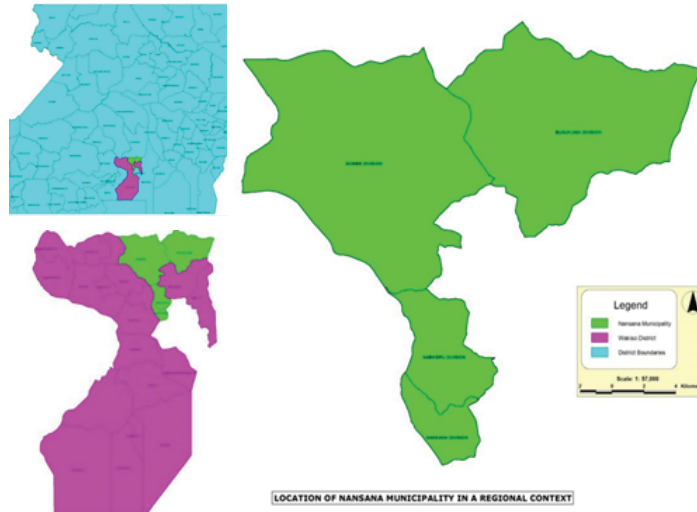
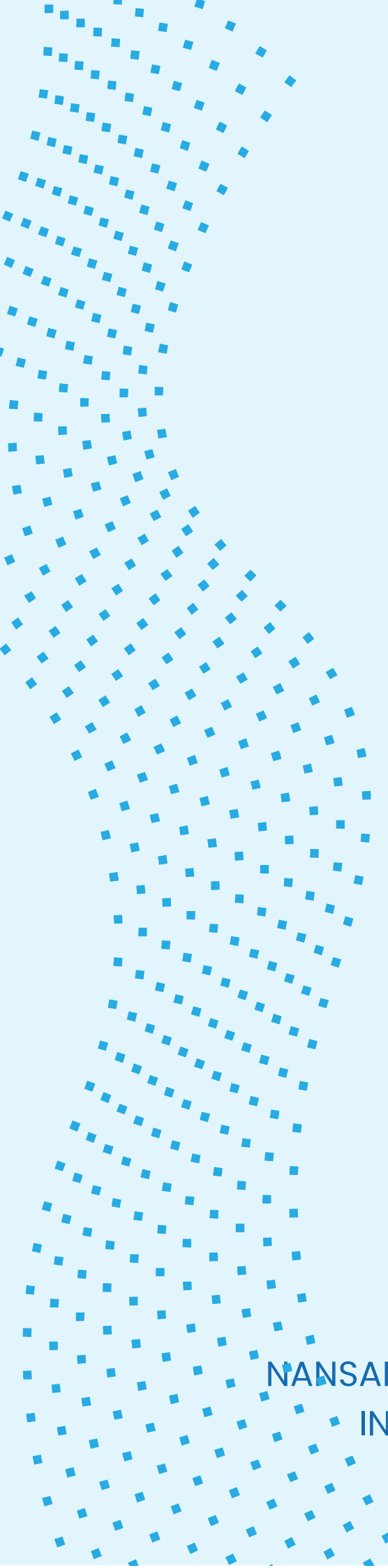




NANSANA MUNICIPAL COUNCIL INVESTMENT PROFILE





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FOREWORD

(Mayor)

As part of our ongoing commitment to attract investors, we have prepared Investment Profile. This profile will serve as a comprehensive guide to our investment strategies and objectives.

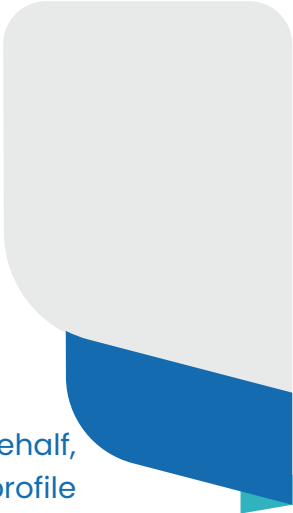
The Investment Profile highlights the various investments opportunities to be undertaken in the Municipality, and illustrates how these investments contribute to the overall development. Our goal is to ensure that our investments align with the values and priorities of our community while maximizing returns and minimizing risks.

As the Politicians we are ready to support any investor to undertake any investments by mobilizing the community, provide the required infrastructure and guide them in all aspects regarding the investment.

Finally, I appeal to all the stakeholders including our development partners, civil society organizations, the private sector, well-wishers and the entire public to support the process of supporting us in our areas of interest using the various means available so that together we achieve our long-term goal of improved service delivery to the people.

Thank you for your continued support and engagement in shaping the future of Nansana Municipal Council.

NAKASI REGINNA BAKIITE
MAYOR



Message from the Town Clerk

On behalf of Nansana Community and on my own behalf, it is my singular honour to present the 1st investment profile which provides an insight of the investment opportunities available in Nansana Municipal Council as away to promote Local Economic Development (LED).

The Investment profile is an initiative by the Municipal leadership to strengthen the strategic management that support private sector led development. This is in line with the Government of Uganda Investment Code and Free zones Act that urges Local Governments to attract investments for local economic development.

The profile highlights key areas where the Municipality will strive to advance and fast-track the delivery of services so as to spur investments. Focus will be on improving economic infrastructure, regulatory systems and Public-private Partnerships (PPP).

The Municipal Council in a special way acknowledges the financial support extended by the Central Government of Uganda through GKMA project, without which it would have been difficult to accomplish this task.

Countless thanks to all the Heads of Departments for your valuable input into this profile. Special thanks go to the Principal Commercial Officer and her staff for successfully coordinating the process.

We Cordially invite both local and foreign investors to make Nansana Municipality your ultimate investment destination of choice.

Tandeka Festo
Town Clerk

01 INTRODUCTION

1.0.1 Background of Nansana Municipality

Nansana Municipal Council, attained municipality status in September 2015 from previously being a Town Council since 2007. However, the boundaries changed and included Sub Counties of Busukuma, Gombe and Nabweru areas. Nansana Municipality grew from a village to a town as a result of several factors including:

- Population growth and settlement
- Administrative expansion and
- Favourable land tenure systems among others.

Nansana municipality is now a hub of the many middle-income earners operating their businesses within Kampala and sleep in Nansana. However, the annexed areas are still rural in nature and they basically deal in agriculture which feeds the populous urban centres both within Nansana and Kampala.

Important to note is that, Nansana is within the Greater Kampala Metropolitan Area (GKMA) and therefore planning is hinged on the regional planning framework.

2.0 Municipality facts

2.0.1 Location of Nansana Municipality

Nansana Municipality is located in Waksio District in Central Uganda (Buganda Region) along the Kampala Hoima highway, Its approximately 12 Kms North West from Kampala Capital City of Uganda. It covers an area of 295.3 sq km and borders with Wakiso Sub-county, Mende sub-county and Masuliita sub-county in the west, Kampala city in the south and Nangabo sub county in the East.

2.0.2 Administrative Structure (Units)

Nansana Municipality has four (4) Divisions, 29 Wards and 130 Cells. The distribution of wards and cells are as follows:

Division	Wards	Cells
Nansana	6	23
Nabweru	4	15
Busukuma	8	39
Gombe	11	53
Total	29	130

2.0.3 Demographics

According to the National Population and Housing Census (NPHC) 2024, Nansana Municipality had a population of 692,478 people with a population growth rate of 3.1%. This high population growth rate impact on the growth potential of the Municipality.

