

ANNEX A

UNITED REPUBLIC OF TANZANIA
MINISTRY OF NATURAL RESOURCES AND TOURISM



NATURAL, CULTURAL AND TOURISM
INVESTMENT OPPORTUNITIES

2018

ABBREVIATIONS

| | | |
|--------|---|--|
| ATIA | - | African Trade Insurance Agency |
| BOT | - | Build, Operate and Transfers |
| CEO | - | Chief Executive Officer |
| DALP | - | Development Action License Procedures |
| DBOFOT | - | Design, Build, Finance, Operate and Transfer |
| FDI | - | Foreign Direct Investment |
| GDP | - | Gross Domestic Product |
| GMP | - | General Management Plan |
| ICSID | - | International Centre for Settlement of Investment Disputes |
| MIGA | - | Multilateral Investment Guarantee |
| MNRT | - | Ministry of Natural Resources and Tourism |
| MP | - | Member of Parliament |
| NCA | - | Ngorongoro Conservation Area |
| NCAA | - | Ngorongoro Conservation Area Authority |
| PPP | - | Public Private Partnerships |
| TANAPA | - | Tanzania National Parks |
| TAWA | - | Tanzania Wildlife Management Authority |
| TFS | - | Tanzania Forest Services |
| TIC | - | Tanzania Investment Centre |
| TNBC | - | Tanzania National Business Council |
| VAT | - | Value Added Tax |

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Ministry of Natural Resources and Tourism of United Republic of Tanzania, is the Ministry responsible for management of Natural, Cultural and Tourism resources.

Vision

Sustainable conservation of natural and cultural resources and development of responsible tourism.

Mission

To conserve natural, cultural resources sustainably and develop tourism for national prosperity and benefit of mankind through development of appropriate policies, strategies and guidelines; formulation and enforcement of laws and regulations; monitoring and evaluation of policies and laws

MESSAGE FROM THE MINISTER OF NATURAL RESOURCES AND TOURISM

Tanzania is endowed with diverse species of flora and fauna. The country is recognised globally for its natural, heritage, and is classified as a mega-diversity nation, along with the Democratic Republic of Congo, Brazil and Indonesia. It is recognised as a beautiful country because of its diverse attractions ranging from nature, scenery and cultures. The country has set aside about 25.4% of the total land as protected areas that include national parks, game reserves, forest reserves, cultural heritage sites and game controlled areas.

Since independence in 1961, Tanzania has made significant progress in development of natural, cultural and tourism sector. Most of infrastructure has been refurbished and upgraded to meet international standards. In addition to this, several new hotels have been built, while many more under construction. Some of the major players on the Tanzanian hotel subsector include Hyatt Regency; Ramada Resorts; Four Seasons; and Double -Tree by Hilton; Southern Sun; And Beyond; Holiday Inn and Serena Hotels. The presence of these hotels contributes to the development of Tanzania's economy and in turn, adds to the country's increasing global appeal as a preferred holiday destination.

Air transportation in Tanzania has recently received a major boost from the expansion of airports as well as the upgrade of air passenger services at several airports throughout the country. Tanzania has also revived the National Carrier-Air Tanzania Company Limited. The refurbishment of airports and the introduction of the new passenger transport services have led to new foreign and international air carriers to consider Tanzania as the most popular destination in Africa. Other major airlines flying to Dar es Salaam include Egypt Airline, Qatar Airways, Emirates, Ethiopian, Swissair, KLM, South African Airline, Kenya Airways, Oman Air, Turkish Airlines, Etihad, Fly Dubai, Air Mauritius, ZambeziAir, Rwandair, and Air Malawi. KLM, Qatar Airways, Ethiopia Airline and Turkish Airlines are flying to Kilimanjaro International Airport (KIA).

Road network and connectivity with neighbouring countries and within the country has improved significantly. The improvements facilitate business environment for investors and enhance visitor experience in destination Tanzania.

Despite all the improvements made, Tanzania remains relatively untapped in terms of natural, cultural and tourism investments. Investment opportunities available range from accomodation facilities, air and ground transport services, visitor attractions and infrastructure development. National Parks, Ngorongoro Conservation Area, Cultural Heritage Sites, Game and Forest Reserves offer great opportunities for investment.

I would like to take this precious opportunity to invite you to invest in the natural, cultural and tourism sector in Tanzania.

KARIBUNI SANA!

Hon. Dr. Khamisi A. Kigwangalla (MP)

CHAPTER ONE

TANZANIA IN BRIEF

1.1 An overview

Tanzania is the largest of the East African countries with an area of 945,203 km². The country has more than 120 ethnic groups with Swahili being the main unifying language. English is also an official language. The country values, nature and heritage to the extent that it has set aside about 25.4% of its total land for conservation.

The country is well known for Kilimanjaro - the roof of Africa as highest mountain in Africa; endless plains of Serengeti and the home of world's longest wildebeest migration, Islands of Zanzibar and Pemba, which are also known as Spice Islands. Tanzania is also a home to Ngorongoro Crater one of the natural wonders of world, Selous Game Reserve - the largest in Africa and second largest in the world, and great lakes namely; Lake Tanganyika -the deepest lake, Lake Victoria - the second largest in the world and Lake Nyasa.

Tanzania owns 7 World Heritage Sites both natural and cultural, namely the Serengeti National Park, Ngorongoro Crater, Mt. Kilimanjaro, Selous Game Reserve, Stone town of Zanzibar, Ruins of Kilwa Kisiwani and Songo Mnara, and Kondoa Rock Art Paintings. There are equally many more unique attractions located all over the country including unexplored beaches along more than 800km stretch of the Indian coastline.

1.2 Geographical location and size

Tanzania covers an area of 945,203 km² on the eastern side of Africa and is bordered by the Indian Ocean on the East; Malawi, Mozambique and Zambia on the South; Kenya and Uganda on the North; and Democratic Republic of Congo, Burundi and Rwanda on the West (Figure 1 below).

Figure 1: Map of Protected Areas in Tanzania



1.3 Topography and climate

Tanzania is endowed with several topographical features such as mountains in the northern and southern parts of the country, hills and plateaus covered with grasses, lakes, river basins and the Great East African Rift Valley. The country has a coastal stretch of about 800km along the Indian Ocean.

The country is characterized by tropical climate with regional variations due its topography. The coast is warm with average temperatures of 31⁰C. The highland areas have cool temperatures below 20⁰C. The country experiences a bimodal rainfall pattern for northern, eastern and southern coast. Low rainfall season is from October to December and high season from March to May. The southern and western parts of the country receive one rainfall season from December to April. Annual rainfall varies from 200mm to 1000mm over most parts of the country.

1.4 Population

Tanzania is the most populous nation in East Africa with a population of 45 million (2012 census). The estimated population for 2016 is about 50.1 million. The average annual population growth rate is 2.92%.

1.5 The economy

The Gross Domestic Product (GDP) per capita in Tanzania for the year 2016 stood at USD 47.43 billion with the last growth rate ranging from 7.6%. The economy is driven by mining, transport, communications, tourism, manufacturing and agriculture with a support of public investment in infrastructure. This makes Tanzania among the fast growing economies in Africa. The trend of growth is due to solid macro-economic base and political stability.

Tanzania has been a leading Foreign Direct Investment (FDI) destination in the East African Region in the last decade, which was about US 1.5bn in the year 2015. This has been due to improved overall legal, business framework and conducive investment climate in the country. Tanzania will maintain its competitive advantage in terms of natural resources, tourism, price competitiveness, affinity to travel and environmental sustainability. These improvements provide more opportunities for investments in tourism and related sectors such as ground and air transport and ICT.

CHAPTER TWO

BUSINESS ENVIRONMENT

2.1 Strategic location

Tanzania has unique geographical location that makes it the country unchallenged gateway to Regional and International viable markets for landlocked countries namely Rwanda, Burundi, Uganda, Zambia, Malawi and Democratic Republic of Congo.

2.2 Stable investment environment

The pro investment attitude by Government is clearly demonstrated by the innovative investment legislation, the increasing number of foreign direct investments in the country and economic structural reforms that have led to substantial progress in establishing a functioning market economy.

Tanzania Investment Centre (TIC) is a strong institution which serves as a One Stop Centre for all investors. TIC is a Government institution that coordinates, encourages, promotes and facilitates all investments in Tanzania.

On the other hand Tanzania has National Business Council (TNBC) which is the Lead Dialogue Institution where Government interacts with diverse stakeholder representatives from the Private Sector on strategic issues related to the investment process and business environment.

2.3 Attractive investment fiscal regime

Tanzania has stable and predictable fiscal investment regime - providing a *Soft Landing* to all investors including investors in the natural, cultural resources and tourism sector. It recognizes that investors need to recover their *Investment Costs* first before paying corporation tax.

2.4 Free repatriation of funds

Transfer of funds is allowed through any authorized bank in freely convertible currency of net profits, repayment of foreign loans, royalties, fees charges in respect of foreign technology, remittance of proceeds and payment of emoluments.

2.5 Stable macroeconomic performance

Tanzania had been carrying out successful economic and structural reforms, which have improved economic performance and sustained growth. These achievements are based on solid foundations of political and economic reform undertaken by the Government, placing her in a position where a prolonged period of high GDP growth rates has been observed.

2.6 Peace and stability

Tanzania is free of ideological confrontations, ethnic problems and labor disputes. It is a centre of economic and political stability in Sub Saharan Africa that comfort many of her neighbors. Multiparty democracy adopted in 1992 has not disturbed the peaceful political climate of the country. The political scene is characterized by parliamentary democracy and public consensus on key social and economic priorities.

2.7 Investment incentives and guarantees

Tanzania offers a well-balanced and competitive package of fiscal and non fiscal incentives with the aim to encourage foreign direct investment at competitive fiscal regime on foreign trade.

2.7.1 Non fiscal incentives, fiscal incentives and strategic investor status:

- (i) Zero percent (0%) Import Duty and VAT exemption on capital goods and Import Duty Back Scheme,
- (ii) Refund of duty charged on imported raw materials used for producing goods for export and goods sold to foreign institutions like the UN and its agencies operating in Tanzania,
- (iii) The recognition of private property and protection against any non-commercial risks,
- (iv) Allowed to repatriate all your profits, gains and dividends from investment after tax,
- (v) Favorable Investment allowances and deductions

2.7.2 Strategic investor status

In addition to existing investment incentives a potential investor may apply for strategic investor status to seek additional investment incentives.

2.7.3 Investment guarantees

Tanzania is a member of Multilateral Investment Guarantee Agency (MIGA) and African Trade Insurance Agency (ATIA). The two institutions provide political risks insurance guarantee to the private sector investor. Likewise Tanzania is a member of the International Centre for Settlement of Investment Disputes (ICSID) also a body affiliated to the World Bank.

CHAPTER THREE

WHY INVEST IN NATURAL RESOURCES AND TOURISM IN TANZANIA

Tanzania is endowed with various natural resources that form a mainstay of tourist attractions; including wildlife, natural forests, sea beaches, mountains, rivers, lakes and the people with diverse of culture, history and artistic talents. Tanzania is an exceptionally beautiful and interesting destination, with its 16 National Parks, 28 Game Reserves, 44 Game Controlled Areas, 4 Ramsar Sites, 38 Wildlife Management Areas, 12 nature reserves, 19 plantations, 2 marine parks and 16 cultural heritage sites. These attributes put Tanzania on the world map as one of the leading nation in that respect.

Ministry of Natural Resources and Tourism has the responsibility of conserving and supervising the sustainable use of natural and cultural resources i.e. wildlife and forest, cultural heritage (antiquities) and to develop the tourism activities and bee keeping. As one of the productive sector, the Ministry is an axis of economic development and is estimated that the sector contribute 17.5 percent of the Gross Domestic Product (GDP).

