



**ZIMBABWE PARKS AND WILDLIFE
MANAGEMENT AUTHORITY**

**2018
INVESTMENT PROSPECTUS**

DISCOVER ZIMBABWE

Victoria Falls | Zambezi National Park

Mosi-oa-Tunya, "The Smoke that Thunders"



Lion at Manapools National Park



INTRODUCTION

Zimbabwe is a country endowed with unique wildlife resources. Wildlife based tourism is the major tourism drawcard and the country boasts of a number of world acclaimed attractions such as Hwange, Gonarezhou, Manapools and Victoria Falls National Park. With a rich culture of hospitality, Zimbabwe ranks among the top tourist destinations in Africa.

Approximately 28% of the land in Zimbabwe is dedicated towards wildlife conservation and from the land dedicated for wildlife conservation, 13%, (representing 5 million hectares) is managed by the Parks and Wildlife Management Authority.

The country's commitment to conservation has resulted in remarkable growth in populations of key mammalian species such as the African Elephant, *Loxodonta Africana*, whose population exceeds 83,000. In wildlife areas managed by PWMA, there are opportunities for investing in ecological friendly business ventures. Revenues generated from such investments play a critical role in financing conservation.

Zimparks recognises the need to utilise wildlife resources sustainably for the benefit of present and future generations. It is in this regard that Zimparks will ensure that all investments in wildlife areas will be done for the benefit of conservation of the natural environment and habitats as well as enhancing the socio – economic benefit of the country.

This Investment Prospectus acts as a guideline to all investors willing to invest in the wildlife areas managed by Zimparks.

Snippet - Lake Chivero Recreational Park



ZIMBABWE FACT PROFILE

Total area	390 757 square kilometres
Border countries	Zambia (North), South Africa (South), Mozambique (East) and Botswana (West)
Capital city	Harare
Official language	English
Climate	Climate low temperatures from April to July. Warm to hot from August to October. Rainy season begins in November and ends in March
Population	+/-13 million
Major economic sectors	Agriculture – 18.5% of GDP, Manufacturing – 15.5% of GDP, Tourism – 6% of GDP, Mining – 4% of GDP
Currency	The country uses a basket of currencies for trade and investment transactions. These include United States Dollar (US\$), Great Britain Pound (GBP), South African Rand (ZAR), Botswana Pula (BWP), Euro, Japanese Yen (JPY) and Chinese Yuan (CNY).
Transport and communication	Good road, rail and air transport network. Modern communication systems.



THE PARKS AND WILDLIFE ESTATE OF ZIMBABWE

The land that is managed by the Zimparks is called the Parks and Wildlife Estate. This land comprise of National Parks, Recreational Parks, Sanctuaries, Safari Areas, Botanical Reserves, and Botanic Gardens. In line with the high quality wilderness experience offered in these protected areas, tourist activities permitted are exclusively nature-based consisting of photographic activities such as canoeing, walking, game viewing, fishing and bird watching. Accommodation is restricted to a few safari lodges, and eco-friendly tented or mobile camps as well as self-catering lodges and camping sites.

The big 5 found in Zimbabwe



NATIONAL PARKS

National parks are wildlife protected areas which are meant to preserve and protect the natural landscapes and wildlife for the enjoyment, education and inspiration of the public. Developments permitted in national parks are usually semi – permanent in nature and investments for adventure photographic activities are also available. A synopsis of the national parks where investment opportunities are available in Zimbabwe is given below;

1. HWANGE NATIONAL PARK

Hwange National Park is the biggest park in the Southern Sahara and it is part of the Kavango Zambezi Transfrontier Conservation Area. The Park is home to a tremendous selection of wildlife with over 100 species of mammals and nearly 400 bird species. The elephant population in Hwange is one of the largest in the world which is estimated at 45,000. The park is ideal for photographic tourism investments.



2. ZAMBEZI AND VICTORIA FALLS NATIONAL PARK

Zambezi and Victoria Falls National Park are also part of the Kavango Zambezi Transfrontier Conservation Area. The northern border of the Park is formed by the great Zambezi River which also forms the border between Zimbabwe and Zambia. The Park boasts of the big 5 and several species of plains game making it ideal for photographic tourism investments.

The Victoria Falls is one of the “Seven Wonders of the World” and one of the largest and most spectacular waterfalls on earth.