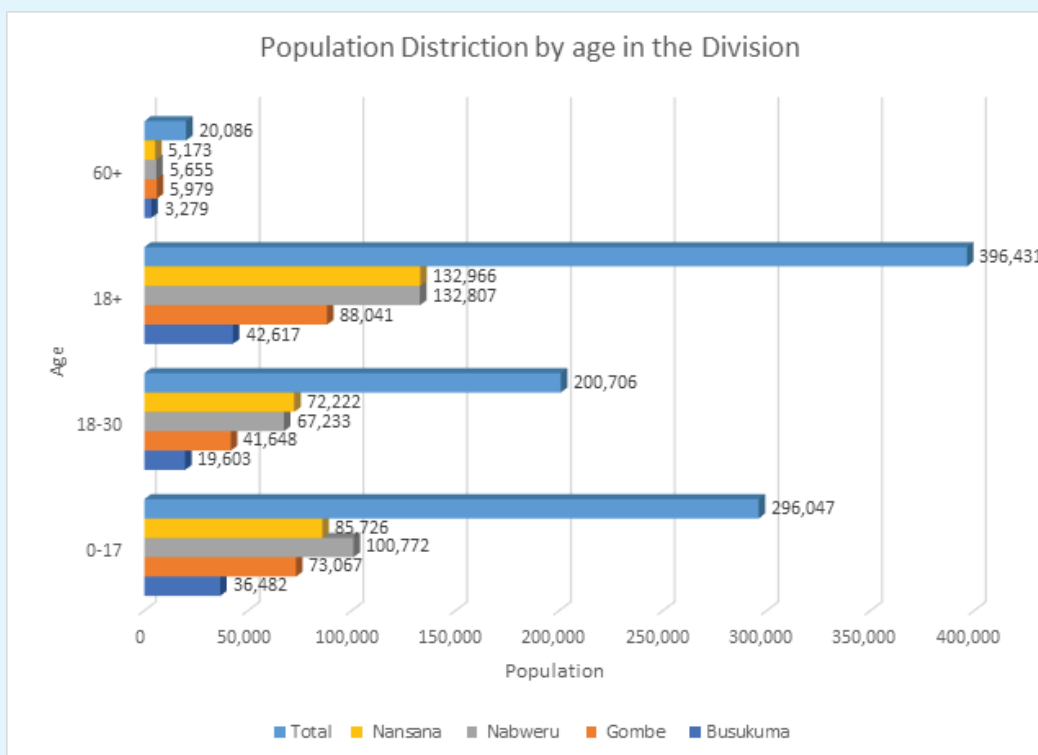
Projected Population Distraction by Division (2024)

Division	Male	Female	Total	Households	Household Average size
Busukuma	43,926	35,173	79,099	19,858	3.4
Gombe	86,723	74,385	161,108	42,345	3.3
Nabweru	123,826	109,753	233,579	64,091	3.2
Nansana	114,412	104,280	218,692	69,405	2.8
Total	368,887	323,591	692,478	195,699	3.1

Source: UBOS CENSUS REPORT 2024

Age Distribution

The largest population comprise of the youths (18-30 years) which are 29%, 43% are Children (0-17) and Elderly are 3% of the total population. 59% of the population are adult (18+).



2.0.4 Social and Economic Characteristics

Indicators	
GDP	
GDP per capita	
No. Manufacturers	261 (174-Manufacturing, 26-Agroprocessing, 5-Textiles, 28-Food and beverages processing and 28-construction)
No. Cooperative Societies	88
No. Local Market Facilities	33 (3 -under LG and 30 Private Markets)
No. Financial Institutions	10
No. Cultural Tourism Sites	9
No. Hotels, Guest Houses, Lodges & Inns	148 (15-Hotels, 88- Guest Houses, 23 Inns and 22-Motels)
Sports Stadiums	0
Household Accessing safe Water	90.0%
Latrine Coverage	99.5%
No. Wetlands	14
No Gazzetted park	2
No. of Government Aided P/S	49

Indicators	
No. of Government Aided Secondary	5
No. of Private P/S	700
No. of Private Secondary schools	180
Universities	3
PCR, PSR, and PDR	PCR-77:1, PSR-45:1 and PDR 5:1
No. of Government Vocational Institutions	1
No. of H/C IV	1
No. of HC III	8
No. of HC II	4
Total Length of road Network (KMs)	1041 (16.1Km-paved, Unpaved Earth

Source: Planning Unit

3.0 Main Economic activities in Nansana Municipal Council

3.0.1 Trade and Retail



Informal Trade

Street Trade and Small Businesses:

Informal trade is one of the major economic drivers in Nansana, with numerous roadside vendors selling goods ranging from food, clothes, and household items to electronics. These activities are predominantly concentrated around the main roads and markets.



Markets: Nansana hosts a total of 33 local makeshift markets (only 3 under LG) where residents engage in buying and selling various goods. Markets play an essential role in providing affordable goods to the local population, especially fresh produce, clothes, and household items. A majority of the market vendors are women



Formal Retail

Shops and Supermarkets: Retail outlets such as supermarkets, small grocery stores and shops have become increasingly common. These serve the growing middle-class population and offer convenience and variety. As Nansana urbanizes, there has been an increase in retail infrastructure to cater to the needs of the population.

Agriculture

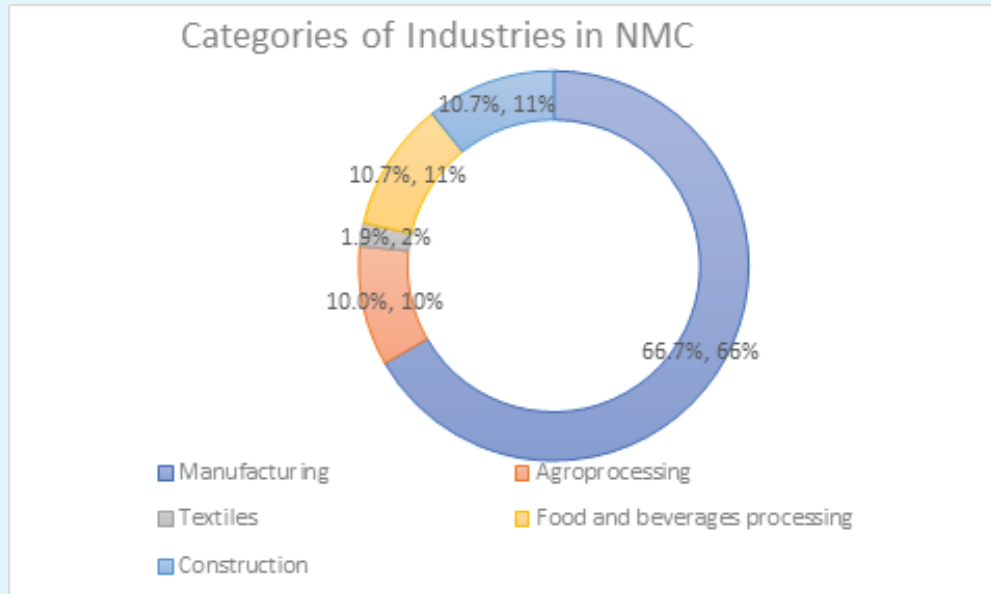
Though urbanization is rapidly changing land use patterns, agriculture still plays a role in the economy of Nansana, particularly in the outskirts or peri-urban areas.

Subsistence Farming: According to UBOS 2024, 3.5% of the households in Nansana Municipality are engaged in subsistence farming, growing crops such as maize, beans, bananas, and vegetables. This activity is often carried out on small plots of land within the municipality as shown below.