Part of this GDP comes from forest and beekeeping subsectors. Forestry contributes to the availability of energy in which 90 percent of the energy use comes from forest products i.e. charcoal and firewood. Moreover, forest conserves the catchment areas and soil, regulate climatic condition and provide raw materials to the industry.

The Ministry's functions are assigned to four (4) technical divisions namely:

I. Wildlife sector

The wildlife sector is responsible for conservation through: - developing, monitoring, evaluation and reviewing of wildlife policies, guidelines, strategies and laws; oversee community based wildlife management and investment promotion in and outside protected areas; The Wildlife division also manages and regulates sustainable utilization of Wildlife and undertake anti-poaching operation in the country. It is also a Management Authority for several international convention notably the Ramsar Convention on Wetlands, CITES, Lusaka Agreement, AEW and CMS.

II. Forest and Beekeeping sector

Forest and Beekeeping is responsible for management of the forest and beekeeping resources through: developing, monitoring, evaluation and reviewing forestry and beekeeping policies, strategies, legislations and laws; management of forest-based industries and other forest-based activities; striving to maintain conservation of the countries ecosystem and biological diversity; enhancement of the institutional framework and arrangement of the necessary human resources and financial inputs to meet the pre-conditionals for the desired development. Through institutional transformation of the sector, the Tanzania Forest Services Agency was formed to oversee operational activities, while forest and beekeeping Division is responsible for development of policy and legislation, programs and guidelines. The division is also overseeing their overall implementation.

III. Tourism sector

The tourism sector deals with developing, monitoring, evaluating and reviewing of tourism policy, guidelines, strategies and laws; development of tourism; and investment promotion. The division is also responsible for Tourism and Hotel Training Institute of National College of Tourism (NCT) and parastatal organization of Tanzania Tourist Board (TTB) for marketing Tanzania destination within and outside the country. Tourism sector's major objective is to ensure the implementation of the National Tourism Policy 1999 as well as Tourism Act of 2008. The main objective of National Tourism Policy is seeking to assist in efforts to promote the economy and livelihood of the people, essentially poverty alleviation.

IV. Antiquities (Cultural Heritage) sector

Antiquities is responsible for Research and Conservation of cultural heritage, developing heritage sites, monitoring, evaluation and reviewing of heritage policies, laws, guidelines, and strategies on cultural heritage conservation , promotion of cultural heritage tourism.

The following are among the major reasons why an investor should prefer to invest in Natural and Cultural resources in Tanzania

3.1 Untapped natural, cultural and tourism potentials

The Ministry administers a wide range of investment opportunities in natural and cultural tourist attractions. The country is internationally renowned for its abundance of wildlife resources, cultural heritage resources, forest and beekeeping

resources, unexploited beaches and marine resources.

Tanzanian's wildlife resources are among the supreme in the world and have been widely known for many years. They include the great Serengeti Plains, the spectacular Ngorongoro Crater, Lake Manyara and Africa's highest mountain, Kilimanjaro, in the north; Mikumi, Udzungwa and Ruaha National parks and Selous game Reserve in the south. Additionally, there are natural and cultural attractions that include the sandy beaches, excellent deep-sea fishing, nature reserves, stone town of Zanzibar, Kilwa ruins, Laetoli footprints, Olduvai Gorge and many others.

Forest and woodland is estimated to cover about 35.3 million hectares which constitutes of 39.9% of the total land of the country, part of this 13.5 million hectare are gazetted as National Forest Reserves and 21.8 million ha are conserved. In addition, there are about 30.000 hectares owned by major private industrial plantation and 120,000 hectares of small and medium size plantations which are also playing a great role.

3.2 Natural and cultural resources sectoral performance

Tanzania enjoys a diversity of natural and cultural resources including minerals, forests, wildlife, historical sites and fisheries. The tourism sector, with a growth rate of 12.1 per cent from 2015 to 2016 is one of the fastest growing sectors, contributing about 17.2% of the GDP and 25% of foreign exchange earnings in 2016. The country earned USD 2.13 billion from the tourism sector in 2016. Tanzania receives more than one million tourists annually and this number is growing rapidly. Developments of other attractions within and outside protected areas coupled with tourism promotion have provided wider opportunities for investment in the sector.

The forest and beekeeping sector contribution to the Tanzanian economy is very impressive as the sector employs approximately one million rural people and also forest and beekeeping products, contributes about 10-15% to the country registered export earnings. Moreover, the sector provides 95% of Tanzanian's energy supply through fuel wood and charcoal. Again, about 75% of the construction materials used in the country comes directly from the forest and 100% of the indigenous medicinal materials are being provided by the forest and beekeeping sector.

3.3 Efficacy of joint ventures

Tanzania has made significant progress in moving from a centrally-planned to a market-based economy. We also implement policies that improve the country's trade and investment growth. The Ministry now invites private investors to work either individually or in partnership. The exact form of joint venture arrangement depends on the type of investment. This model is used in large developmental projects such as development of tourist facilities in protected areas; establishment of tourism operation companies, plantation and beekeeping; and leasing and/or rehabilitation of historical buildings. Where a private investor is invited, the arrangement is of the Design, Build, Finance, Operate and Transfer (DBFOT) or Build, Operate and Transfer (BOT) or Build, Own and Operate (BOO).

3.4 Availability of Investment incentives

Establishment of the Tanzania investments centre (TIC) has created a conducive environment for investors. Under this umbrella, investor's properties guarantee are provided using the multilateral investment guarantee agency (MIGA) which Tanzania is a member, and also, Tanzania is a member of the International centre for investment disputes settlement. Natural resources and tourism investment areas bear potentials of high investment returns.

Incentives in the natural sectors are provided depending on the area of investment. For instance, TANAPA offers the incentives to investors such as, free park entry during mobilization and construction Stage; all staff living in the parks are given free entry permits; all administrative vehicles are given free entry permits; directors pass with a minimal annual fee of US \$ 100; and a grace period of not paying concession fees for a period of six months after opening the facility. TFS investments have proved that, demand for both products and services emanating from forest and beekeeping investments is very high hence, any offer provided to investors is an incentive on its own.

3.5 Efforts to develop Domestic Tourism

Domestic tourism in Tanzania is growing as local residents have built a habit of visiting tourists' attractions and get away from their usual area of stay especially during public holidays. Domestic tourism in Tanzania has been receiving adequate attention by creating an enabling environment for the locals to participate fully in

tourism by having access of the both Natural and Cultural attractions at affordable rates. This helps tourism sector to reach the good level of performance of domestic tourism alongside with international tourism. More effort is intended to be done to develop domestic tourism further through awareness raising campaigns, local trade fairs and festivals, familiarization tours, production and distribution of promotional materials, TV and Radio Advertising and educational Programs across the nation.

3.6 Plans of developing Natural and cultural resources and tourism sector

The Ministry has reviewed its tourism policy and is now preparing the developing a Ten Year Tourism Development Plan and Strategy which will concentrate on development aspects of tourism infrastructure and tourism products as well as improving business environment for investors. The aim of the program is to support the growth of tourism in real terms across the whole nation in order for Tanzania to become the most preferred tourist destination in African continent.

Future plan of the forestry and beekeeping sector is to establish new plantations and extend the existing plantations. TFS has also planned to establish modals of partnership with private stakeholders in the investments programs as well as addressing livelihood aspects to communities adjacent to forest reserves by promoting bamboo production. In a move to invest more in the beekeeping sector, TFS has planned to increase and improve commercial bee farms through modern beekeeping approaches and establishing bee products collection and processing centre. TFS is now venturing planned to invest in eco-tourism venture by establishing and developing eco-tourism facilities for the tourists.

3.7 Diversification of Tourism Development to the South of Tanzania

The country's most visited tourism destinations are showing signs of overstress and carrying capacity limitations. Pressures on the carrying capacity of key ecosystems such as the Greater Serengeti, led to concerns that future expansion of visitors in some of Tanzania's key attractions may soon undermine the quality of the tourism experience, and be at odds with the low-volume high-value proposition. Hence, the need to diversify the tourism product without diminishing its revenue potential, with a growth model that does not compromise the natural asset base, key for attracting visitors.

The Southern Circuit is the chosen location for tourism expansion and diversification. The Government of Tanzania is keen to develop new tourism products to expand the sector, while maintaining the low-volume high-value approach that has been successful in capturing the highest per capita revenue in the region. Thus balancing the focus on the Northern Circuit with developing the Southern Circuit, which includes a number of national parks (i.e. Katavi, Kitulo, Mahale, Udzungwa, Mikumi and Ruaha National Parks), game reserves (Selous being the largest), two rift valley lakes (Nyasa and Tanganyika), and other areas of cultural interest. In developing the Southern Circuit, the government has allocated a number of projects such as SPANEST and REGROW which assists in improving the infrastructures such as opening of new airstrips in certain areas where tourism will be facilitated in a better way, to attract significant investments in tourism and boost the incipient tourism, but also strengthening the management of the Protected Areas to significantly increase conservation efforts and protection of wildlife.

3.8 Marketing and Promotion Plans

The Ministry through Tanzania Tourists Board (TTB) has International Marketing Strategy which TTB intends to continue implementing it by emphasizing on modern marketing techniques including online marketing and at the same time continue using traditional marketing techniques. The Board has been and will be attending international trade fairs; conduct road shows abroad, familiarization tours locally, production and distribution of promotional materials, using the goodwill ambassadors and Tanzania foreign embassies to market destination Tanzania. This IMS intends to increase the number of international tourist arrivals from 1,284,279 in 2016 to 3,000,000 by June 2022 and the revenue accrued from the same from USD 2.131m to USD 2.5m in June 2022.

CHAPTER FOUR

INVESTMENT OPPORTUNITIES IN THE NATURAL RESOURCES AND TOURISM SECTOR

Opportunities for investment in natural, cultural resources and tourism are immense. The opportunities include construction of accommodation facilities, leisure/theme parks, ground golf courses, conference centers and air/ground transport facilities. Other opportunities are; wildlife farming, establishment of tour operation companies, cultural tourism enterprises, museums and information centres, plantation and bee keeping, sea and lake cruising and trophy hunting companies, development of eco-tourism facilities and leasing of historical buildings.

4.1 Investment Opportunities in the National Parks

According to the management plans of the Tanzania National Parks (TANAPA), 6 parks offer areas for investment for permanent tented camps and lodges. The modality of investment can be in a form of private ownership and joint venture.

4.1.1 Kilimanjaro National Park

At 5896m, Kilimanjaro is Africa's highest mountain and the tallest free-standing mountain in the world. The park is 1668 sq km (641 sq miles) at Northern Tanzania, near the town of Moshi. Hiking the Kilimanjaro is described as the adventure of a lifetime.

There are six trekking routes to the summit and other more-demanding mountaineering routes. One can go for day or overnight hikes on the Shira plateau or on nature trails on the lower reaches. The beautiful Chala craterlake on the mountain's south-eastern slopes is a good place to visit where one can also go for trout fishing

Kilimanjaro National Park is 128 km (80 miles) from Arusha and about one hour's drive from Kilimanjaro airport. There are enough accommodation facilities in areas around the park. There are huts and campsites on the mountain. Several hotels and campsites are also outside the park in the village of Marangu and in Moshi town.