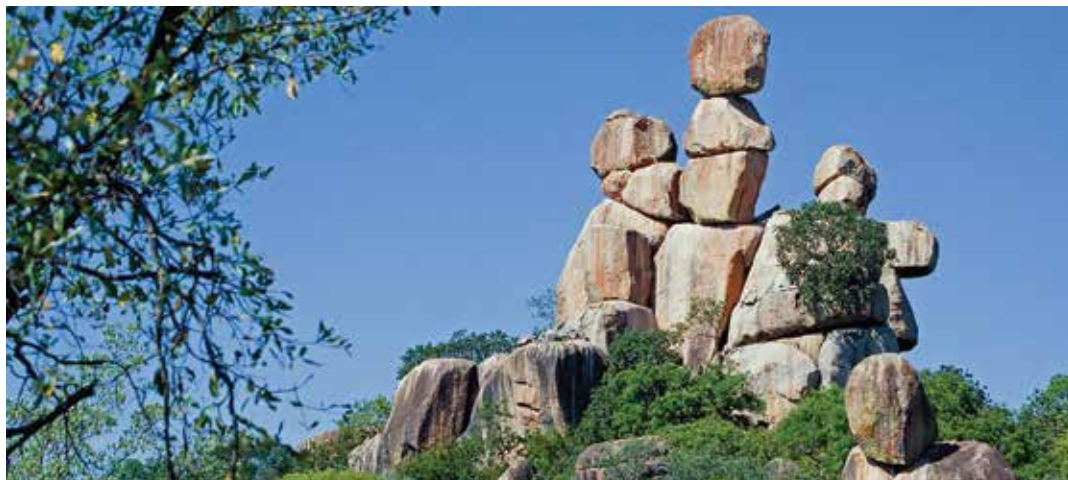
3. NYANGA NATIONAL PARK

Nyanga National Park is situated in the scenic areas of Zimbabwe's Eastern Highlands. Altitudes between 1 800 and 2 593 meters provide cool weather and fresh mountain air, perfect for relaxation. With its stunning mountainous views, numerous waterfalls, varied activities and unique flora and fauna, the park provide the visitors with an unforgettable holiday experience.



4. MATOBO NATIONAL PARK

The park is well known for its unique balancing rock features with the popular “mother and child” balancing rocks. Cecil John Rhodes was laid to rest in a grave on a rock outcrop popularly known the World’s View in the Matobo National Park.



5. MANA POOLS NATIONAL PARK

The Mana Pools National Park is an area of dramatic landscape and ecological processes providing shelter for immense congregations of Africa’s large mammal populations which concentrate on its flood plains. This outstanding protected area is widely recognized as one of the finest in Africa. The Mana Pools National Park, along with the Sapi and Chewore Safari Areas in Zimbabwe, was declared a World Heritage Site in 1983, in recognition of the unique scenic, wilderness values and the presence of a variety of flora and fauna.



6. CHIMANIMANI NATIONAL PARK

Chimanimani National Park is situated along the eastern side of Zimbabwe bordering Mozambique in an area of rugged mountain grandeur, enhanced by many spectacular gorges and high peaks rising to 2436m. There are several streams cascading through the mountain formations as well as numerous mountain springs and natural pools. Wildlife species found in the park include eland, sable, bushbuck, blue duiker and klipspringer. Several species of butterfly, birds, plants, snakes and shy cats are commonly seen.



RECREATIONAL PARKS

Recreational parks are meant to preserve and protect the natural features therein for the enjoyment, benefit and recreation of the public. Typically such parks are located at major inland dams in Zimbabwe. Developments permitted in recreational parks are usually semi – permanent in nature and investments for adventure photographic activities are also available. A synopsis of the recreational parks where investment opportunities are available in Zimbabwe is given below;

I. CHIVERO RECREATIONAL PARK

Chivero Recreational Park is based around Lake Chivero. The Lake provides opportunities for boating and fishing activities. The Recreational Park is located 25 kilometres away from the Harare, the capital city of Zimbabwe which has a population of approximately 3 million people. Some of the mammal species that are found in the park include White Rhinoceros, Eland, Kudu and Impala.



2. KARIBA RECREATIONAL PARK

Kariba Recreational Park is based around the Kariba dam, which was initially dammed so as to build a hydroelectricity generation utility for the benefit of both Zimbabwe and Zambia. The lake is 282 kilometres long at full capacity level and 32 kilometres across at its widest point, 116 metres deep and covers an area of 5 180 square kilometres. Tourism activities can be done both on land and water.



3. DARWENDALE RECREATIONAL PARK

Darwendale Recreational Park is based around the Manyame Lake. The park is 76 km from the capital city, Harare and it boasts of plains game such as water buck, bush pig, reed buck, common duiker, warthog, baboon, vervet monkey, oribi and porcupine. The Manyame Lake is a home to fish species such as the Mozambique bream, tiger fish and the Hunyani salmon.



4.NGEZI RECREATIONAL PARK

Ngezi Recreational Park is based around the Ngezi Dam. The recreational area is ideal for boating and fishing amongst a wooded backdrop, which is home to several species of antelope and smaller game.