Manufacturing

Nansana Municipality currently has 261 manufacturing factories as shown in the chart.



Embogo Kombucha drink is one of the manufacturing industries for alcoholic drinks. These industries provide employment to people within Nansana and beyond.



Part of the processing plant and a store for Embogo Kombucha drink

3.0.3 Construction and Real Estate Development

With the rapid population growth and urban expansion, construction and real estate development have become vital economic activities in Nansana.

Residential Housing: The municipality has seen significant growth in residential development to accommodate the increasing population. This includes both formal housing estates and informal settlements (slums). Real estate developers are increasingly targeting Nansana as a cheaper alternative to the overburdened housing market in Kampala.



Commercial Construction: The Municipality is experience development of commercial buildings, including shopping centers, offices, and hotels to meet the needs of the growing urban population and businesses. The construction sector, in particular, is seeing increased investments in new buildings and complexes.



Construction Materials: The construction industry relies on the local

production and supply of building materials, such as cement, bricks, and sand. Some small-scale industries in Nansana are involved in the production of these materials.



.3.0.4 Transportation

Nansana is a transportation hub due to its strategic location within the Kampala Metropolitan Area. The transportation sector is an important economic activity for both commuters and businesses.

Undeveloped taxi park



Public Transport: Nansana's transport system primarily consists of boda bodas (motorcycle taxis) and matatus (shared minivans). These provide essential transportation links between Nansana and Kampala, as well as surrounding areas. This sector employs a number of people directly or indirectly.

3.0.5. Services Sector

As the population grows and urbanization increases, various service-oriented activities have emerged in Nansana. The social services providing employment to people in Nansana Municipal Council include Education, Health and Financial services.

Education services: Nansana Municipality has 49 Government aided and 700 Private primary schools, one Government and 45 vocational training institute, 5. Government aided and 180 Private Secondary schools. Although Education is one of the fast-developing service sectors which is employing a number of people from within and outside the municipality. The pupil to classroom and Pupil desk ratio are high i.e PCR – 77:1 and PDR – 5:1.

Children crowded in a class



Health Services: There is a rising demand for healthcare services due to the growing urban population.

The Municipality 13 Government Health facilities (One H/C IV, 8 H/C III and 4 H/C II), 2 Public Not for Profit (PNFP) and over 600 Private Health clinics, pharmacies, however there is no hospital to provide general and specialized medical care to patients.



Financial Services: Nansana MC boasts of 9 Banks and microfinance institutions, and various mobile money services that are also significant in Nansana as businesses and individuals rely on these services for savings, loans, and money transfers.



3.0.6. Micro, Small and Medium Enterprises (MSMEs)

MSMEs are a backbone of Nansana's economy, particularly in the informal sector. These businesses range from street vendors to small shops, barbershops, salons, and workshops. These sectors provide employment where the people in the Municipality earn a living.

Food Processing and Catering Services: Micro and small-scale food processing activities exist, including bakeries, small restaurants, and catering services. These cater to the growing demand for prepared foods from busy urban residents.

Artisans and Craftsmanship: Many artisans are engaged in the production of locally made goods such as furniture, tailoring, and crafts. These contribute to both the local economy and the broader informal economy.

3.0.7. Tourism and Hospitality

Although tourism in Nansana is not as developed as in other areas like Kampala or Entebbe, the municipality is seeing gradual growth in the hospitality sector due to its proximity to major tourist attractions.

Guest houses and Hotels: Nansana has 15-Hotels, 88- Guest Houses, 23 Inns and 22-Motels that cater for both business and leisure visitors. The expanding urban population also creates demand for short-term accommodation.

Cultural tourist attraction sites: Nansana has 9 cultural and recreational facilities, which attract people from nearby areas. However, these sites are not developed to a level of Masiro (Kasubi tombs), thus need for investment

3.0.8. Urban farming (Fish ponds, livestock, crop, horticulture)



3.0.9. Mining and Quarrying

While mining is not as prominent in Nansana as in other regions of Uganda, the municipality does have some involvement in the extraction of building materials, including sand and gravel.

Sand Mining: Sand mining is a small-scale but significant activity in the outskirts of Nansana. The sand is primarily used in the construction industry, contributing to the demand for building materials in the growing urban environment.

Stone quarrying: Stone quarrying is a small-scale but significant activity in the outskirts of Nansana especially around Kawanda hil
Brick Making: Brick making is also a small-scale but significant activity in the outskirts of Nansana especially around Nakyesanja.



4.0

Key Drivers to investments in Nansana Municipality (Why invest in Nansana)

Below are the key drivers that make Nansana an attractive investment destination.

1. Strategic Location and Proximity to Kampala

Close to Kampala: Nansana's location, just a few kilometers from Kampala, is one of the primary drivers of investment. The municipality benefits from being part of the Kampala Metropolitan Area, which offers easy access to markets, business hubs, and transportation networks.

Access to Key Markets: Nansana's strategic position provides direct access to the Kampala business district, connecting investors to a large and diverse market. This proximity to the capital means lower logistical costs for businesses looking to supply goods or services to both urban and rural areas.

2. Population Growth and Urbanization

Rapid Population Growth: Nansana has one of the fastest-growing populations in the Kampala Metropolitan Area, with a significant increase in both residents and migrants. This growing population creates demand for various goods and services, including housing, education, healthcare, retail, and transportation.

Urbanization and Infrastructure Development: As Nansana becomes more urbanized, there is a growing need for infrastructure improvements (roads, water supply, sanitation, etc.), presenting opportunities for investors in construction, real estate development, and public utilities.

3. Improved Infrastructure and Connectivity

Transport Infrastructure: Nansana is well-connected to Kampala and other surrounding areas via the Kampala-Nansana Road, as well as other primary roads. The ongoing improvements to the road network enhance accessibility and reduce travel time, making it easier for businesses to transport goods and services efficiently.

Additionally, public transport options like minibuses (matatus), boda bodas, and the potential for future BRT systems add to the connectivity.

Utility Services Expansion: The availability of electricity and water supply is improving, especially as Nansana grows and urbanizes. Investors in sectors like manufacturing, construction, and retail are attracted to the growing stability and availability of essential utilities.

4. Real Estate and Property Development

Housing Demand: The growing population, combined with Nansana's location near Kampala, creates substantial demand for housing. Residential real estate developments, including affordable housing and high-end properties, are increasingly attracting investors. Developers are focusing on both single-family homes and multi-unit apartment complexes, as well as mixed-use developments.

Commercial and Retail Opportunities: There is a growing demand for commercial real estate, including office spaces, shopping malls, and retail outlets. Nansana's expanding middle class and its proximity to the Kampala business district make it an ideal location for retailers and service providers.

5. Access to Government Incentives and Support

Government Initiatives: The Ugandan government has been offering incentives to promote investments in infrastructure, housing, and industrial development. These incentives include tax breaks, land ownership policies for investors, and access to government funding for specific projects.

Public-Private Partnerships (PPPs): The local government of Nansana Municipality is keen on fostering public-private partnerships (PPPs) to improve public infrastructure, utilities, and social services. These collaborations provide private investors with opportunities to participate in large-scale infrastructure projects.

6. Growing Local Economy and Middle-Class Population

Consumer Spending Power: As Nansana's population grows and the economy becomes more diversified, the middle class is expanding, resulting in increased demand for goods and services. This is a critical driver for consumer goods, retail, food and beverage, healthcare, and education sectors.

Micro, Small, and Medium Enterprises (MSMEs): The increasing number of small businesses, particularly in the informal sector, creates an environment ripe for investment in small business services, such as finance, logistics, marketing, and technology support.