Table 1 : Available investment site in Kilimanjaro National Park

| Site Name | Type of investment | Maximum Capacity | GPS Coordinates |
|-----------|--------------------|------------------|-----------------------|
| Machame | Lodge | 40 beds | X: 0303846 Y: 9650488 |
| Kidia | Lodge | 40 beds | X: 0326252 Y: 9638602 |

4.1.2 Mkomazi National Park

The park is situated at the slopes of the Usambara and Pare Eastern Arc Mountain ranges, it is a bridge between northern circuit and coastal attractions. It is a semi - arid, savannah - home of large herds of giraffe, eland, hartebeest, zebra, buffalo and elephant. Mkomazi is also a refuge to two highly endangered species, the black rhino and African wild dog, both of which were successfully reintroduced in the 1990s. Mkomazi is also home to the rare fringe - eared oryx, spiral - horned lesser kudu and gerenuk. It is also a destination for bird watchers with over 450 species of birds.

One can go for a game drive, camping, bird watching, walking safari or hiking at Mkomazi National Park. There is also a lot to learn about conservation of endangered species from the Mkomazi rhino and wild dog sanctuary.

Mkomazi is easily accessible by road through Same which is on the highway from Arusha to Dar es Salaam. There are also landing strips in the park which can cater to chartered flights.

Table 2: Available investment sites in Mkomazi National Park

| Site Name | Type of Investment | Maximum Capacity |
|-------------|-----------------------|------------------|
| Vitewini | Permanent tented camp | 50 beds |
| Ngurunga | Permanent tented camp | 50 beds |
| Maore | Permanent tented camp | 50 beds |
| Maji tatu | Permanent tented camp | 50 beds |
| Kamakota | Lodge | 80 beds |
| Ngiloriti | Lodge | 80 beds |
| Mzara north | Lodge | 80 beds |

| | | |
|------|-------|---------|
| Ndea | Lodge | 80 beds |
|------|-------|---------|

4.1.3 Rubondo Island National Park

The island is located on the south-western corner of Lake Victoria. It is surrounded by 11 small islets which make part of the park and they make a breeding ground for both migratory birds and fish species especially Tilapia and Nile perch. The park also comprises of a dense forest, a home to sitatunga, bushbucks, velvet monkeys, genet cats, spotted necked otters, hippopotamus and crocodiles which share the ecological niches with introduced species such as chimpanzees, elephants, giraffes, black and white colubus monkeys, suni and African grey parrots.

Park attractions also include the magnificent view of one of the last remaining representatives of evergreen dense primary lowland Congolese forest with a unique habitat mosaic in the midst of high biodiversity value; spectacular beaches at Mchangani and Michikoko; High density of African fish eagles; and Cultural sites such as "Ntungamirwe", "Maji Matakatifu", "Altare" and "Solo" which explain the life of natives who once stayed in the park

The park can be reached both by charter/air and road and then get picked by a boat. By road it takes approximately 4 hours drive from Mwanza to Nkome where visitors can be picked up by the park boat at Nkome, and will take a maximum of one an half hours cruising to Rubondo main island. Another route is from Mwanza to Muganza/Kasenda which takes about 5 hours and from Bukoba to Muganza/Kasenda which takes about 2 hours and visitors travelling through this route can be picked by the park boat at Kasenda village, and will take about 20 - 25 minutes to Rubondo National Park.

By air, Visitors who prefer to travel by air should check in advance with the tour operators in Bukoba, Mwanza, Arusha and Dar es Salaam for flight schedules to the island. Currently, Auric Air is only flight which has a route via Rubondo from either Mwanza or Bukoba. The park has a well maintained waiting lounge where visitors can obtain appropriate service upon arrival (being picked up by a vehicle to the point of accommodation) or waiting for the plane/charter during departure.

Table 3: Available investment sites in Rubondo National Park:

| Site name | Type of facility | Maximum capacity | GPS Coordinates |
|-------------|-----------------------|------------------|----------------------|
| Michikoko | Permanent tented camp | 30 beds | X: 371404 Y: 9754473 |
| Michungwani | Permanent tented camp | 30 beds | X: 374015 Y: 9743685 |

| | | | |
|------------|-----------------------|---------|-----------------------|
| Izilambuba | Permanent tented camp | 30 beds | X: 372589 Y: 9726383 |
| Rubiso | Lodge | 60 beds | X: 361106 Y: 97544901 |

4.1.4 Ruaha National Park

Ruaha National Park is one of the largest parks in Africa contains fascinating landscapes with the Great Ruaha River as the lifeline of the park. The park is great for game viewing and bird watching with more than 571 bird species, some of them being migratory birds from Europe, Asia, Australian rim and Madagascar. Ruaha has the highest concentration of elephants in East Africa. Other animals like kudu, sable and roan antelopes, wild dogs, lions, leopards, cheetah, giraffes, zebras, elands, impala, bat eared foxes and jackals can be spotted. Crocodiles and other reptiles and amphibians are also easily seen along the rivers. Visitors can go for game viewing, walking safaris, birds watching, picnics or bush meals at the wilderness.

The park can be assessed by air and road. By air, through scheduled and chartered flights into the park mainly from Arusha, Dodoma, Kigoma and Dar-es-salaam. Park's airstrips are located at Msembe and Jongomero. By road, the park is 130km drive from Iringa town and 625km from Dar-es-Salaam city.

Table 4: Available investment sites in Ruaha National Park

| Site Name | Type of Investment | Maximum Capacity | GPS Coordinates |
|-------------|--------------------|------------------|----------------------|
| Nyiringa | Lodge | 100 beds | X: 725946 Y: 9171921 |
| Ndatambulwa | Permanent tented | 50 beds | X: 665316 Y: 9124300 |
| Wimbwa | Permanent tented | 50 beds | X: 659120 Y: 9129935 |

4.1.5 Katavi National Park

Katavi's isolation provides a unique experience where one enjoys the true wilderness of African and great game viewing especially along the rivers and Lake Katavi and Chada. Katavi has a high population of hippos and an estimated number of 4,000 elephants, 1000 buffalo as well as other animals like giraffe, zebra, impala, reedbuck, lions and spotted hyena.

Tourism activities taking place at Katavi National include game viewing, walking safaris, camping, picnics as well as bush meals. Cultural tourism is also popular at

the park where near Lake Katavi one can visit the tamarind tree inhabited by the spirit of the legendary hunter Katabi (for whom the park is named) where offerings are still left by locals seeking the spirit's blessing.

Katavi can be reached through charter flights from Dar es Salaam or Arusha and also by road which is some 550 km from Mbeya and 390 km from Kigoma. You can also get to Katavi by rail from Dar es Salaam via Tabora and then take a bus to Sitalike which is adjacent to the park and game drives can be organised from there.

Table 5: Available investment sites in Katavi National Park

| Site Name | Type of Investment | Maximum Capacity | GPS Coordinates |
|-----------|-----------------------|------------------|-----------------|
| Wamweru | Lodge | 80 beds | |
| Lukima | Permanent tented camp | 50 beds | |
| Chorangwa | Permanent tented camp | 50 beds | |

4.1.6 Kitulo National Park

Also known as The Garden of God because of its spectacular floral plains, Kitulo is a botanical heaven where more than 350 species of vascular plants among which 45 are varieties of terrestrial orchids bloom especially in the rainy season of late November to April. The park is located on the peaks of Kipengere, Poroto and Livingstone Mountains. The park is also a watershed for the Great Ruaha river.

Big games are sparsely represented occasionally where reedbuck and eland can be spotted. The park is great for landscape and flower lovers, witness orchids and other flowers like the yellow-orange red-hot poker, aloes, proteas, geraniums, giant lobelias, lilies and aster daisies, of which more than 30 species are endemic to southern Tanzania. Birds and endemic butterfly, frogs, lizards and chameleons are found in the park.

The park has great hiking trails and walking safaris are an enjoyable activity at this park. The walking trails are connected to beautiful Matema beach on Lake Nyasa.

The park is accessible by road through Chimala, which is 78km east of Mbeya along the surfaced main road to Dar es Salaam.

Table 6: Available investment sites in Kitulo National Park

| Site Name | Type of Investment | Maximum Capacity | GPS Coordinates |
|-----------|--------------------|------------------|----------------------|
| Itweli | Lodge | 80 beds | X: 589925 Y: 9000275 |

| | | | |
|---------|------------------|---------|----------------------|
| Usalama | Lodge | 80 beds | X: 589084 Y: 9001088 |
| Ilala | Permanent tented | 80 beds | X: 588319 Y: 9001749 |

4.1.7 TANAPA investment sites outside parks

TANAPA owns a plot of land (Plot No. 183 Block 'J') in prime area of Arusha city which is available for joint venture development arrangement. The plot has a size of 8 acres with minimum amenities suitable for real estate development.

4.2 Investment opportunities in Ngorongoro Conservation Area (NCA)

The General Management Plan (GMP) of 2006 for the Ngorongoro Conservation Area Authority (NCAA) allows for the development of permanent tented camps in designated sites inside the NCA. The modality of investment can be in a form of private ownership, a joint venture, or Build, Own and Operate (BOO).

4.2.1 Sites available for construction of permanent tented camps inside the NCA

A. Investment Opportunities Inside Ngorongoro Conservation Area

Plate 1: Naseru Rock Area



The site lies at Elevation: 1876 M South: 02° 44.441' East: 035° 22.853' the type of investment is permanent tented camp with a capacity of 40 beds.

Short grass plains to the biggest “Kopje” (Inselberg) Nasera Rock (Plate 1). This Rock is over 100m height and you may climb on top of it and enjoy the exceptional view. The rock is a unique ecosystem of its own Sanjan plain perched under old umbrella Acacia trees with a wonderful view of Mt. Oldonyo Lengai, the holy mountain of the Maasai people. It is a spectacular walk through the gorge and occasionally you will spot the elusive Klipspringer antelope perched on a rock cliff, you can either spend the day on a walking safari with a masai guide, around the area of Nasera rock or you can go for a game drive around Lake Ndutu a bit south west of Nasera Rock.

Plate 2: Olkarian Gorge



The site lies at Elevation: 1392 M South: 02° 42.362' East: 035° 34.921' the type of investment is permanent tented camp with a capacity of 40 beds.

Situated to the east of the Gol Mountains in NCA, is an area of spectacular beauty as well as historic interest. Geologically it is fascinating with the great canyon slicing through the earth. It is also the primary nesting ground for the Ruppells Griffin vultures. In some areas, the gorge is as narrow as the spread of a vulture’s wing, in others it opens up to the sky. Views to the east are the Salai plains with the smoking and grumbling Oldonyo Lengai rising like a giant limpet out of the earth.

Plate 3: Lemuta Hill



The site lies at Elevation: 1808 M South: 02° 43.910' East: 035° 16.559' the type of investment is permanent tented camp with a capacity of 40 beds.

The area surfaced is rocky crag, the sparkling granite with the gnarled bonsai trees rooted in the rocky soil. The open plain around Lemuta area is destination in itself for the great migration, a place where the herds take pause on their annual pilgrimage.

Plate 4: Kesile /Kakesio



The site lies at Elevation: 1877 M South: 03° 31.040' East: 034° 58.411' the type of investment is permanent tented camp with capacity of 40 beds.

The site is located at Kakesio area distance from NCAA wildlife ranger post. The vegetation is generally heterogeneous with large areas of grassland interspersed with groves of Miombo woodland.

B. NCAA's investment opportunities outside the Ngorongoro Conservation Area

The NCAA has an investment policy which aims at maximizing income from various investments in order to minimize risks associated with the tourism businesses. The investments are directed into safe and high yield areas in order to obtain an optimum rate of return and to be consistent with safety and liquidity criteria.

The NCAA invests in real estate properties with the objective of generating income by way of rent, diversifying investment and risks, and building up the strong long-term asset base of the organization.

Investments in real estate are based on the criteria of technical, commercial and economic viability. Moreover, they are made in locations of guaranteed safety by following and abiding by all construction industry legal requirements and on a piece of land with a title deed, letter of offer or lease agreement.