5.OSBORNE RECREATIONAL PARK

Osborne Recreational Park is based around the Osborne dam which is one of the major inland lakes in Zimbabwe. The lake has a surface area of 2600 hectares of land with a carrying capacity of over 400 million cubic metres of water.



6. KYLE RECREATIONAL PARK

Kyle Recreational Park is based around the Lake Mutirikwe. The water body constitutes about 9300 hectares while 7600 hectares is covered by land. The Park is home to both aquatic and terrestrial wildlife species. The mammalian species found in the park includes White Rhinoceros, Cape Buffalo, Kudu, Waterbuck, Warthog and Common duiker.



7. SEBAKWE RECREATIONAL PARK

Sebakwe Recreational Park is based around the Sebakwe Dam. Sebakwe Recreational Park is situated in the Midlands Province of Zimbabwe and is easily accessed by all regions of the country.



These are meant to propagate and cultivate exotic and indigenous plants for the enjoyment, education and benefit of the public. A synopsis of the Botanic Gardens where investment opportunities are available in Zimbabwe is given below;

I. BUNGA FOREST

The Bunga Forest is a tropical forest located in the Eastern Highlands of Zimbabwe. Only a few mammal species are found in the area and these include blue duiker, common duiker, Samango monkey and bush pig. Bunga Forest is also home to rare bird species such as Swynnerton's Robin and Livingstone's Turaco. Within the Bunga Forest are beautiful woodlands, footpaths, natural streams and majestic views of the valleys.



2.EWANRIGG

Ewanrigg Botanical Gardens is renowned for its classic collection of Aloes and Cycads in the world. The garden occupies an area of about 286.4 hectares and is located 18km from Harare.



3.VUMBA

Vumba Botanical Gardens is located 32 kilometres from Mutare. On the belly of Vumba mountains are the Vumba Botanical Gardens, a must-see for all those who love peace and nature. The gardens are popular for botany lovers, it is a retreat destination and an up-market wedding venue. It is a garden endowed with indigenous orchids and ferns punctuated by a network of footpaths that enable clients to navigate all the corners of the garden.



SANCTUARIES

Sanctuaries are areas set aside to afford special protection to all animals or particular species of animal in the sanctuary concerned for the enjoyment and benefit of the public. A synopsis of the Sanctuaries where investment opportunities are available in Zimbabwe is given below;

1. MUSHANDIKE

Mushandike Sanctuary is a conservation area whose purpose is to provide a multiplicity of activities that include game farming, game viewing and recreation. The Sanctuary also houses the Mushandike Wildlife College.

Mushandike Sanctuary boasts a wide array of predominantly plains game species. Animal species one can look forward to seeing include; kudu, common duiker, sable, waterbuck, klipspringer, steenbok, Sharpe's grysbok, tsessebe, blue wildebeest, impala and warthog.



2. NYAMANECHI

Nyamanechi Sanctuary is located in the Guruve District of Mashonaland Central Province. It lies 150 kilometers north of the capital, Harare. The game park is approximately 2,480 hectares in extent. It has an abundance of large plains game species such as eland, sable, kudu, waterbuck, giraffe, zebra, reedbuck, impala, tsessebe and common duiker.

SAFARI AREAS

Safari areas are meant to preserve and protect the natural habitat and the wildlife therein in order that facilities and opportunities may be afforded to the public for camping, hunting, fishing, photography, viewing of animals, bird-watching or such other pursuits that may be permitted therein. Some of the Safari areas managed by the Authority include Matetsi, Chete, Chirisa, Doma, Tuli, Makuti, Chewore, Hurungwe, Sapi and Charara.





Zimparks is mandated to enter into Private Public Partnership (PPP) arrangements to enhance revenue generation for the conservation and protection of Zimbabwe's wildlife resource. It is our hope that this prospectus will provide the investor with the

information necessary to consider visiting the country to acquaint oneself with some of the business opportunities listed below;

- **Development of exclusive photographic camps** – investors can lease land within protected areas for the development of semi – permanent exclusive photographic camps. The development of exclusive photographic camps can also be done through Private Public Partnerships (PPP) arrangements.
- **Tourist Adventure Activities** – these are usually permit based photographic activities that are conducted in wildlife areas either on water bodies or land. Such activities include sky diving, mountain climbing, walking safaris, game drives, river rafting, canoeing or boat cruise among others.
- **Game Products Processing** – investors can venture into manufacturing of finished products through processing of animal skins and other wildlife products.
- **Crocodile Farming** – this involves breeding of crocodiles for the commercial production of leather, meat and other finished products.
- **Fish Farming** – involves intensive breeding of fish in ponds and cages for commercial production.
- **Ornamental Plants** – are plants that are grown for decorative purposes in gardens and landscape design projects, as houseplants, for cut flowers and specimen display.
- **Conservation Partnerships** – investment can be in the form of Public Private Partnerships for management of protected areas or specific wildlife species.
- **Wildlife Breeding** – this involves breeding of high value species such as Sable and other species in Sanctuaries managed by Zimparks.
- **Production of wildlife documentaries** – opportunities are available in the form of Public Private Partnership (PPP) arrangements for the production and distribution of wildlife documentaries.