7. Agricultural Potential

Agriculture and Agro-Processing: While Nansana is urbanizing, it still maintains agricultural activities in surrounding areas. This provides opportunities for agriculture-related investments, including agro-processing, food production, and agricultural technology. Investors can tap into local raw materials, such as crops and livestock, for value-added processing in sectors like food manufacturing and packaging.

8. Growing Technology and Innovation Ecosystem

Tech Startups and Innovation: Nansana is seeing the rise of tech hubs and startups as the tech ecosystem continues to grow in Uganda. There is an increasing need for technology infrastructure, and investors in FinTech, EdTech, and e-commerce are finding opportunities in Nansana due to the municipality's youthful population and increasing internet access.

Digital Infrastructure: The improvement of digital infrastructure, including better internet connectivity and mobile services, supports investment in the tech and service sectors, as well as opportunities in digital finance, e-commerce, and digital platforms.

9. Social and Economic Stability

Political Stability: Uganda has maintained a relatively stable political environment over the past few decades, which provides a level of economic security for investors. As

Nansana is part of the larger Kampala Metropolitan Area, it benefits from this stability, making it an attractive location for long-term investment.

Security: Nansana has generally seen a decline in criminal activity in comparison to other peri-urban areas. The increasing investment in infrastructure and law enforcement has contributed to a safer environment for businesses and residents.

10. Availability of Labor and Human Capital

Labor Force: Nansana has access to a growing pool of labor from its expanding population. With its proximity to Kampala, investors can attract skilled workers from across the metropolitan area. The labor force is increasingly becoming more educated, and there are growing opportunities in sectors like manufacturing, construction, and service industries.

Training and Skills Development: Several vocational training centers and higher education institutions in Kampala provide opportunities for skills development. As such, investors in industrial and service sectors can tap into a well-trained workforce.

11. Sustainability and Green Investments

Environmental Sustainability: As the municipality grows, there is increasing attention to sustainability and green investments. Opportunities exist in sectors such as solar energy, clean water, waste management, and sustainable agriculture. Investors focused on green technologies can take advantage of incentives for environmentally friendly investments.

Urban Planning and Green Spaces: With urbanization, there is also a growing demand for well-planned, sustainable urban development. Investors in real estate can capitalize on the trend for green buildings, smart homes, and eco-friendly developments.

5.0 Investment opportunities

Nansana Municipality, situated on the northern outskirts of Kampala, Uganda's capital, offers various investment opportunities driven by rapid urbanization, population growth, and infrastructural development. The detailed breakdown of the key investment opportunities in Nansana Municipality.

5.0.1. Real Estate Development

A. Residential Real Estate

Affordable Housing: There is significant demand for affordable housing due to the growing population, particularly among middle-income earners. Investors can build affordable housing projects, including apartment complexes, row houses, and single-family homes.

Artistic impression of low-cost houses



Luxury Housing: There is also a growing market for upscale homes in neighborhoods like Busukuma. This includes gated communities, townhouses, and luxury apartments, catering to the high-income earners who prefer proximity to Kampala.



5.0.2 Construction of Public Transport Solutions Project:

The growth in population and vehicular traffic calls for improved public transportation. Investments in bus transport systems, shared taxis (matatus), and boda-boda services (motorcycle taxis) can meet the demand for mobility. Therefore, the construction of a new taxi park in Nansana aims to create a well-organized and efficient transportation hub that facilitates the movement of passengers and goods within the community and surrounding areas.

Project Description

Designated Taxi Stalls: Well-marked stalls for passenger pickups and drop-offs, ensuring organized operations and ease of access.

Waiting Areas: Comfortable seating and shaded areas for passengers to wait for taxis.

Amenities: Basic facilities such as restrooms, water supply, and waste disposal systems to enhance the user experience.

Parking Facilities: Space for taxis to park safely and conveniently without disrupting the flow of traffic

Project Objectives

To enhance Transportation Services: Provide a central location for taxi operations, improving accessibility and convenience for passengers using public transport.

To improve Traffic Management: Reduce congestion and improve the flow of traffic in and around Nansana by establishing a designated parking and loading area for taxis.

To support Local Economy: Create opportunities for local businesses, such as food stalls, shops, and service providers situated within or around the taxi park, fostering economic growth.

To increase Employment Opportunities: Generate jobs not only during the construction phase but also through ongoing operations, such as park management and support services.

To promote Safety and Security: Design the park with safety measures in mind, including adequate lighting, surveillance, and clear signage to ensure passenger safety.

Artistic impression of a modern taxi park



5.0.3 BRT (Bus Rapid Transit) Systems Project

As part of urban transportation planning, there is potential for the establishment of a BRT system project to connect Nansana to Kampala. Investors can partner with the government to provide this service.

Project description

A Bus Rapid Transit (BRT) system is a high-quality bus-based transit system that delivers fast, efficient, and reliable public transportation. It is designed to provide a service at a lower cost and implementation time. The project components include:

Dedicated Bus Lanes: BRT systems often have exclusive lanes that are reserved for buses, which helps to avoid congestion and reduces travel times. These lanes may be fully separated from other types of traffic or might be shared with other vehicles during off-peak hours.

Priority at Intersections: BRT vehicles often receive priority at traffic signals, allowing them to move through intersections more quickly than regular traffic. This can include preemption technologies that change traffic lights in favor of the buses.

High-Quality Stations: BRT stations are typically more substantial than standard bus stops, featuring amenities such as real-time information displays, level boarding, shelters, and safety features. They may also include payment kiosks to speed up the boarding process.

Frequent Service: BRT systems generally operate with high-frequency service, allowing for shorter wait times. This is often achieved through scheduling and routing strategies that maximize efficiency.

Off-board Fare Collection: To reduce time spent at stops, BRT systems may use off-board fare collection systems, where passengers pay for their tickets before boarding.

Effective Routing: BRT systems will be designed to connect major activity centers, such as downtown areas, and commercial areas, making them convenient for a large number of users.

Accessibility: BRT systems designed will be accessible to all users, including those with disabilities, by featuring low-floor buses, ramps, and properly designed stations.

Environmental Benefits: By promoting the use of public transit over private vehicles, BRT systems can help reduce traffic congestion, lower greenhouse gas emissions, and improve air quality in urban areas.

Integrated with Other Transit Modes: Many successful BRT systems are integrated with other transportation options, including local bus services, allowing for smooth transfers and comprehensive transit networks.

Project Objectives

1. To enhance public transit efficiency by reducing travel time of the users.
2. To promote sustainable urban development by providing a reliable alternative to private vehicles.

Requirements to start the project

- (i) A feasibility study and Planning; This will entail evaluation of Technical, Economic and Environmental feasibilities of the proposed BRT system project.
- (ii) Route and design development; This will involve corridor identification and system design.
Corridor identification; Routes should be chosen based on population density, major origins and destinations, and traffic patterns. Prioritize corridors that are likely to generate high users.

System design; This will entail developing a detailed design that includes bus lanes, stations, intersections, and integration with other transit modes. For efficiency and effectiveness of the project dedicated lanes, signal priority systems, and station type are considered more useful.

- (iii) Funding and Budgeting; This will involve Cost Estimation and mobilization of funding
Cost Estimation: a comprehensive budget covering capital costs (infrastructure, vehicles, etc.) and operational expenses (maintenance, staffing, and insurance) should be prepared.

Mobilization of Funding: The Council can make endeavours to identify and secure funding through various sources, including local and Central government, grants, public-private partnerships, and international financial institutions.