Plate 5: Investment at Kamyn Estate



A piece of land of 10 acres has been set aside at Kamyn Estate for the development of a five star hotel. The area is about 20kms from the NCAA Head quarter on the way from Karatu to Ngorongoro Crater.

4.3 Investment opportunities in Tanzania Forest Services (TFS) Agency

According to the Tanzania Forest Services (TFS) Agency establishment order, among other things, TFS has the mandate to oversee development of plantation, beekeeping and eco-tourism products and services. TFS is endowed with vast areas for investment such as nature reserves, forest reserves, forest plantations and beekeeping services. TFS also owns areas outside protected areas; for instance, 67.3 ha of prime land in Mbeya, which is a third largest city in Tanzania with a population of 2, 707,410. The city is a major gateway to Malawi, Zambia and other southern African countries. It is a major commercial centre in the southern highland zone of Tanzania and easily accessible by road, air and railway.

4.3.1 Amani Forest Nature Reserve

Amani Forest Nature Reserve with an area of 8,380 ha is located in the North-east corner of Tanzania within Tanga region in Muheza and Korogwe districts between Latitude 50 05" S and 50 14" S and Longitude 380 40"E and 380 32"E, it forms the southern and the largest forested mountain block of the East Usambara Mountains, which are part of the Eastern Arc mountain chain. Also the reserve is endowed with endangered species of flora and fauna.

Plate 6: Three horned camelion at Amani Forest Nature Reserve



One can visit Amani Nature Reserve for; camping, bird watching, walking safari or mountain hiking and biking. There are a number of attractions such as; waterfalls, Amani Botanical garden which is the largest in Africa. Presence of rare wild animals like Gentle Monkeys, Colobus Monkeys and Yellow Baboons. Presence of Butterfly and camelions which are very rare in other parts of the world and endemic plant species such as Saint Paulia site made ANR to be a unique Nature Forest. **Table 7** shows available investment sites at Amani Forest Nature Reserve.

AFNR is easily accessible by road through Muheza which is on the highway from Tanga to Dar es Salaam or Arusha.

Table 7 : Available investment sites in Amani Forest Nature Reserve

| No. | NAME OF THE SITE | TYPE OF INVESTMENT | CAPACITY | GPS COORDINATES |
|-----|------------------|--------------------|-----------|-----------------------|
| 1 | Mbomole view | Tented camps | 24 (beds) | N 458049 E 9436539 |
| 2 | Kiganga | Eco lodge | 30 (beds) | N 455711 E 9429462 |
| 4 | Mbomole view | Picnic site | 1 | N 455380 E 9428496 |
| 5 | Sevuntini | Canopy walk | 1 | |
| 6 | Ngua view | Baloon safari, | 1 | |
| 7 | Ngua view | Picnic site | 1 | N 454279 E 9431523 |

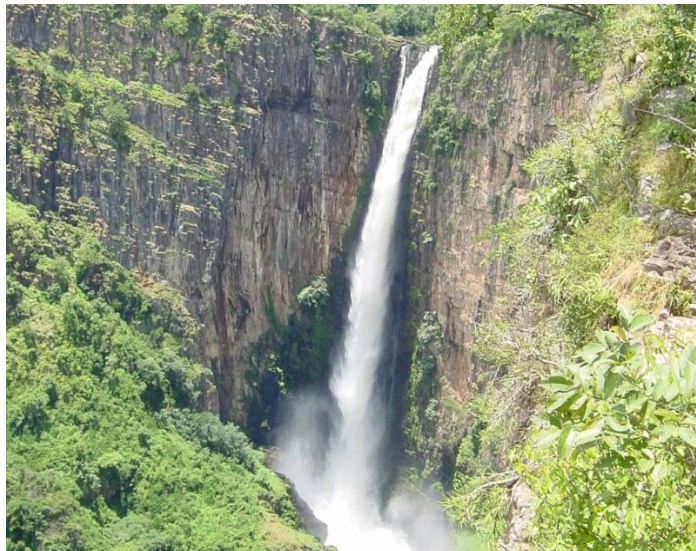
4.3.2 Kalambo River Forest Reserve

Kalambo River, Forest Reserves is located in Kalambo Districts in Rukwa Region. It is located 90km from Sumbawanga Municipality and 45km from District Headquarter (Matai town). The reserve can be found along the road from Sumbawanga Kasanga port of Lake Tanganyika. The Reserve is within the Tanzania and Zambia Border delineated from each other by Kalambo River. It is located in an ecologically important area for animal movements between Tanzania and Zambia and is highly rich in different vegetation species.

The reserve have various attractions such as; Kalambo waterfalls in Kalambo River which are the second deepest falls in Africa, caves used by hyenas in breeding, beautiful beaches around Lake Tanganyika and a number of cultural sites. Kalambo falls is 772 ft (235m) single drop waterfall on the border of Zambia and Tanzania at the southeast end of Lake Tanganyika. The downstream of the falls, is the Kalambo Gorge which has a width of about 1 km and a depth of up to 300m, running for about 5 km before opening out into the Lake Tanganyika rift valley.

When at Kalambo forest reserve, one can have a scenic view of Kalambo waterfalls, walking down along the cemented stairs to see the waterfalls, Chimpanzee and academic research.

Plate 7: Kalambo falls



Existing opportunity include; construction of recreation centre that will include viewpoints, drive routes (walking trails), cable car, reception office, display (Cultural center) and theater and packing area. **Table 8** shows available investment sites at Kalambo River Forest Reserve.

Table 8 : Available investment sites in Kalambo River Forest Reserve

| No. | NAME OF THE SITE | TYPE OF INVESTMENT | CAPACITY | GPS COORDNETS (X AND Y) |
|-----|------------------|--------------------|----------|--|
| 1 | Kalambo falls | Cable cars | 1 | 8.5974 ⁰ S 31.2396 ⁰ E |

| | | | | |
|---|-----------------|-------------------|----|----------------------|
| 2 | Kapozwa village | Recreation centre | 1 | 7° 8'3"S 28° 6' 9" E |
| 3 | Kalambo falls | Campsite | 20 | 8.5974° S 31.2396° E |

4.3.3 Rubya Forest Plantation

Rubya Forest Plantation is located on the western end of Ukerewe Island, Ukerewe District in Mwanza Region. The plantation is situated at Longitudes 32° 51'E and Latitudes 22° 30'S and covers an area of 1,926 ha. It is bordered by Lake Victoria to the Northwest, West, South and Southwest. In the North East and South East it is bordered by Selema and Bugula Villages respectively. The plantation has a beach situated adjacent to plantation rest house. The beach covers a total area of 7.9ha with a total stretch of 1.61km. Unlike many other shores along the lake, this beach has been tested free from bilharzias.

Rubya Forest Plantation is accessible by water from Mwanza, Mara and Kagera Region. The distance by road from Rubya to Mwanza via Nansio, Bunda and Magu is about 288 km. A ferry boat connects the Ukerewe and Mwanza roads across Lake Victoria between Rugezi and Kisorya points. By boat or ferry through Lake Victoria, Rubya to Mwanza is about 4hrs. The distance from the Forest Office to Nansio is about 35 km.

Plate 8: Rubya forest plantation beach along Lake victoria



Rubya Forest plantation has a number of tourist attractions such as very fascinating beach, scenic view of sunset, birds watching (owls, swifts and eagles). Some small mammals like dik dik, hares, baboons and varieties of fishes are also found in this area. Also, there is a magnificent fire tower where tourist can view the whole plantation and wide area of Ukerewe Island. Establishment of a beach picnic is advised to this area. **Table 9** shows available investment opportunity in Rubya Forest Plantation.

Table 10 : Available investment site in Rubya Forest Plantation

| No. | NAME OF THE SITE | TYPE OF INVESTMENT | CAPACITY | GPS COORDNETS (X AND Y) |
|-----|-------------------------|--------------------|----------|---|
| 1 | Rubya forest plantation | Beach picnic | | Longitudes 32 ⁰ 51'E Latitudes 22 ⁰ 30'S |

4.3.4 Magamba Nature Reserve (MNR)

Located in Lushoto District, Magamba Nature Reserve covers a total area of 9,283 hectares and located at 4°40'S and 38°15'E. The topography of MNR is undulating and the forest has a wide range of mountains. It is characterized by cool weather throughout the year with two distinct rain seasons. Long rains occur from mid-March to May and short rains between October and December. Extreme temperature ranges between 7°C and 13°C, where dry period ranges between 18°C and 30°C.

Plate 9: Kiguluhakwewa view point at Magamba Forest Nature Reserve



One can go to Magamba Nature reserve for camping, picnic, photographing and filming services. Available tourist attractions include high biological diversity with high richness of flora and fauna, foot shaped imprint stone (stone of god) “Jiwe la Mungu”, scenic view-points of Kiguluhakwewa and Kwehondo, skyline from Sungwi (upper landing) to Mkumbara (lower landing), waterfalls at Mkusu river (Mvueni), Old German’s cave, bird and butterflies watching, black and white collobus monkeys at Grewal trail. **Table 11** shows available investment sites in Magamba Nature Reserve.

The area is accessed by road from Mombo on the highway of Arusha-Tanga road to the district headquarters - Lushoto township with a total distance of 32 km. The head office is about 10km from Lushoto town driving through Lushoto - Magamba-Mlalo road.

Table 12: Available investment sites in Magamba Nature Reserve

| No. | NAME OF THE SITE | TYPE OF INVESTMENT | CAPACITY (NO OF BEDS) | GPS COORDNETS (X AND Y) |
|-----|------------------|--------------------|-----------------------|-------------------------|
| 1 | SKYLINE | Camping site | 20 | 412262 |
| | | View point | 10 | 9476880 |
| | | Wooden cottage | 14 | |
| 2 | GREWAL JUU | Camping site | 30 | 416660 |
| | | cottage | 20 | 9477769 |
| 3 | GREWAL CHINI | Campsite | 20 | 416641 |
| | | Wooden houses | 15 | 9477947 |

4.3.5 Lake Duluti Forest Reserve

Lake Duluti Forest Reserve found in the Northern part of Tanzania is located at 3°22'60" S and 36°46'60" E. It is found in Arumeru District, Arusha region and one of great tourist attractions in the country. The Crater Lake with an area of 62.3ha was formed as a result of volcanic activities that caused breaking of earth crust and sinking part of the formerly volcanic hill below water table, resulting in the lake. It has the deepest point of 700 metres, with its water appearing green in color due to the reflection of trees and other vegetation which surrounding it.

Plate 10: Canoeing at Lake duluti Forest Reserve



There are no streams which bring water into the lake; instead it receives water from underground flows. The lake is surrounded by 19ha of a beautiful, rich sub mountain forest which hosts about 53 species of trees. The forest rims around the lake hence acting as a protective shield against erosion and siltation, offering a more eye catching scenery. The area is good for hiking, canoeing and fishing. **Table 13** shows available investment site in Lake Duluti Forest Reserve.

The area can easily be accessed by road and air. There are daily buses leaving Dar es Salaam to Arusha and flights daily using Air Tanzania, Fastjet, Precision and Uric air from Dar es Salaam to KIA or Arusha Airport. It takes 12 hours to drive from Dar es Salaam and 2 hours from Moshi.

Table 14: Available investment site in Lake Duluti Forest Reserve

| No. | NAME OF THE SITE | TYPE OF INVESTMENT | CAPACITY | GPS COORDINATES |
|-----|----------------------------|--------------------|-----------|-----------------|
| 1 | Lake Duluti Forest Reserve | Curio shops | 1 | 03°22'60" S |
| | | Eco Lodge | 20 (beds) | 36°46'60" E |
| | | Canoeing | 1 | |

4.3.6 Rau Forest Reserve

Rau forest reserve is located at Latitude 03⁰ 23' S and Longitude 37⁰ 22' E in Moshi District, Kilimanjaro region. It is one of the attraction found in the Moshi lowland with underground water forest which is well known for its important catchment values as it host not only a numbers of Natural spring but also some valuable tree species and animal.

