size 900sqm and 2000sqm respectively.

**Commercial Areas:** Prime locations for retail, offices, and services, fostering a vibrant business environment.

### 3.1.1.2 Investment Opportunity

#### 2: Construction of Modern Market

The new district layout, meticulously crafted to balance residential, commercial, and recreation needs, offers an ideal location for a modern market. This venture not only promises high returns but also contributes to shaping the economic and social fabric of the community.



**Institutional Areas:** supporting facilities for the residents of the estate – schools, hospitals and churches.

### 3.1.1.3 Investment Opportunity 3: Establishment of education centres

The layout has provisions for the establishment of a university, resource centre ICT, education or skills training centre. The district lacks the availability of a higher learning university that can offer education services to the youths in the district.



**Green Spaces and Recreation:** Parks, trails, and leisure areas enhancing the quality of life for residents and visitors alike.

### 3.1.1.4 Investment Opportunity 2: Development Of modern Playparks

The layout adopts the green city approach that allows for open spaces for the construction of playparks offering recreational services to the residents of the estate.



## 3.1.2 EXPLORING PUBLIC-PRIVATE PARTNERSHIP OPPORTUNITIES IN MAZABUKA DISTRICT

As part of our commitment to fostering sustainable growth and development, the local authority of has identified two potential public-private partnership (PPP) projects that within the CBD. These projects represent a unique opportunity for strategic investors to participate in high-impact initiatives that will shape the future of our community.

### 3.1.2.1 BUILDING A MODERN CIVIC CENTER AND SHOPPING MALL IN MAZABUKA DISTRICT

Mazabuka District presents a unique opportunity to partner with interested investors in a public-private partnership (PPP) that will not only enhance the civic infrastructure but also stimulate economic growth. This partnership involves constructing a state-of-the-art civic center in exchange for prime land in the Central Business District (CBD) to develop a vibrant shopping mall. This strategic collaboration promises significant returns on investment, while fostering community development and economic vitality. Project

#### Overview:

**Civic Center:** The proposed modern civic center will serve as a hub for community activities, administrative services, and cultural events. It will feature state-of-the-art facilities, including conference halls, a library, and an auditorium, enhancing the quality of life for residents.



Shopping Mall: In return, investors will receive prime land (0.59ha) in the CBD to construct the first shopping mall in the district. This facility will host various retail outlets, restaurants, entertainment centres, and office spaces, making it a one-stop destination for shopping and leisure.



The Mazabuka District Local Authority is committed to fostering economic growth and enhancing community facilities. This PPP reflects the authority's dedication to creating a business-friendly environment. The project site is where the old local authority motel stands, a location that holds historical significance and local recognition. This strategic location offers easy accessibility and visibility. As a rapidly growing district with increasing business and tourism activities, Mazabuka is primed for the development of a modern hospitality infrastructure.

Currently, the absence of a quality hotel limits the district's ability to cater to business travellers, tourists, and local events. The proposed hotel will be a landmark facility, offering a blend of luxury and comfort with amenities such as conference rooms, dining options, and recreational facilities. It will cater to the needs of various segments, including corporate clients, tourists, and local residents attending events.

### 3.1.2.2 A NEW ERA OF HOSPITALITY AND GROWTH: CONSTRUCTION OF HOTEL

Mazabuka local authority in an effort to transform the the hospitality industry wishes to partner interested investors in a public-private partnership (PPP). This initiative involves constructing the first modern hotel on the site of the old local authority motel. This venture not only fills a significant gap in the region's hospitality sector but also promises lucrative returns while contributing to the district's socio-economic development.



### 3.1.3 MULTI FACILITY ECONOMIC ZONE

We present a compelling industrial investment opportunity in Mazabuka District, where 460 hectares of land is readily available for the development of an economic zone with various industries to contribute to the country's economic growth.



### 3.1.3.2 WASTE MANAGEMENT- ENGINEERED LANDFILL FOR BIOGAS PRODUCTION

Mazabuka District currently lacks an engineered landfill that can help with the efficient management of waste. The development of an engineered landfill designed for biogas production provides a solution to waste management as this project promises to convert waste into a valuable renewable energy source while addressing environmental concerns.