- (iv) Regulatory Approvals; Permits and Licensing: The necessary permits and licenses where possibly federal agencies should be obtained. This may include environmental impact assessments and bus operator licence.
- (v) Community Engagement
Stakeholder Involvement: Engage community members, local businesses, and stakeholders to gather input and build support for the BRT project from the inception. Address potential concerns and communicate benefits of the project.

Public Awareness Campaigns: The public should be informed about the proposed BRT system, its objectives, and how it will improve transportation options in Nansana Municipality and the neighborhood.

(vi) Infrastructure Development

Construction: Plan for the construction of dedicated bus lanes, stations, and other necessary infrastructure, ensuring minimal disruption to existing transport services during the process.

Technology Installation: Technological solutions such as traffic signal priority, real-time tracking, and fare collection systems to enhance operational efficiency should be installed

(vii) Vehicle Procurement

Bus Selection: This should be acquired or leased buses designed specifically for BRT operations, including criteria that address capacity, accessibility, emissions standards, and passenger amenities.

Maintenance Facilities: The council should ensure that there are facilities for the regular maintenance and servicing of the buses integrated into the system.

(viii) Operational Planning

Service Model Development: The Council should develop schedules, routes, and operational protocols. Also determine how the BRT will interact with existing bus services and other forms of transportation.

Staffing: Hire and train the necessary personnel for operational roles, including drivers, dispatchers, and customer service representatives.

(ix) Monitoring and Evaluation

Performance Matrix: The Council should establish a framework to monitor service effectiveness, and user satisfaction, allowing for adjustments and improvements post-launch.

Feedback Mechanisms: The Council should create channels for passengers to provide feedback on services and for staff to report operational challenges.

Artistic impression of the BRT station



Proposed Bus Park

5.0.4 Sustainable Waste Management and Recycling Project:

Introduction

The growing population in Nansana brings with it an increase in waste generation. The Municipality produces 523 tonnes of waste per day, out of which Household waste is *308 Tonnes and 215 tonnes non-household, thus this giving 15,690 Tonnes per month.* The Municipality has already secured land at Menvu in Busukuma Division for waste management; therefore, the council is desirous to engage any investor to undertake the management and recycling of waste as an investment.

Refuse collection by the contractor to final disposal point



Project Overview

The Sustainable Waste Management and Recycling project aims to reduce landfill waste, enhance recycling practices, and promote environmental sustainability within the community. The project focuses on creating an efficient waste management system, increasing public awareness about recycling benefits, and developing systems for the collection, sorting, and processing of recyclable materials.

Project Objectives

1. To achieve a significant reduction in the amount of waste sent to landfills through active community engagement and education.
2. To increase the community's recycling rates by at least 30% over the next two years.
3. To Promote Sustainable Practices by encouraging local businesses and residents to adopt sustainable practices with incentives for those who participate.
4. To create community awareness on waste management and recycling processes on appropriate communication platforms.

Project description

The project has five components to be implemented right away from the point of collection (households, Institutions etc.) up to land fill and these include: -

(i) Waste Segregation from the point generation

The Council should install Segregation Bins for specific type of waste, the bins should be clearly labeled bins for recyclables, compostables, and general waste at strategic locations throughout the community. Also, should establish a consistent collection schedule for each type of waste to ensure timely processing.



(ii) Community Awareness Campaign

The council should conduct awareness campaigns so as to educate participants on proper waste segregation and the importance of recycling. Awareness should be conducted using various social media platforms such as radios, Tik Tok. TVs, print materials such as flyers, posters, and online content to spread the initiative and its benefits to the environment.

Partnership with Local Businesses and Organizations

The Municipality should collaborate with local businesses to implement recycling programs and incentivize the reduction of waste through discounts or recognition programs.

Partner with schools for educational programs that involve students in waste management projects and competitions.

(iii) Recycling Center Development

The development of recycling Centre includes: -

- Infrastructure and facility layout; This shall comprise of waste receiving area, Sorting area, processing area and storage.

Lay out of Menvu land fill in Busukuma division

(iv) Monitoring and Evaluation

There should be regular data collection to track the amount of waste delivered to the landfills processing. Also, there should be feedback Mechanisms to gather insights from community so as to improve the program continuity.

Requirement need to start the project

A feasibility study and Planning; This will entail evaluation of Technical, Economic and Environmental feasibilities of the proposed waste management and recycling project.

Recycling Development Centre designs; This will entail developing a detailed design that includes the required infrastructure such assorting machines, buildings, vehicles bins etc.

Funding and Budgeting; This will involve Cost Estimation and mobilization of funds.

Cost Estimation: A comprehensive budget covering capital costs (infrastructure etc.) and operational expenses (maintenance, staffing, and insurance against fire) should be prepared.

Mobilization of Funds: The Council can lobby for funding of the project from various sources, including Central government, preparing grant proposals, public-private partnerships, and international financial institutions.



5.0.5 Construction of Modern Markets and work spaces with cold storage project



Current Central market



Proposed modern Central

The Municipality lacks modern Market with appropriate work-spaces with relevant facilities and amenities to serve the ever-increasing population.

The inadequacy in organized work spaces resulted into a number of informal markets, make-shift evening markets and kiosks which are slowly cropping up to close the service gap.

This has resulted into serious breakdown in trade order. This presents an investment opportunity in the development of market infrastructure with corresponding social amenities

Project description

The project comprises of a storied building to accommodate cold storage facilities, crafts and goods businesses, vendor stalls or Kiosks for merchandise, butchers, restaurants with kitchens, working spaces for dry and fresh fish, farmers section, offices for market supervisors, exit and entry gates among others.

Objectives of the project

- To Support Local Businesses: Provide a dedicated space for local vendors and farmers to showcase and sell their products, contributing to income generation and entrepreneurship.
- Enhance Food Access: Facilitate access to fresh fruits, vegetables, and other essential goods for residents, thus improving food security and dietary diversity.
- Promote Economic Development: Create a vibrant economic hub that stimulates trade and attracts both local and regional consumers, promoting economic growth in Nansana.
- Increase Employment Opportunities: Generate jobs during the construction phase and in ongoing marketplace operations, benefiting local residents.
- Preservation of perishables: Ensure that perishable goods are kept longer to reduce wastage/

Requirements needed for the implementation of the project

Market Construction designs; This will entail developing a detailed design that includes the required infrastructure such as market stalls/kiosks, shops, open spaces, stores,

Funding and Budgeting; This will involve Cost Estimation and mobilization of funds.

- **Cost Estimation:** A comprehensive budget covering capital costs (infrastructure etc.) and operational expenses (maintenance, staffing, and insurance against fire) should be prepared.
- **Mobilization of Funds:** The Council can lobby for funding from various sources, including Central government, preparing grant proposals, public-private partnerships, and international financial institutions.

Expected Outcomes:

- A vibrant marketplace that enhances local trade and economic activity.
- Improved access to fresh produce and essential goods for the community.
- Increased support for local farmers and small businesses.
- Strengthened community ties through increased social interaction and engagement.

5.0.6 Construction of modern slaughter house (Abattoir)

Project Overview

Nansana Municipality has one slaughter place for livestock which is not developed, The Municipality is desirous to establish a modern facility for the humane slaughter and processing of livestock, aimed at improving food safety and contributing to the economic development of the region. The facility will enhance the efficiency of the meat supply chain, ensuring that high-quality meat is available to consumers while adhering to health and safety regulations.