Attractions found include; very big and oldest tree of East African trees (*Milicia excelsa*) or Mvule estimated to be more than 2000 years old. Milk water spring. The presence of big endemic trees of the species *Oxystigma msoo* that is endemic to Rau forest reserve in East African region. Presence of valuable species such as black white and blue collubus monkeys which are unique and endemic to the forest. Others includes; various species of butterfly, dik dik squirrels and forested bird species. **Table 15** shows Available investment site in Rau Forest Reserve.

The area can easily be accessed by road and air. There are daily buses leaving Dar es Salaam to Moshi and flights using Air Tanzania, Fastjet, Precision and Uric air from Dar es Salaam to KIA. It takes 10 hours to drive from Dar es Salaam to Moshi.

Plate 11: Huge and oldest tree of East African tree (*Milicia excelsa*) in Rau forest Reserve



Table 16: Available investment site in Rau Forest Reserve

| No. | NAME OF THE SITE | TYPE OF INVESTMENT | CAPACITY (NO. BEDS) | GPS COORDINATES |
|-----|--------------------|--------------------|---------------------|---------------------|
| 1 | Rau Forest Reserve | Eco lodge | 15 | 03° 23' S 37° 22' E |
| | | Picnic site | | |

4.3.7 Chome Forest Nature Reserve

This is one of the most diverse Nature Reserve (NR) in Tanzania. It is located in the South Pare Mountains in North East Tanzania between 4° 10" to 4° 24"s and 37° 53` to 38° 00`E and includes the highest ridge of the range and the highest peak of Mt Shengena (2463m a.s.l). The reserve is among of eight Nature reserves found in the Eastern Arc Mountains. It is the largest forest block in the South Pare Mountains which covers an area of 14,283 hectares (35,292 acres) with boundary length of 67 km.

CNFR is a home to a number of unique attractions such as; Shengena peak, the highest peak (2464m.asl) in the Southern Pare Mountains, Kwasekinga view point: an excellent view of Mkomazi National Park, Taita Hills in Kenya, Mount Meru and North Pare mountains, Kalimawe dam, Ndungu Paddy irrigation scheme. Presence of 94 forest bird species with two recorded bird species of high conservation concerns i.e. South Pare White- eye (*Zosterops winifridae*) which is endemic to the South Pare Mountains including CNFR and Hunter's cisticola (*Cisticola hunteri*) which is a restricted range species. Presence of small mammals endemic to South Pare Mountains, Yongoma and Thomson waterfalls, closed montane forest. Giant tree of *Ocotea usambarensis*, with one recorded specimen reaching 42m high and 2m in diameter. Bat cave/sacred area used for killing of abnormal born children and hiding during traditional wars. Historical sites cultural value such as the King's Stone, a huge rocky outcrop that was used for human sacrifices by Pare traditional Gods. It is a very steep and slippery climb through thick bush. **Table 13** show available investment site in Chome Forest Nature Reserve

Plate 13: South Pare White- eye endemic to the South Pare Mountains



The reserve can be visited for hiking, Bird watching, research purposes and landscape viewing. Chome is easily accessible by road through Same which is on the highway from Arusha to Dar es Salaam. The distance from Same - Mwembe-Vudee to Chome is 32km. The road is passable throughout the year but require 4Wd to reach the destination.

Table 13: Available investment site in Chome Forest Nature Reserve

| No. | NAME OF SITE | TYPE OF INVESTMENT | CAPACITY | GPS COORDINATES |
|-----|------------------------------------|--|-----------|---|
| 1 | Chome range in Mhero village | Eco lodge | 40 (beds) | 4 ^o 10" to 4 ^o 24"S and 37 ^o 53` to 38 ^o 00`E |
| 2 | At Shengena Peak/ Other areas | Installation of Telecommunication facility | 1 | 4 ^o 00 S 37 ^o 45 E |
| 3 | Chome range at Igoma and UNDP area | Permanent tented camps | 24 (beds) | 4 ^o 10" to 4 ^o 24"S |
| 4 | Kanza village | Water tapping industries | 1 | 4 ^o 10 to 4 ^o 25 S and 37 ^o 53` to 38 ^o 00`E |

4.3.8 Mkingu Forest Nature Reserve

This is the fourth largest protected area within the Eastern Arc Mountains and by far the largest block of forest remaining within the Nguru Mountains Block in Morogoro Rural District in Morogoro Region. These mountains range up to 2,400 m altitude. The estimated annual rainfall is 1,200 – 4,000 mm with the dry season lasting from June to September. The dry season is not marked on the eastern side, which experiences maximum rainfall. Maximum temperature ranges from 12°C to 24 °C.

Available attractions in Mkingu Nature Forest include; Good scenery of sharp broken mountains, waterfalls, Caves, Viewpoints, Natural ponds, various endemic birds, Endangered species in the Eastern Arc Mountain (*Saintpaulia spp*) “African violet” and the highest summits in the Eastern Arc Mountain ranges with the highest points of 2140 m.a.s.l at Maskati. The reserve can be accessed by road from Dar es Salaam via Morogoro to Mvomero.

Plate 14: *Saintpaulia spp* “African violet flower at Mkingu Nature Forest Reserve



Table 14 : Available investment site in Mkingu Forest Nature Reserve

| No. | NAME OF THE SITE | TYPE OF INVESTMENT | CAPACITY | GPS COORDINATES |
|-----|----------------------|---------------------|-------------------|------------------------------------|
| 1 | Lusungilo waterfalls | Hydro power | 2 MW | 336726 9325277 |
| 2 | Devue river | Bottled water plant | 3,000 lts per day | 333562 9324881 |
| 3 | Mafuta & Maskat | Camp sites | 60 beds | 0340572 0331425 9328098 9330242 |

| | | | | |
|---|---|--------------------|---------|------------------------------------|
| 4 | Mkindo, Kigugu, Mbogo & Turiani village | Irrigation schemes | 5,000ha | 0338947 0342714 9308194 9314155 |
|---|---|--------------------|---------|------------------------------------|

4.3.9 Kilombero Forest Nature Reserve (KFNR)

Kilombero Forest Nature Reserve covers an area of 134,511 ha with the boundary length of 369 km. It is located in the south western highlands of Tanzania within Iringa and Morogoro regions in Kilolo and Kilombero districts respectively. It forms the largest mountain block of the Udzungwa Mountains bound by Longitude 36°17'45"E and Latitude 7°55'00"S. KNR has been coded according to IUCN protection categories as Wilderness Area Category 1b (Protected area Managed mainly for Wilderness Protection). KNR is part of the greater southern Tanzania safari circuit, in close proximity to Mikumi National Park, Udzungwa Mountain National Park, Ruaha National Park, as well as the Selous Game reserve.

Available visitors attractions include; a wide range of faunal species as part of the Udzungwa range. Most of these species are strictly forest dependent. Presence of Magombelema cave having 12 rooms with the capacity of 600 people at a time and is a home for many bats. Worshipping sites such as Nyumbanitu peak forest in Udekwa and Ifuwa villages, Endemic spp – Kipunji. Further, in KFNR there are many sources of water, hydroelectric power station, hot water spring and waterfalls. **Table 15** show Available investment site in Kilombero Forest Nature Reserve

Plate 15 : Endemic specie – Kipunji at Kilombero Forest Nature Reserve



The Reserve can be accessed by road, air and train. By road one can travel from Dar es Salaam via Iringa highway to Mbingu village about 160 km or through Ilula (small

town) to Udekwa village which is 63 km or through Ipogolo in Iringa town to Kimala ward center about 63 km. The second means is by flying to Iringa then travel to Kimala ward center about 67 km. Lastly is through TAZARA whereby Idete, Mngeta and Ruipa railway stations in Namwawala, Mngeta and Mpofu villages respectively are the nearest station to the reserve (about 1- 3 km).

Table 15 : Available investment site in Kilombero Forest Nature Reserve

| No. | NAME OF THE SITE | TYPE OF INVESTMENT | CAPACITY | GPS COORDINATES |
|-----|---------------------------------|-------------------------|-----------|--|
| 1 | Kilombero Nature Forest Reserve | 1 Rest House | 12 (beds) | 0212141 E 9141762 N |
| 2 | Kilombero Nature Forest Reserve | Public Camping Site (1) | 12 (beds) | 0218445 E 9141288 N |
| 3 | Kilombero Nature Forest Reserve | Public Camping Site (2) | 12 (beds) | 0211915 E 9135643 N |
| 4 | Udekwa Village | Eco-lodge | 20 (beds) | Longitude 36° 17'45"E and Latitude 70 55'00"S |
| 5 | Ruipa river | Board /canopy walk | 1 | Longitude 36° 17'45"E and Latitude 70 55'00"S |
| 6 | Ndundulu Mountain Peak | View point tower | 1 | |

4.3.10 Mangrove Forest Reserve at Salender Bridge

Salender Bridge Mangrove Forest reserve is located 2km North of Dar es Salaam city centre along Bagamoyo main road with an area of about 25.3ha as part of 2,168ha of Dar es Salaam mangrove Forest Reserves. Coordinates of the reserve are 37M 0530817 and UTM 9249422. Main mangrove species identified in the area are *Avicennia marina*, *Sonneratia alba*, *Rhizophora mucronata*, *Bruguiera gymnorrhiza*

and *Cerriops tagal*. The area is a breeding ground for fish, bats, crocodiles, crabs and birds, hence potential area for research.

Closeness of Salender Bridge Mangrove forest to city centre gives it a potential for recreational and other environment friendly investments. **Table 16** shows available investment at Salender Bridge Mangrove Forest Reserve

Table 16: Investment opportunities at Salender Bridge Mangrove Forest Reserve

| S/N | Name of the Site | Type of Investment | Capacity | GPS Coordinates |
|-----|------------------------|----------------------------------|----------|-----------------------------------|
| 1 | Salender Bridge | Picnic site Recreational site | | 37M 0530817 and UTM 9249422 |

The site is located along old Bagamoyo road or Ali Hassan Mwinyi road, two kilometer North-East from Dar es Salaam city center. The site separates the city center and the Northern Oyster Bay neighborhood and is easily accessible from the city centre through bagamoyo road.

4.3.11 Kilongawima Mangrove Forest Reserve

Kilongawima is a mangrove forest reserve with an area of 144ha close to Kunduchi Beach Hotel, Kinondoni District in Dar es Salaam Region. Specifically the reserve is located at 37M 0524311 UTM 9262809 about 20km northern part of the Dar es Salaam

Plate 16: Kilongawima Mangrove Forest Reserve



city centre. The reserve contains varieties of biodiversities which includes; birds, fish and nesting sites for green turtle and it has also good sand beaches for recreational purposes. The reserve is accessible through Bagamoyo road to Africana hotel, then from Africana hotel is 2km eastward to the forest reserve. **Table 17** show available investment sites at Kilongawima Mangrove Forest reserve.