- **Hunting safaris** – this usually comes in the form of Public Private Partnership (PPP) arrangements for the management and marketing of hunting concessions.

For specific investment opportunities available at any given time in the Parks and Wildlife Estate, please visit our website: www.zimparks.org.zw.

PROCEDURES FOR INVESTING IN THE PARKS AND WILDLIFE ESTATE



When applying for outright leasing rights or Public Private Partnership (PPP) arrangements with Zimparks, there are two processes available depending on the nature of the opportunity. Engagement of investors can be through competitive bidding process or unsolicited bids.

1. Competitive Bidding Process

- This process involves Zimparks disposing available opportunities through public tender or auction.
- Zimparks will advertise available opportunities on various media platforms Interested investors will submit their bids and the successful bidder will get an offer letter after fulfilling terms and conditions.
- Zimparks and the investor will discuss and agree on a legally binding agreement which will outline the terms and conditions governing the investment.

2. Unsolicited Bids

- There are instances where an investor identifies the opportunity for a business within the Parks and Wildlife estate
- The investor can submit an application together with a business proposal to Zimparks
- The application is assessed by a Business Review Committee which ultimately complete the process through the Board of Directors.

PROCEDURES FOR ENTRY INTO ZIMBABWE BY FOREIGNERS

The Immigration Department facilitates the issuance of visas and work permits for potential foreign investors and their families. Information on visas and work permits can be obtained from the following;

- Immigration Department
- Zimbabwe Foreign Missions in respective countries

TAXATION SYSTEM IN ZIMBABWE

The tax regime in Zimbabwe provides a good environment for long term investment. Attractive tax incentives are offered to investors undertaking investments in different sectors of the economy. The following are the current investment tax provisions offered by the Government;

Type of Tax	Rate
Income Tax	25%
Capital Gains	20%
Dividends	10/15%
Value Added Tax	15%

Zimbabwe is striving to incentivise investors in a manner that promotes industrial growth and development. In the tourism industry, fiscal incentives in the form of corporate tax include exemption of tax payment in the first 5 years of development in all areas designated as tourism development zones.

Company Registration

All investors are required to register their companies with the Registrar of Companies in Zimbabwe, while foreign investors also apply for an investment Certificate issued by the Zimbabwe investment Authority (ZIA). Application forms for the Zimbabwe Investment certificate are available on: www.zia.co.zw.

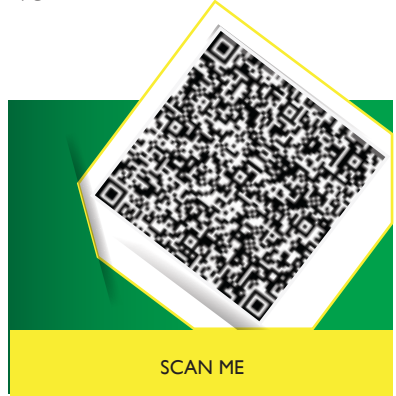
FOR MORE INFORMATION PLEASE CONTACT;

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ZIMPARKS



HWANGE MAIN CAMP

DISCOVER ZIMBABWE'S PARKS



MTARAZI FALLS | NYANGA



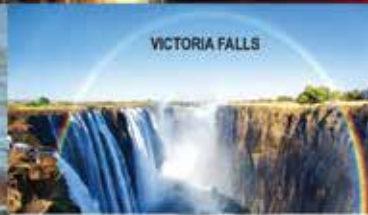
CHILOJO CLIFFS | GONAREZHOU



MANA POOLS



LAKE CHIVERO GAME PARK



VICTORIA FALLS



CAMPING



FISHING



CANOEING



GAME DRIVES



LODGES



WEDDINGS

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RECREATIONAL PARKS

Chivero | Chinhoyi | Darwendale
Kariba | Osborne | Sebakwe | Kyle
Ngezi | Umfurudzi

NATIONAL PARKS

Chimanimani | Chizarira | Gonarezhou
Hwange | Kazuma Pan | Manapools | Matobo
Matusadona Nyanga | Victoria Falls | Zambesi

BOTANICAL GARDENS

Vumba | Ewanrigg



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