Project description

The design of the abattoir project will incorporate modern construction practices and materials, including:

Slaughtering floors: Equipped with advanced equipment to ensure humane slaughter and efficient processing.

Processing areas: For meat cutting, packaging, and storage to maintain high hygiene standards.

Cold storage units: To preserve meat quality and safety before distribution.

Waste management systems: Designed to handle waste efficiently, incorporating recycling and by-product utilization.

Objective of the project

- To improve food safety standards; The modern abattoir will ensure the human and sanitary slaughtering of livestock thus reducing the risk of foodborne illnesses and enhancing the overall safety of meat for consumers.
- To enhance meat quality by proper handling of meat in a hygienic environment;
- To adhere to regulatory compliance to local, national and international health and safety regulations concerning meat

Expected Outcomes:

- Enhanced meat quality and safety for consumers.
- Increased economic opportunities for farmers and local residents.
- Improved knowledge and practices around food safety and livestock management in the community.
- A sustainable model for livestock processing that can be replicated in other regions.
-

Artistic impression of abattoir project



5.0.6 Agro-Processing

Food Processing: Given the region's agricultural base, there is room for investment in food processing industries such as fruit and vegetable canning, grain milling, and livestock-based processing. These investments can provide value-added products for both local and regional markets.

The Municipality has identified Gombe Division for establishment of the industrial park. This initiative aims to create a sustainable agroprocessing facility that processes, packages, and distributes products both domestically and international. Therefore, several projects have been proposed and these include the following industrial sheds for:

- Grain milling (maize, Cassava, millet).
- Flour milling and production of value-added cereal products.
- Fruit pulping & juice extraction (mango, pineapple).
- Processing options may include canning, freezing, drying, or juicing.
- Water bottling
- Alcoholic drinks
- Meat and fish handling & packaging.

Processing meat products (e.g., sausages, deli meats) or fish (e.g., fish fillets).

Impact of the project

Job Creation: Generate direct and indirect employment opportunities for local communities, contributing to economic growth.

Skill Development: Provide training for workers in food processing, quality control, and business management to improve workforce skills.

Support to Local Farmers: Establish fair pricing mechanisms and consistent demand for raw agricultural products, enhancing farmers' livelihoods.

Artistic impression of cereal and meat processing



5.0.7 Healthcare

The hospital project in Nansana Municipality is an initiative aimed at enhancing healthcare services in the region to meet the growing demands of the local population. The project involves the construction and development of a modern healthcare facility that will provide a range of medical services, including emergency care, outpatient services, maternity care, surgical services, and specialized treatments.

Project Description

Emergency Services: A fully equipped emergency department that can handle critical cases 24/7.

Inpatient and Outpatient Services: Dedicated wards for inpatient care, as well as facilities for outpatient consultations and treatments.

Specialized Clinics: Areas for various specialties, such as pediatrics, obstetrics, and general surgery.

Pharmacy and Laboratory Services: On-site pharmacy as well as lab facilities for diagnostic tests to support patient care.

Patient-Centered Approach: Design elements that prioritize patient comfort, privacy, and accessibility.

Objectives of the Project

Increase Healthcare Accessibility: The new hospital will be strategically located to serve the Nansana community effectively, reducing travel time for residents seeking medical care.

Facility Modernization: The project aims to create a state-of-the-art facility equipped with advanced medical technology and equipment to ensure high-quality healthcare delivery.

Community Health Programs: In addition to curative services, the hospital will offer preventive care and health education programs to promote overall public health and wellness within the community.

Partnership with Local Authorities: Collaboration with local government and health organizations will be essential for addressing specific health challenges within the municipality.

Impact on the Community:

Improved Health Outcomes: By increasing access to quality healthcare, the project aims to reduce morbidity and mortality rates and improve overall health standards in the community.

Economic Growth: The hospital will create job opportunities for healthcare professionals and support staff, contributing to local economic development.

Health Education: The initiative will foster a culture of health awareness, empowering residents with knowledge on disease prevention and health promotion.

Overall, the hospital project in Nansana Municipality represents a significant investment in the health and well-being of the community, aiming to create sustainable healthcare solutions for the population in the region.

Artistic impression of a hospital



**MOTHER AND CHILD
HOSPITAL- NANSANA**

5.0.8 Education Services

The Municipality currently has a high Pupil Classroom ratio (PCR) of 70:1 compared to National Standard of 55:1 and Pupil desk ratio of 5:1

Project Overview: The Educational and Staff Housing Development project aims to construct 300 classrooms and 240 staff houses to address the growing needs of the local educational system. This initiative is designed to enhance the learning environment for students while providing quality housing for teachers and staff, ensuring a stable and conducive educational atmosphere.

Project description

Classroom Buildings:

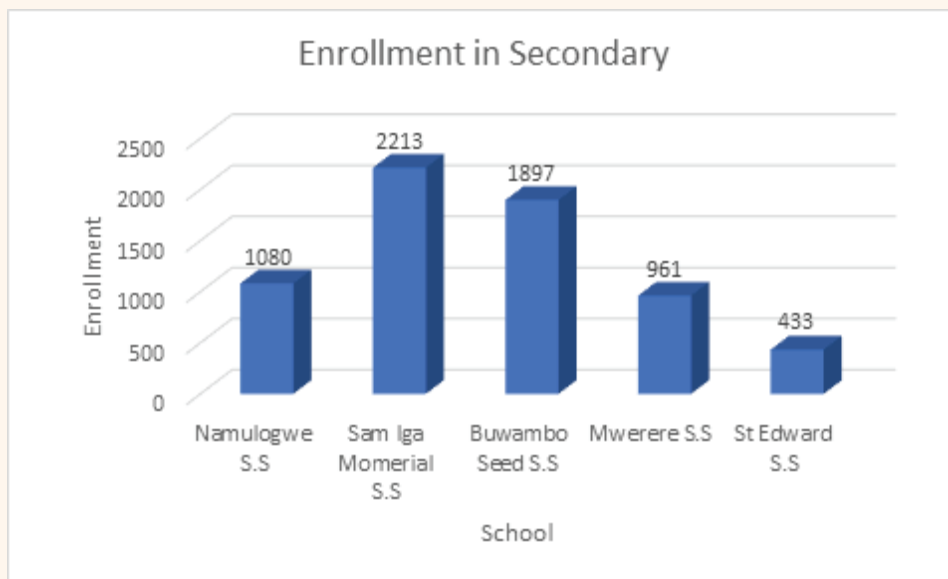
Number of Classrooms: With the high enrollment, there is need for 245 classrooms in all the 49 primary schools (5 classrooms each) and 30 classrooms for 5 secondary schools (6 classrooms each).

Staff Housing:

Number of Units: A total of 240 staff housing units are required to provide accommodations for the teachers in 30 Primary Schools and 6 double twin staff houses for the 5 secondary schools.

Science Laboratories

There is a high enrollment in secondary schools in Nansana Municipality which therefore requires science laboratories. The enrollment is as reflected in the chart below



Project impact

Enhanced Learning Environment: New classrooms can provide a safer and more conducive learning environment, with better facilities, resources, and technology that stimulate student engagement and learning outcomes.

Increased Enrollment: Improved infrastructure can attract more students, leading to higher enrollment rates, which can be beneficial for both the school and the community.

Job Creation: The construction phase of the project can create temporary jobs in the community, boosting the local economy.

5.0.9 Upgrading of four play grounds project

Project Overview: The Simple Stadium project is designed to create a versatile sports facility that serves as a hub for community activities and athletic events. The stadium will accommodate various sports and can be adapted for concerts and other large gatherings, promoting physical fitness, sportsmanship, and community engagement.