Table 17: Available investment sites/opportunities at Kilongawima Mangrove Forest Reserve

| S/N | Name of the Site | Type of Investment | Capacity | GPS Coordinates |
|-----|--------------------------|---------------------------------|----------|----------------------------|
| 1 | Kilongawima mangrove Fr. | Picnic and Recreational site | | 37M 0524311 UTM 9262809 |
| | | Birding routes and Board walk | | |
| | | Resting huts | | |
| | | Shunting boats to Mbudya island | | |

4.3.12 Nyamisati Mangrove Forest Reserve

Rufiji Delta mangrove forest reserve is located at -7°52'3.59" S 39°14'14.40" E 64km East South of Rufiji District in the coast region and is 135km south of Dar es Salaam city. The reserve has an area of 53250ha, situated along Rufiji River with around 10 villages located inside the reserve. Nyamisati village is among the villages in the forest reserve. Decrease crop yield in ten villages caused by saline intrusion, has forced farmers in Nyamisati village, Salale Ward to continue invading the reserve which they assume to have fertile soil. However, larger part of the reserve is still intact. Scenic beauty of the mangrove Delta, presence of varieties of birds, monkey, crocodiles, snakes, hippos and wild pigs and also fishing modal of the local communities by using small dugout canoe has caused the reserve to be potentials for eco tourism activities. **Table 18** show available investment sites at Nyamisati Mangrove Forest Reserve.

The area is accessible by road although in some places not throughout the year especially during rain seasons. It normally takes about 100km road distance from Dar es Salaam to the Rufiji Delta mangrove forest reserve.

Table 18: Available investment opportunities/sites at Nyamisati Mangrove Forest Reserve

| S/N | Name of the Site | Type of Investment | Capacity | GPS Coordinates |
|-----|------------------------|-------------------------------|----------|------------------------|
| 1 | Nyamisati mangrove Fr. | Picnic site | | 37M 5261622 7304905 |
| | | Recreational site | | |
| | | Birding routes and Board walk | | |
| | | Resting huts | | |

4.3.13 Pangani Mangrove Forest Reserve

Located in Pangani District, Pangani Mangrove Forest Reserve covers a total area of 1,756 hectares and located at 5.4254° S, and 38.9759° E on the north coast, roughly 100km northwest of Dar es Salaam, and a similar distance southwest of the port of Tanga. The Mangroove forest is close to Saadani National Park, a place where the beach meets the bush. The only wildlife sanctuary in east Africa to boast for an Indian Ocean beachfront,

Available natural attractions found in Pangani Mangroove forest reserve include; Beautiful scenery of mangrove forests in river banks and coastal areas of Pangani

district and zonation of mangroove, Meandering rivers in the mangrove forests- mangrove creeks, channels, estuaries and lagoons. Also there are extensive coral reefs and sand beaches at various places along the shoreline. Pangani area is not behind on cultural tourism, there are old buildings or monuments and Museums which are important events around the reserve and traditional life style (local food, hand crafts) and local taarab music performed by local people around the reserve

Plate 17: One of the stream of Pangani Mangrove Forest Reserve



While at Pangani one can do; River cruising, board walks, bird watching, Cycling to the silver sand beaches, sunbathing, swimming, fishing in a traditional dhow, Walking tour to historical buildings, (Pangani ruins). Discover the cultural heritage of Pangani by exploring ruins and monuments, the historical river front, the asian quarters, Indian street, the German post office and custom house, the slave market, the british hospital and German cemetery. **Table 19** show available investment sites at Pangani Mangroove Forest Reserve.

The area can be accessed by roads and airlines from Dar to Pangani and Tanga municipal respectively. There are daily buses from Dar es salaam to Pangani via Tanga Municipal. It takes about 6hrs and 48minutes to drive from Dar es Salaam to Pangani and 2hrs from Tanga to Pangani. Further, it takes 1hr and 26min to drive from Tanga to Bagamoyo.

Table 19: Available investment site in Pangani Mangroove Forest Reserve

| No. | NAME OF THE SITE | TYPE OF INVESTMENT | CAPACITY (NO. BEDS) | GPS COORDINATES |
|-----|-----------------------------|--------------------|---------------------|-----------------------|
| 1 | Pangani river | Boat cruising | Several boats | 5.4254° S, 38.9759° E |
| 2 | Pangani river | Board walks | 1 | 5.4254° S, 38.9759° E |
| 3 | Costal of pangani Mangroove | Recreational sites | 1 | 5.4254° S, 38.9759° E |

4.3.14 Establishment of forest plantations

TFS has areas in degraded forest reserve that can be converted into plantations. The Agency is also acquiring land to establish forest plantations in various areas. In order to bridge the gap of shortage of raw materials, interventions to increase raw materials from plantations is inevitable. Concurrently, management of plantations in this approach will add value for carbon credit initiative and incentives for matching grant scheme for out growers.

TFS has identified five (5) potential forest plantations investment area in degraded Forest Reserves with an area of about 100,000ha. The areas are earmarked for establishment of commercial forest plantation through various arrangements including PPP. **Table 20** show available investment sites for plantation establishment.

The establishment and management of commercial forest plantation on degraded forest reserves land to be outsourced to third parties through concession or lease agreement and benefit sharing. In this way the degraded forest reserves will change gradually into productive plantation supplying expanding wood industries.

Table 20: Available investment sites for plantation establishment

| S/N | Name of Forest Reserve | Available area (ha) | Location/ Region | GPS Coordinates |
|-----|------------------------|---------------------|--------------------|----------------------|
| 1 | Pagale | 12,950 | Morogoro | 6012'0S - 370 55'0'E |
| 2 | Mafleta | 1,025 | Morogoro kilombero | 609'0"S - 37049'60"E |
| 3 | Biharamulo | 57,000 | Geita | 3005'00"S-31030'00"E |
| 4 | Magotwe | 567 | Morogoro | |
| 5 | Zigua | 3,054 | Pwani/Tanga | |

4.4 Investment opportunities under Tanzania Wildlife Management Authority (TAWA)

The Tanzania Wildlife Management Authority (TAWA) was established as an autonomous body under Section 8 of the Wildlife Conservation Act No. 5 of 2009 with functions of addressing protection, management, and administration of wildlife resources outside national parks and Ngorongoro Conservation Area. The above functions were previously undertaken by the Wildlife Division under the Ministry of Natural Resources and Tourism.

Investments opportunities under TAWA are guided by, the Authority Establishments Order and five years Strategic Plan where priority areas have been identified which includes four (4) Game Reserves of Selous, Burigi/Biharamuro/ Kimisi, MpangaKipengele and Kijereshi.

TAWA promotes existence of mutually beneficial public private partnerships (PPPs) TAWA will maintain its track record in entering mutually beneficial PPPs with wildlife sector investors. TAWA puts in place favorable business environment that will instill investor confidence and attract new investments.

4.4.1 Selous Game Reserve

Selous Game Reserve, which is also known as the “Wild Heart of Africa”, is spectacular Game Reserve in the world, populated by diverse species of wild flora and fauna. The unique wilderness safari environment comprises a vast and thriving wildlife with forests and woodland around lagoons, sandbanks and lakes along the mighty Rufiji River. Selous is the oldest protected area in Tanzania, it was established in 1896. The reserve was named after Captain Fredrick Courtney Selous, a British explorer, hunter, and conservationist, who died at Behobeho during the First World War. The majority of visitors to Selous pay tributes at the Selous’ grave located at Behobeho.

Plate 6: Rufiji River



The reserve is situated in the Southern part of Tanzania, covering an area of about 50,000 Km² which makes it the largest inhabited game reserve on the continent. Due to its natural diversity and untouched state, in 1982 UNESCO proclaimed Selous Game Reserve as a World Heritage Site and today continues to live up to its esteemed status.

Selous is a home to over 350 species of birds and reptiles, 2000 species of plants as well as a wide range of wildlife. The largest concentration of elephants on the continent has been known for taking home in this same reserve. The reduction in numbers estimated at about 30,000 to 50,000 are known for having been brought about by the "Ivory wars" of the late 70s and early 80s, which also brought about much devastating effect on the herds, reducing them in numbers.

Apart from being very famous for hosting diversity of fauna such as elephants, Lion, Leopards, hippopotamus, Wildebeest, sable antelope, eland, greater kudu, waterbuck, hartebeest, zebras, giraffe, reedbuck, warthog, spotted hyena, and hunting dog, in addition to the largest populations of buffalos in Africa. The Selous game reserve also has remarkable scenic view embraced with hot volcanic springs, sporadic lakes and channels from the nearby rivers such as the Great Ruaha and Rufiji rivers make Selous Game Reserve to have such a diverse landscape. The big herds of Tanzanian Elephants for example are attracted by the River Rufiji that flows through the reserve.

Selous is popular and superb hunting destination for big game hunting in Africa and arguably in the world. It is divided into forty seven (47) blocks of which forty two (42) of them

are used for trophy hunting and the remaining five are (5) in the North Sector Matambwe are set aside for photographic tourism in lieu of trophy hunting. The Northern sector is a home to a network of channels and lagoons that runs off the Rufiji River.

Selous is the most scenic wildlife destination and is utterly beautiful. The beauty of the reserve is ingrained in the quality of experience offered from:- Trophy/sport hunting, Boating safari, Night game drive, Sports fishing, Rafting / Canoeing, Game viewing and Commercial photographing, Filming and Cinematograph.

An accommodation for visitors is available in the area ranging from permanent tented camps to lodges. The reserve can be accessed through Air Safari, by road and railway.

There are a number of departure flights from Dar Es Salaam, Arusha, Zanzibar landing at different airstrips in the area. Julius Nyerere International Airport (DAR) can be used as the entry point for the country. As a safari development to a beach holiday on Zanzibar Island or one of the other beached around Dar Es Salaam. There are usually scheduled departure flights to welcome this to both Selous and Ruaha. Even if it is the most expensive; an air safari is the quickest way to Selous Game Reserve. Alternatively, one may choose to take a road trip from Dar Es Salaam heading to Matambwe gate about 359 kilometres. It is such a great experience to take the road from Morogoro as it gives the visitors the chance to go driving through the Morogoro town and the chance to view the town that perfectly backdrops Ulugulu mountains. The narrow pathway can always lead you to animals and gazelles that may have stayed in conservation areas as you enter Selous from Dar Es Salaam. The following route takes guests through Mloka village to Mtemere Gate before enjoying the beauty of the Selous.

The other way to get to Selous could be through the TAZARA (Tanzania Zambia Railway) railroad system. It starts from Dar Es Salaam, diminishing off bush routes, adventures guests at the rail stop in Matambwe. Throughout this journey, you enjoy the beauty of the bush land. The journey takes you 4 to 5 hours on a panoramic tour of the Tanzania rural landscape. It is usually the most worthwhile way to get to the Selous Game Reserve.

Table 17 : Investment opportunities in Matambwe- Selous Game Reserve

| NO. | AREA/SITE | LOCATION (X AND Y COORDINATES) | TYPE OF INVESTMENT | CAPACITY |
|-----|-----------------|--------------------------------------|-----------------------|----------|
| 1 | Kinyanguru (Y1) | 0394389, 9180964 | Tented camp/ | 40 beds |

| NO. | AREA/SITE | LOCATION (X AND Y COORDINATES) | TYPE OF INVESTMENT | CAPACITY |
|-----|----------------|--------------------------------------|------------------------|----------|
| | | | lodges | |
| 2 | Kinyanguru(1) | 0378173, 9180077 | Tented camp/ lodges | 50 beds |
| 3 | Nyamambi | 0358999, 9167039 | Tented camp/ lodges | 50 beds |
| 4 | Behobebo | 0364340, 9158931 | Tented camp/ lodges | 50 beds |
| 5 | Zema | 0360971, 9136689 | Tented camp/ lodges | 60 beds |
| 6 | Mkalinzu(Y1) | | Tented camp/ lodges | 60 beds |
| 7 | Two rivers | 0364149, 9124965 | Tented camp/ lodges | 60 beds |
| 8 | Sumbadzi | 0366669, 9142715 | Tented camp/ lodges | 50 beds |
| 9 | Striglers (Y1) | 0370723, 9137346 | Tented camp/ lodges | 50 beds |
| 10 | Nyamambi | | Tented camp/ lodges | 50 beds |
| 11 | Kinyanguru | 0390554, 9179967 | Tented camp/ lodges | 50 beds |

4.4.2 Burigi Biharamulo Kimisi Game Reserve

The Game Reserves of the Kagera Region have been in existence since the 1970's. Burigi, Biharamulo and the Kimisi Game Reserves connect the Kagera region, bordering Rwanda in the west and Lake Victorian in the east. Burigi, Biharamulo and Kimisi Game Reserve support a rich diversity of wildlife, and have a long tradition of cultural importance to the local communities. They are adjacent to one another forming a continuous ecosystem of 4,698.23 km² that stretches from Lake Victoria to the Kagera River, which forms a border between Tanzania and Rwanda. The three protected areas fall under one management of which the offices are located in Biharamulo town. The protected areas overlap four districts, namely Biharamulo/Chato, Ngara, Karagwe and border onto Muleba district. The area is at the best place geographically. It is close to countries like Uganda, Rwanda and Burundi. In

comparison, the area is competitive in tourist attractions thereby creating an opportunity of receiving tourists from those countries and others which are nearby.