Mazabuka District currently generates 772.587 tons annually accounted for organic waste, providing a consistent and cost-effective feedstock for biogas production. As energy needs continue to rise, biogas offers a sustainable and locally-sourced energy alternative that can reduce reliance on fossil fuels. Properly managed landfills reduce the environmental impact of waste disposal and decrease greenhouse gas emissions by capturing methane for energy use.

### 3.1.3.1 ENERGY SECTOR

Mazabuka district provides an industrial investment opportunity in the energy sector. Moving away from traditional hydroelectric power, this project aims to harness renewable energy, providing sustainable power solutions for the district and beyond. With the increasing need for reliable and sustainable energy, Mazabuka offers a strategic location to tap into a growing market. The district is endowed with vast solar and wind resources, providing an ideal setting for solar farms and wind turbines. The Zambian government is encouraging investments in renewable energy, offering incentives and a supportive regulatory environment. The available land can accommodate large-scale solar panels and wind turbines, generating substantial energy to meet local and regional needs. This project will significantly reduce the reliance on hydroelectric power, promoting environmental sustainability and energy diversification.

The development of alternative energy sources will not only create jobs, but stimulate local economies, and attract further investment. It will enhance the district's resilience against climate-related disruptions currently affecting the hydroelectric power supply in the country.

This investment aligns with the national sustainability goals, and investors can benefit from government incentives and support. With increasing energy costs and environmental concerns, biogas represents a growing market with significant return potential.





### 3.1.3.3 LEATHER TANNERY

Southern Province home to Mazabuka District is a leading region in livestock farming. Mazabuka is a major contributor to this industry, offering a unique chance to capitalize on its robust livestock sector by establishing various supporting industries.



With its strong livestock farming industry, Southern Province provides a plentiful supply of hides and skins, the primary raw materials for leather production. Mazabuka's central position within the Southern Province allows easy access to livestock farms, reducing transportation costs and ensuring a steady supply chain. The global leather market is experiencing consistent growth, driven by increasing demand for leather products across fashion, furniture, and automotive industries.



The proposed factory will process hides and skins into high-quality leather, suitable for various industries. Advanced manufacturing techniques and skilled labour will ensure superior products. This project aims to add value to the district's livestock sector by transforming raw materials into finished products, creating a new revenue stream.

Investing in a leather factory in Mazabuka District represents a strategic move to leverage the region's livestock resources and capitalize on a growing market.

### 3.1.3.4 FINGERINGS HATCHERY

Mazabuka District presents a promising investment opportunity in the aquaculture sector, particularly in establishing the first fingerlings hatchery. Despite its rich natural resources and favorable climatic conditions, the Southern Province currently has only one hatchery, leaving a significant gap in the market for fish farming inputs.

A fingerlings hatchery in Mazabuka would serve as a vital supply source for the region's growing aquaculture industry. Fish farming is increasingly being recognized as a sustainable and profitable venture in Zambia, contributing to food security, job creation, and rural development. The demand for high-quality fingerlings is on the rise, driven by the need for reliable and productive fish stock among local fish farmers.

By establishing a hatchery in Mazabuka, investors would not only tap into a lucrative market but also promote the growth of the aquaculture sector in the region. The hatchery could focus on breeding popular species like tilapia and catfish, which are well-suited to local conditions and have high market demand.



In addition to meeting local needs, a fingerlings hatchery in Mazabuka would have the potential to supply neighboring districts and provinces, thus expanding its market reach. This investment would also contribute to reducing the dependency on imported fingerlings, lowering production costs for fish farmers, and increasing the overall profitability of aquaculture ventures.

Moreover, the establishment of a hatchery would create job opportunities and support the local economy by stimulating related industries such as feed production, fish processing, and distribution. It would also align with national efforts to enhance food security and promote sustainable development.



Investors in this project would benefit from the district's strategic location, access to a growing market, and the potential for government support through incentives for agricultural and aquaculture investments.

Establishing the first fingerlings hatchery in Mazabuka is an opportunity to lead and shape the future of the aquaculture industry in the region.