Project description

Seating Capacity:

The stadium will have a seating capacity of approximately 3,000–5,000 spectators, with flexible seating arrangements for different event types.

Playing Field:

A multi-sport playing field that can support soccer, football, and rugby, featuring high-quality turf for durability and performance.

Track and Field Area:

A 400-meter running track surrounding the playing field, equipped with field event areas for javelin, long jump, and high jump.

Facilities:

Locker rooms and showers for athletes.

Concession stands offering food and beverages for spectators.

Restrooms and accessible facilities for all attendees.

Parking:

Ample parking for players and spectators, including designated spaces for people with disabilities.

Lighting and Sound Systems:

High-quality lighting for evening events and a sound system that enhances the spectator experience.

Outcome of the project

Attraction of Major Events: A new stadium will host large events, such as concerts, sports tournaments, and festivals, bringing further economic benefits to the area.

Job Creation: The construction of a stadium can create numerous jobs, both temporary (during the building phase) and permanent (in operations, maintenance, and event management).

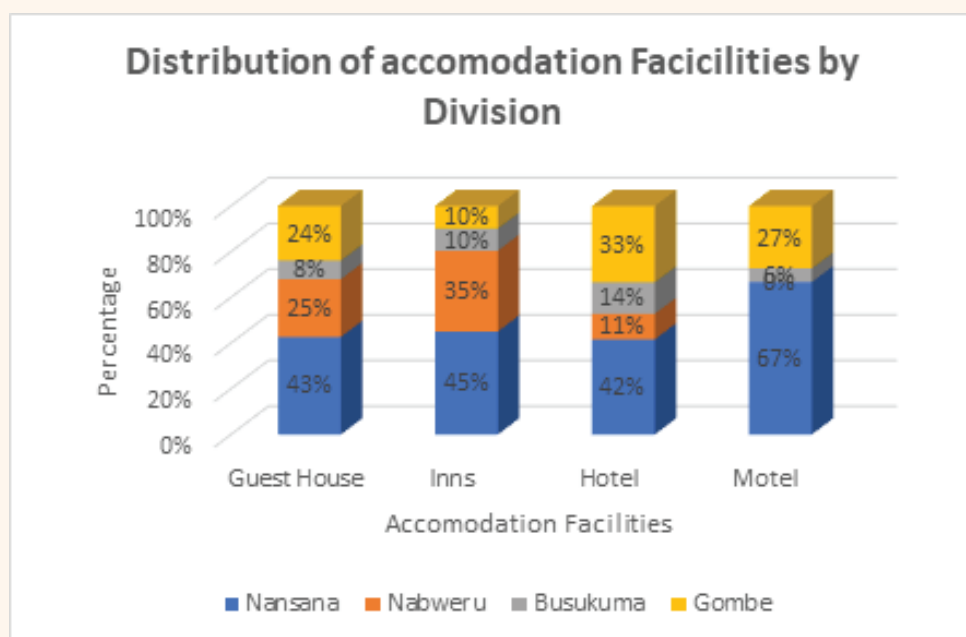
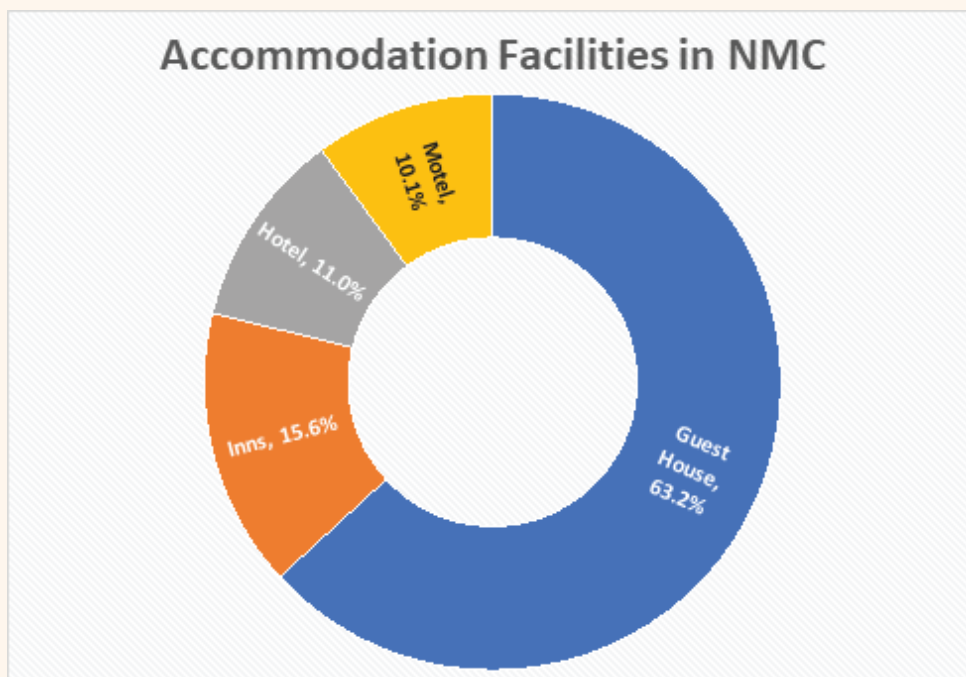
Boost to Local Businesses: Stadiums can drive economic activity in the surrounding area, benefiting local hotels, restaurants, and retailers, particularly during events and games.

Artistic impression of proposed simple stadiums



5.0.10 Tourism and Hospitality- Construction of Hotels (3-5 stars) project.

With Nansana's proximity to Kampala and growing urban population, the demand for hotels, guesthouses, and restaurants is increasing. In Nansana Municipal Council only 11% of accommodation facilities are hotels and the majority (63.2%) are Guest houses.



Project Overview

The hotel project aims to develop a modern, upscale accommodation facility that caters to both business and leisure travellers. The design and construction of the hotel will focus on sustainability, guest comfort, and an exceptional service experience. The proposed location will be strategic, situated near key attractions, business hubs, and essential transportation networks.

Project description

Design and Architecture

Exterior Design: The hotel's front will feature contemporary architecture that blends with the surrounding landscape, using durable and aesthetically pleasing materials.

Interior Design: Interiors will boast sophisticated design elements such as elegant lobbies, calming color schemes, and carefully selected furnishings to promote a welcoming atmosphere.

Room Layouts: Rooms will be intelligently designed to maximize space and comfort, integrating modern technology and amenities such as smart TVs, high-speed Wi-Fi, and adaptable lighting.

Amenities and Facilities

Dining:

An on-site restaurant featuring local cuisine and international dishes, with a focus on locally sourced ingredients.

A café or lounge area for casual dining and socializing, serving snacks and beverages throughout the day.

Wellness and Leisure:

A fully-equipped fitness center and spa offering wellness treatments, yoga classes, and relaxation areas. An outdoor terrace or rooftop pool area for leisure and events.

Business Facilities:

Conference rooms equipped with the latest audio-visual technology for corporate meetings.

Business center that provides access to computers, printers, and meeting spaces.

Additional Services:

Concierge service to assist guests with reservations, transportation, and Shuttle services to nearby attractions and airports.

Project Objectives

Luxury Accommodation: To offer guests a range of room types, from standard rooms to luxury suites, ensuring comfort, style, and accessibility.

Comprehensive Amenities: To develop on-site facilities including dining venues, wellness and fitness centers, meeting spaces, and leisure amenities.

Sustainability: To incorporate eco-friendly practices and materials in construction and operations, aiming for sustainability certifications.