The reserves harbor high biodiversity which is potential for tourist attractions. The presence of different habitat mosaics ranging from fresh water, terrestrial and arboreal provides favorable conditions for diverse wildlife species including most of the big five. At Nkonje one can easily sight Elephants, Buffalos, Lions and Leopards. The area is a home to giraffe, one of Tanzania National symbols. The area also supports plenty of herbivores which comprise of Elands, Zebra, Reedbuck, Topi, Hippos, Waterbucks, Impala, and Warthogs just to mention a few. There are also diverse of bird species. Moreover, Tortoises can easily be found at Nkonje.

Plate 7: Lake Burigi



A beautiful and big Lake Burigi that bears the name of the Game Reserve and the scenic beauty of escarpments with unique round topped hills and valleys in the reserves provide spectacular experience for visitors. The Lake drains its water into the Kagera River, which is a boundary between Tanzania and Rwanda and Later in Lake Victoria which is the largest in Africa and Second largest fresh water lake in the world.

Burigi Biharamulo Kimisi Game Reserves management set aside wilderness zones for development of ecotourism activities in the Nkonje area of the Burigi Game Reserve, around Lake Ngoma in Kimisi Game Reserve as well as in and around the portion of Lake Victoria within the Biharamulo Game Reserve which are potential for photographic tourism.

The area is easily accessible by road and air transport, therefore easier to receive domestic and international tourists. The road from Dar es Salaam to Kigali and Bujumbura passes near the reserve. There is also all-weather operational air strip at Nkonje that is 1.4Km long. This can also be used by tourists to access the destination.

The BurigiBiharamulo Game Reserves are potentially and strategically positioned to attract tourists from nearby countries of Rwanda, Burundi and Uganda to reveal beauty of the natural area.

Visitors to the area can potentially different touristic activities include; game viewing, boating, hiking, sport fishing, canoeing, night game drive, walking safari, filming, and bird watching.

Table 18: Investment opportunities at BBK

| No. | AREA/SITE | LOCATION (COORDINATES) | TYPE OF INVESTMENT | CAPACITY |
|-----|--------------------|---------------------------|-----------------------|--------------|
| 1 | Nkonje | 0309500, 976850 | Tented camp/ lodge | 50 beds |
| 2 | Ngoma | 0265850, 9770000 | Tented camp/ lodge | 50 beds each |
| 3 | Nkonjeand Ngoma | Depends upon site visit | Boat service | NA |

4.4.3 Mpanga/Kipengere Game Reserve

Mpanga/Kipengere Game Reserve was gazetted on 25th October 2002 and is one of the newest reserves in the game reserves network in Tanzania. The reserve covers a total area of 1574.25 km² which borders three districts of Wanging'ombe to the east, Makete to the south and Mbarali to the north and northwest. The reserve lies between latitudes 8°50'S and 9°10'S and between longitudes 34°00'E and 34°30'E. It forms part of natural feature known as the Southern Highlands. The highlands form a great arc of high ground 1300-3000m, where the Kipengere Ranges border Kitulo Plateau to the west. Average temperatures range from 22°C to 16°C, although frost is common between May and July when night time temperatures may drop below freezing point in Ibagu and Imalilo plateaus.

Mpanga/Kipengere Game Reserve has unique flora and fauna, scenic beauty, cultural heritage features of Nyumbanitu mini-forest and Kimani waterfalls which are situated 13 km

from the Dar es Salaam - Mbeya highway are very attractive for nature tourism. The Kipengere ranges, Mpanga highlands and Lugaland/Chafukwe Mountains are lovely landscapes for recreation where tourists would enjoy the beautiful scenery of green mountains, plains and the dramatic valleys. These midrange mountains are also ideal for trekking, mountaineering, walking and hiking. Visiting the reserve is quite special and lifetime experience. There are abundance of natural wonders to behold such as cascading waterfalls of special hydraulic features and hydraulic drops, rivers and beautiful flowers. Plant species with attractive flowers include tuberous Orchids, *Helichrysum* spp, Protea group and rhizome-corm bearing *Iridaceous* spp.

Plate 8: Kimani waterfalls at Nyaugenge Allan's waterfall at Old Ikovo along Kimani River



The reserve harbors a variety of small to mega fauna including rodents, primates, mammals, birds, reptile, amphibians and fish. The area also is rich in both resident bird Denham's Bustard and migratory birds such as Blue Swallow and Abdimis stork. Endemic species Tubercle - Nosed Chameleon, Marsh widow, Njombecisticola and Kipengere seed eater and a rare bird species (Fufumka) have been recorded. Mpanga/Kipengere is the extreme southern limit of the "Ashy starling".

Plate 9: Kipengere Ranges and Mpanga Highlands



There are three waterfalls along the Kimani River. The famous and well known one is the Kimani waterfalls located at Nyaugenge, the second one about 1km southeast of Nyaugenge where water drops through rocks and the third one at Old Ikovo known as Allan's Waterfalls about 30km from Nyaugenge. Some parts of Kimani River can be used for rafting and canoeing.

The area is accessible by road, rail and air. The highway from Dar es Salaam to Mbeya passes along its northern boundary and provides easy and reliable access to the game reserve. The reserve can also be accessed through railway transport using Tanzania-Zambia Railway (TAZARA) scheduled trains from Makambako, Rujewa and Igurusi stations.

Visitors to the reserve would absolutely experience diverse activities such as walking safaris, hiking, horse riding, visiting to wildlife and flora attractions, swimming and bike riding.

There are airstrips adjacent to the reserve which would be used to carter for transport purposes, these include Ilembura, Chimala, Njombe and Songwe International airport in Mbeya Municipality.

Infrastructure development initiatives put in place by the government through different projects in the Southern circuit to foster tourism will further facilitate investment in the reserve, attract greater number of visitors and improve the mobility of local communities in and out in the area.

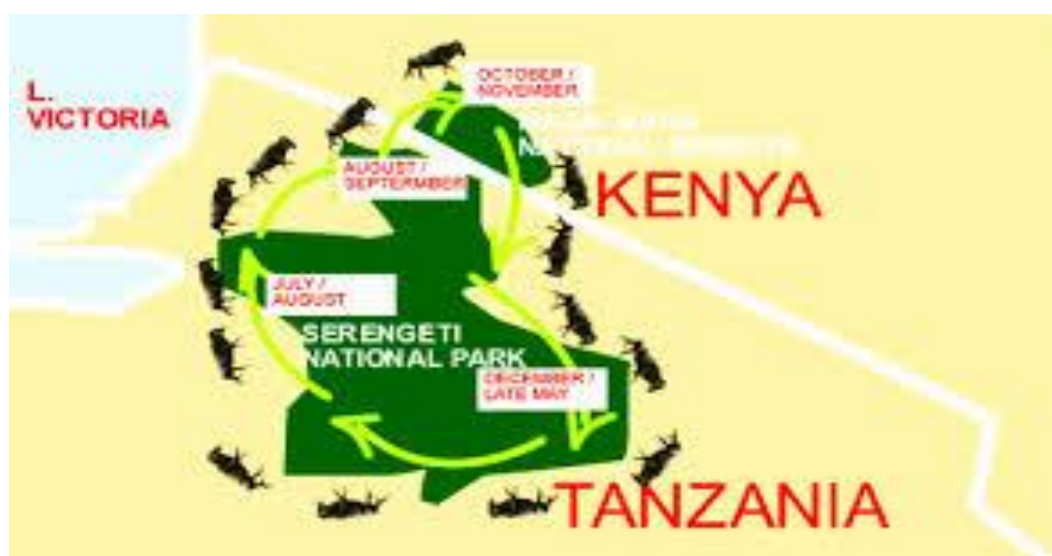
Table 19: Investment opportunities in Mpanga Kipengere Game Reserve

| No. | AREA/SITE | LOCATION | TYPE OF INVESTMENT | CAPACITY |
|-----|-------------------|------------------|---------------------|----------|
| 1 | Kimani Waterfalls | 0632883, 9012717 | Tented camp/ lodges | 50 beds |
| 2 | Mkwawa | | Tented camp/ lodges | 50 beds |
| 3 | Ibaga | 0632906, 9012652 | Tented camp/ lodge | 50 beds |

4.4.4 Kijereshi Game Reserve

Kijereshi Game Reserve is situated in Northern Tanzania in Busega District, Simiyu Region. It was established in 1994 with an area of about 65.7 square kilometers of grassland plains, savanna, riverine forest and woodlands dominated by acacia trees in southern part of Serengeti National Park.

The reserve is situated within the Serengeti ecosystem and turns into a refuge for wildlife in the dry season and at the same time acts as a buffer zone for Serengeti National Park. The reserve lies in northwestern Tanzania, bordered to the north by Bunda district, to the east of the reserve is the Serengeti National Park and to the west lies small city of Lamadi and Lake Victoria. Together, these area form the larger Serengeti ecosystem, at the same time Wildbeest use the area as a migratory route during the migration to the Maasai Mara national Park



Many species of fauna in the area have adapted to the semi-arid climate. Lion, buffalo, elephant, impala, wildebeest, jackal, giraffe, zebra, ostrich, hyena, warthog and variety of bird species are some of wildlife that can be appreciated.

The wildebeest movement passes through different protected areas with different habitats and vegetation types which favor them and other types of wildlife. The area is dominated by acacia species and sparsely distributed shrubs which provide a greater chance for visitors to sighting of wildlife from a far distant.

The landscape and availability of wildlife in the reserve encourages various activities for tourists including balloon safari, camping safari, bird watching safari, walking safari and night game drive for nocturnal wildlife.

Kijereshi Game Reserve is 130 km from Manza city through Mwanza- Musoma highway and about 100 km from Musoma. The nearest small town is Lamadi where one can do shopping and easily enjoy the view of Lake Victoria. There is also an airstrip which can carter for chartered flight.

Table 20: Investment opportunities in Kijereshi Game Reserve

| NO. | AREA/SITE | LOCATION (GPS COORDINATES) | TYPE OF INVESTMENT | CAPACITY |
|-----|--------------|----------------------------|---------------------|----------|
| 1 | Mitimirefu | 0604115, 9756590 | Tented camp/ lodges | 50 beds |
| 2 | Irandonriver | 0610760, 9753813 | Tented camp/ lodges | 50 beds |
| 3 | Kijereshi | NA | Baloon | N/A |

4.5 Investment Opportunities in Cultural Heritage

Tanzania has a rich Cultural Heritage of archaeological, paleontological and historical values, a number of which have been voted World Heritage Sites. Kilwa Kisiwani and Songomnara being one of the World Heritage site and with the rapid growth of Lindi and Mtwara towns due to gas and oil economy, places this site at the top list of preferences for investment in tourism. It is located close to key tourist attractions such as Selous Game Reserve and Mnazi Bay and has the potential to become a major tourist center in the Southern Circuit.