Investing in a milk processing plant in Mazabuka would tap into the district's existing dairy resources and provide a much-needed boost to the local economy. The plant could process raw milk into a variety of dairy products such as pasteurized milk, cheese, yogurt, butter, and powdered milk. These products have a ready market, both locally and regionally, given the increasing demand for dairy in Zambia.

By establishing a processing facility, investors can capitalize on the supply chain efficiency, reducing the need for raw milk to be transported over long distances to processing plants in other regions. This would not only lower transportation costs but also ensure fresher, higher-quality products for consumers.



Moreover, a milk processing plant in Mazabuka would provide a reliable market for local dairy farmers, encouraging them to increase milk production. This, in turn, would lead to improved livelihoods for farmers through better pricing and increased income. The plant could also promote the adoption of better farming practices and dairy technologies, further boosting productivity in the sector.

The establishment of a milk processing plant would create employment opportunities in the district, from direct jobs within the facility to indirect opportunities in related sectors such as transportation, packaging, and retail. Additionally, the plant could engage in corporate social responsibility initiatives, supporting community development and enhancing the overall quality of life in Mazabuka.

### 3.1.3.5 MILK PROCESSING PLANT

Mazabuka District offers a compelling investment opportunity in the dairy sector through the establishment of a milk processing plant. Known for its fertile lands and conducive environment for livestock farming, the district has a strong dairy farming community that produces over 20, 000 liters of raw milk a day. However, the absence of a local milk processing facility limits the potential for value addition and market expansion.



From an investment perspective, the district's strategic location with access to major transportation routes, combined with the growing demand for dairy products in Zambia, makes this a highly attractive venture. Investors could also benefit from potential government incentives aimed at promoting agro-processing industries.

Overall, establishing a milk processing plant in Mazabuka is a strategic investment that promises substantial returns while contributing to the economic and social development of the region.

## 4 SWOT ANALYSIS

### STRENGTHS

- Availability of Land for investments and settlement
- Abundance of skilled and unskilled Labour resources
- Local authority's power to Create of by laws
- Susceptible to Information technology
- Abundance of energy resource and water resources Interconnectivity on road, rail, and wireless communication.
- Provincial capital (housing major government department as functional administrative structures) Planning authority (decision making body)
- Availability of minerals (lead, zinc, manganese)
- Agricultural town (production, processing and sale)
- Tertiary education (establishment of both private and public colleges and universities)
- Strategic location with proximity to key markets and border towns
- Arable land for agriculture
- Abundant water for irrigation- both surface and underground
- Presence of an airstrip
- Availability of hospitality industries

### OPPORTUNITIES

- Favourable climate for mining and agricultural activities Availability of both surface and underground water.
- Availability of markets for products & services

### WEAKNESSES

- Un controlled land use lead to expansion of squatter settlements Street vending leading to littering and uncleanliness of the CBD High alcohol and drug abuse on adult population
- High poverty levels High illiteracy levels
- Lag in technological changes Lack of investment in alternative energy sources
- Out dated valuation role (Mazabuka Municipal Council)

### THREATS

- High Interest rates from lending institutions
- Externalization of profits by foreign investors
- Closing down of industries Emerging of non-communicable diseases
- High unemployment levels Political policy shift Political inferences

## 5 REASONS TO INVEST IN MAZABUKA

- Centrally located, providing easy access to markets, and connectivity to the road and rail networks as well as energy and communication systems
- Fertile soil, favourable climatic condition and plenty of land for agriculture and livestock production
- Unexploited opportunities for Agro-processing and industrial production
- Availability of institutions for provision of Government, banking and insurance Services
- Availability of both skilled and unskilled labour
- Proactive district administration and policy shift promoting investment the district through the local authority and central government
- Stable political environment
- ZDA tax rebate for MFEZ investors
- Friendly people
- Access to key markets- Mazabuka can be used as a production hub to supply the whole of Zambia to neighbouring countries south of Zambia.

## 6 ANY OTHER INFORMATION

The economic potentials highlighted are in line with the Eight National Development Plan (8NDP) 2022-2026, from which the district identified the comparative and competitive advantages that can significantly contribute to national development





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