Exceptional Service: To train staff in delivering high-quality and personalized service to create memorable experiences for guests.

Impact of the project

Job Creation: Measure the number of jobs created in the local community.

Economic Contribution: Evaluate the hotel's contribution to the local economy through taxes, tourism, and local partnerships.

Artistic impression of a four-star hotel



5.0.11 Construction of Amusement Park Project

The growing middle class creates demand for cinemas, sports complexes, and theme parks. Investors can capitalize on the entertainment needs of the population by establishing family-friendly leisure facilities.

Project Overview

The amusement park project involves the development of a themed entertainment destination designed to provide a wide range of recreational activities for families, thrill-seekers, and tourists. The project aims to create a vibrant atmosphere that combines rides, games, shows, dining, and shopping experiences, catering to diverse age groups and interests..

Key Components of the Project Location and Site Planning

Site Selection: The Park will be strategically located in proximity to major highways, urban centers, and tourist attractions to maximize accessibility and visitor turnout.

Size and Zoning: The project will cover a significant acreage to accommodate various attractions while ensuring compliance with zoning regulations and environmental considerations.

Design and Theming

Thematic Areas: The Park will be divided into themed zones (e.g., adventure, fantasy, science fiction, water park) to enhance the immersive experience. Each zone will feature distinctive architecture, landscaping, and attractions.

Ride and Attraction Design: The project will include a mix of thrill rides (roller coasters, drop towers), family rides (carousel, Ferris wheel), and children's attractions (kiddie rides, playgrounds) to appeal to a broad audience.

Attractions and Amenities

Rides: A diverse lineup of rides that cater to different thrill levels and age groups, including; High-octane roller coasters, Water rides and splash zones, Interactive attractions and virtual reality experiences.

Entertainment: Regular shows, parades, and character meet-and-greets that enhance guest experiences and create memorable moments.

Dining Options: A variety of food outlets offering local and international cuisine, from quick-service stands to sit-down restaurants.

Retail Shops: Themed merchandise shops where guests can purchase souvenirs, apparel, and toys.

Safety and Accessibility Features

Safety Standards: Compliance with local safety regulations and industry standards for rides and attractions.

Accessibility: Design features ensuring the park is accessible to individuals with disabilities, including ride accommodations, pathways, and rest facilities.

Sustainability Practices

Eco-Friendly Initiatives: Implementation of sustainability practices, including renewable energy sources (solar panels), water conservation systems, and waste recycling programs to minimize environmental impact.

Green Spaces: Incorporation of landscaped gardens and natural areas to enhance aesthetics and support local flora and fauna.

Infrastructure Development

Transportation: Development of adequate transportation options, including parking facilities, shuttle services, and nearby public transport access.

Guest Services: Provision of amenities such as information centers, rest areas, and first aid stations to enhance the visitor experience.

Marketing and Promotion

Branding: Creating a strong brand identity that resonates with the target audience, incorporating marketing strategies to build excitement before the park's opening.

Partnerships: Collaborating with local tourism boards, hotels, and businesses to create package deals that encourage visitors.

Project Impact

Job Creation: The project is expected to create hundreds of jobs in construction, operations, and management, contributing to the local economy.

Tourism Boost: Anticipation of increased tourist traffic, benefiting surrounding businesses and enhancing regional tourism.

Artistic impression of proposed Amusement Park



6.0 Conclusion:

Nansana Municipality presents a wealth of investment opportunities driven by its strategic location, growing population, and expanding infrastructure. Key drivers for investment include its proximity to Kampala, rapid urbanization, improvements in transport and utilities, and government support for infrastructure and housing development. Additionally, sectors such as real estate, agriculture, technology, consumer goods, and Environmental sustainability are key areas attracting both local and foreign investors.

To maximize the benefits of these drivers, stakeholders—including local government, private investors, and community leaders—must work collaboratively to address challenges related to infrastructure, and capacity building. With the right strategic focus, Nansana can continue its trajectory as a thriving investment hub in Uganda.

We encourage investors to conduct detailed market research and work closely with local authorities to understand local dynamics, regulatory frameworks, land acquisition processes, and community needs before committing to large-scale investments.

Annexes

Name	Position	Phone	Email
Nakasi Reginna Bakiite	Mayor		
	Deputy Mayor		
Tandeka Festo	Town Clerk		
Nabbagala K. Josephine	Deputy Town Clerk		
Miir Sam	Senior Economic Planner		
Nambasuba Loy	Principal Commercial Officer		

ONE STOP CENTRE AGENCIES



Uganda Revenue Authority (URA)
URA House, Plot M193/4, Nakawa Industrial Area,
Kampala, Uganda.
P.O. Box 7279, Kampala.



Uganda Investment Authority (UIA)
Uganda Business Facilitation Centre, Plot 1,
Baskerville Avenue, Kololo, Kampala.
P.O. Box 7418, Kampala.
Tel: +256 41 251561.



Uganda Registration Services Bureau (URSB)
Plot 5 George Street, Georgian House, Kampala,
Uganda.
P.O. Box 6848, Kampala, Uganda.
Tel: +256 417 338 000
Fax: +256 414 250 712
•Email: ursb@ursb.go.ug



Directorate of Citizenship and Immigration Control (DCIC)
Plot 65/67, Old Port bell Road, Kampala - Uganda;
Tel. Toll Free: 0800199003. General Line: +256 417 346 100.



Ministry of Lands, Housing, and Urban Development (MOLHUD)
Plot 13/15, Century Building-Parliament Avenue.
P.O. Box 7096, Kampala-Uganda.
Tel: +256 414 373 511,



Kampala Capital City Authority (KCCA)
City Hall, Plot 1-3, Apollo Kaggwa Road
P.O. Box 7010, Kampala Uganda
Tel: 0312 90 00 00
Toll free line: 0800 299 000
Email: info@kcca.go.ug

UGANDA
TOURISM BOARD

Uganda Tourism Board
Lugogo House, Plot 42 Lugogo Bypass, Kampala.
P.O. Box 7211, Kampala, Uganda.
Tel: +256 (414) 342 196/7
Email:
Website: www.utb@utb.go.ug



Uganda Free Zone Authority
6th Floor of Communications House, at Plot 1
Colville Street
P.O Box 22255, Kampala, Uganda.
Tel: +256 (0) 417 722600,
Email: info@freezones.go.ug.
Website: www.freezones.go.ug.



National Water and Sewerage Corporation
Plot 3, Nakasero Road,
P.O. Box 7053 Kampala.
Tel: 0800 200977 or 0800 300977.
Email: info@nwsc.co.ug.



Uganda Electricity Distribution Company Ltd
UEDCL tower | 6th floor Plot 37, Nakasero road
P.O.Box 7390 Kampala, Uganda
Tel: 256 312 330 300
Email: contact@uedcl.co.ug

The services provided at one stop centre are as follows:

1. Investment advisory service
2. Company registration and intellectual property advisory service
3. Citizenship & immigration control services
4. Tax registration and compliance advisory services
5. Environmental impact assessment certificate application
6. Issuance of trading license & application for building
7. Banking services and online payments
8. Distinctive mark application & purchase of standards from unbs
9. Free zone advisory services from the uganda free zones authority
10. Advisory on investment in tourism & conservation by the giants club
11. Services of utility companies (umeme & nwsc)
12. land title verification services

Nansana Municipal Council

Office of the Town Clerk
P.O BOX 7218, Kampala, Uganda.
Email- nansanamc@gmail.com
One Stop Centre Agencies