Figure 2: Map of Tanzania Showing Natural and Cultural Heritage Sites



4.5.1 The Ruins of Kilwa Kisiwani and Songo Mnara

The Ruins of Kilwa Kisiwani and Songo Mnara, World Heritage Site is located in Lindi region, Kilwa district latitude S857 28.008 and longitude E 39 31 22.008 along the Indian Ocean covering an area of 945,087.0km². It was the medieval trade city of the 9th century which later became an important port city built by the Arab rulers of the East African coast during the 13th century. Kilwa is accessible by water road and air.

Plate 10: Kilwa Ruins



Investment opportunities available includes establishment of recreation facilities (restaurants, beach resorts and campsites), water transport services to the islands (cruise boats), cultural tourism enterprises and rehabilitation of historical buildings to be re-used as hotels and residential areas.

4.5.2 Oldupai Gorge

Oldupai Gorge is located in Ngorongoro district, Arusha region. It is a steep ravine in the Great Rift Valley which contains the history of the cradle of mankind, showing the existence of the earliest ancestor *Zinjanthropus boisei*, *Homo habilis*, *Homo erectus* (fire discoverer) and *Homo sapiens* dating 1.75 million years BC. The site

also contains an area with shifting sand. It is accessed through road and air by chartered aircraft.

Plate 11: Olduvai Gorge



Investment opportunities available include transport and guiding services, research center, campsite, curio shops and restaurant.

4.5.3 Kondoa Rock-Art Sites

Kondoa Rock-Art site is located in Dodoma region in Kondoa District covering Kolo, Mnenia, Pahi, Masange, Kandaga, Itololo, Kisese, Kinyasi, Thawi and Fenga villages, a total area of 2,336 km² at latitude 4°25' 10" S and Longitude 35° 42' 35" E and 35 56" 15'. The rock art sites are scattered all over the rift valley dating back between 40,000-50,000 BC and 15,000-20,000 BC. The Art depict heaps of historical information of the evolution of man during the hunter gatherer periods. It is World Heritage Site under the UNESCO. It is accessed by road from Dodoma and Arusha.

Plate 12: Kondo Rock-Art Sites



Investment opportunities available include establishment of recreation centre, restaurants, hotels, camp sites, lodges, and hiking.

4.5.4 Mwalimu Nyerere Memorial Museum

Mwalimu Nyerere Memorial Museum located in Magomeni area Kinondoni district, in Dar es Salaam region. The museum displays the house of Mwalimu Julius Kambarage Nyerere constructed between 1957 to 1958 as his residence after the resigning from teaching. It contains some items and utensils used by Mwalimu Nyerere such as beds, sitting coach, cooking utensils and radio. As a site is located in Dar es Salaam, it is accessed by road from all corners of the city.

Plate 13: Mwalimu Nyerere Memorial Museum



Investment opportunity suitable for this site is a curio shop.

4.5.5 Kunduchi ruins

Kunduchi ruins are located in Kunduchi area, in Kinondoni district, Dar es Salaam region. The site covers an area of 13 ha containing the ruins of the late 15th century mosque and Arabic graves dating from 18th C and 19th Centuries.

Plate 14: Kunduchi ruins



Investment opportunities available include establishment of beach walking trails, curio shops, lodge and restaurants.

4.5.6 Old Fort - Bagamoyo

Old fort is located in Bagamoyo district in Coastal region along the Indian Ocean. The building was built by Abdallah Murhab in 1860 and used by Arabs to hold slaves before being shipped to Zanzibar until 1870's; thereafter used by Germans as a military camp. Also, British used it as a prison, custom office and police headquarters. Currently, it functions as the Division of Antiquities site station. It is accessed by road from Dar es Salaam and from Arusha via Msata.

Plate 15: Old Fort - Bagamoyo



Investment opportunities available at the Bagamoyo Old Fort and Old town include establishment of picnic areas, rehabilitation of historic buildings and re-use them for conference and ceremony halls, curio shops, and restaurants, training centre, offices and hotels.

4.5.7 Kaole ruins

Kaole ruins site is located in Bagamoyo district, Coastal region along the Indian ocean, covering an area of 90,000km², accessible by road from Dar es Salaam, from Arusha via Msata and by water from Dar es Salaam and Zanzibar. This site contains the ruins of two mosques and 22 tombs dated 13th century and is one of the oldest mosque of East African mainland. Also, the site contains ancient well and a baobab tree aged more than 500 years old.

Plate 16: Kaole ruins



Investment opportunities available include opening of curio shop, restaurant, beach walk ways and picnic site.

4.5.8 Caravan Serai

Caravan Serai located at Bagamoyo district in Coastal region along the Indian Ocean, accessible by road from Dar es Salaam and also from Arusha via Msata; and by water from Dar es Salaam and Zanzibar. This site was a transit lodge/building for slave and ivory traders to and from mainland Tanganyika to Zanzibar slave and ivory market. The caravan serai building was built by Seyyid Magram Awadh in 1870's. Currently, the site serves as the museum displaying slave and ivory trade information.

Plate 17: Caravan Serai



Investment opportunities available include establishment of restaurants for local food and curio shop.

4.5.9 Amboni caves

Amboni caves is located at Kiomoni village, Tanga district in Tanga region, covering an area of 234km², accessible by road from Tanga town and from Mombasa, Kenya; as well as by water from Bagamoyo, Dar es Salaam and Zanzibar. The site consist of the most extensive geological limestone caves in East and Central Africa formed during the Jurassic era (more than 100 million years ago)

Plate 18: Amboni caves



Potential investment opportunities include establishment of hotel and restaurants, campsite and walking trails.

4.5.10 Tongoni Ruins

Tongoni ruins site is located in Tongoni village, Tanga district in Tanga region; covering an area of 7.7 ha. The site consists of the 15th century Shiraz ruins of a mosque, fort and tombs exhibiting the evidence of Swahili culture and Islamic civilization along the coast of East Africa. It is accessible by road from Tanga and Pangani towns as well as by water from Bagamoyo, Dar es Salaam and Zanzibar.

Plate 19: Tongoni Ruins



Potential investment opportunities include establishment of picnic area, restaurants, curio shops and beach walk ways.

4.5.11 Isimila stone age site

Isimila stone age site is located in Ugwachanya village, Iringa rural, in Iringa region, covering an area of 33 ha. It is accessed by road from Iringa and Mbeya region via Mafinga district. The site displays Stone Age tools belonging to Acheulean dating 100,000 – 40,000 BC. It was discovered by an expedition sponsored by the University of Chicago in 1957- 1958 under the direction of Dr. F. Clark Howell. Also, it consists of the earth pillars formed as a result of soil erosion.

Plate 20: Isimila stone age site



Potential investment opportunities include opening restaurant, curio shops, establishment of camping site and picnic area.

4.5.12 Laetol foot prints

Laetol Foot Prints palaeontological site is located at Laetol village, Ngorongoro district, in Arusha region, 40 km from Olduvai Gorge. It is accessible by road from Lodware and Naabi gates at Ngorongoro Conservation Area. This is a 3.6 million years old hominid footprint exhibiting the earliest direct evidence of hominid bi-pedalism (walking upright)

Plate 21: Laetol Foot Prints



Potential investment opportunities include research and tour operators Centre, establishment of campsite, curio shop, hostel and restaurant.

4.5.13 Kalenga Museum

Kalenga museum is located at Kalenga village, Iringa Municipal in Iringa region, the Southern Highlands. The site comprises of a site museum housing the skull of Mtwā Mkwawa (Mkwavinyika Munyigumba) who led the Hehe resistance against the Germans from 1891- 1898. Also, it displays weapons used by Mkwawa including spears, guns, dubs, guns and shields. There is also the tombs of the first speaker of United Republic of Tanzania the Late Chief Adam Sapi Mkwawa, his two wives and his son Abdul Sappi Mkwawa.

Plate 22: Kalenga Museum



Potential investment opportunities include establishment of picnic area, curio shop and a restaurant.

4.5.14 Dr. David Livingstone's house Kwihara.

Dr. David Livingstone's memorial house Kwihara, site covers an area of 2.7 ha, located at Kwihara village, Tabora Municipal council in Tabora region. The site consists of a building (Tembe) built by Arabs in 1857, by 1871 it became the residence of Dr. Livingstone on his way to Ujiji, Kigoma. The site displays information on slave and ivory trade operated through the Central Slave and Ivory Route from Ujiji, Kigoma to Bagamoyo in Coast region along the coast of East Africa.

Plate 23: Dr. David Livingstone's house Kwihara.



Potential investment opportunities include establishment of campsite, picnic area and curio shop.

4.5.15 Dr. Livingstone Memorial Museum Ujiji-Kigoma

Dr. Livingstone Memorial Museum Ujiji-Kigoma is located in at Kibirizi village, Kigoma municipal council in Kigoma region. The site consists of a building displaying historical information about Dr. Livingstone, the central slave and ivory trade as well as the culture, history and activities of the indigenous people of Kigoma region. It was a residence of Dr. Livingstone from in 1869 where Honenry Motton Stanlye met Dr. Livingstone and uttered the famous words “...*Dr. Livingstone, I Presume...*”. The site was also the main slave and ivory port for slaves from Democratic Republic of Congo and other areas through Central before transportation to Bagamoyo.

Plate 24: Dr. Livingstone Memorial Museum Ujiji-Kigoma



Potential investment opportunities include establishment of hotel and restaurants; campsites, picnic area, children play grounds and curio shops.

4.5.16 Mbozi Meteorite Site

The site covers 17 acres at Ndolezi village, Mbozi district in Mbeya Region. It is the 8th largest meteorite in the world weighing 12 tones, 3 m long and 1m height. It was discovered in 1930 by H. Nolt (a surveyor from Johannesburg). The Meteorite is composed of 90.45% iron, 8.69% nickel with some amounts of phosphorus, cobalt, copper and sulphur. Currently, local community use the site as an area for sacrifice

Plate 25: Mbozi Meteorite Site



Potential investment opportunities include construction of a social hall, restaurant, and campsite and curio shop.

4.5.17 Mikindani Historic Town

Mikindani historic town covers an area of 16.56 ha at Mtwara -Mikindani Municipal in Mtwara region. It is a historical town with the old slave market, the old Boma built by the Germans in 1895; and currently used as a tourist hotel and entrepreneur training center; the Aghakan house, Dr. Livingstone house and is also close to the African Liberation Heritage cemetery located at Naliendele village. The site is accessible by road from Ruvuma and Dar es Salaam regions as well as air transport from Dar es Salaam.

Plate 26: Mikindani Historic Town



Potential investment opportunities include renovation and re-use of historic buildings for hotels, restaurants and residential houses.

4.5.18 Engaruka Ancient Irrigation Furrows

Engaruka Ancient Irrigation Furrows site is located at Engaruka village, Monduli district in Arusha region. It is an Archaeological site, exhibiting the testimonials of Iron Age farming community with irrigation system dating from 15th century.

Plate 27: Engaruka Ancient Irrigation Furrows



Potential investment opportunities include establishment of campsite, picnic area, and research center and curio shop.

4.5.19 Pangani historic town

Pangani historic town is within Tanga region in Pangani district. It was a center of an armed movement to resist German colonial conquest of the entire Mainland Tanzanian coast in 1888 led by Abushiri Bin Salim. The historic town contains historic buildings dating from 19th century as well as the history of slave trade conducted via the Northern route.

Plate 28: Pangani historic town



Potential investment opportunities include establishment of recreation center; beach resorts, picnic areas, restaurants and campsites); cultural tourism enterprises; and rehabilitation of historical buildings to be re-used as hotels, offices and residential areas.

THE MINISTRY'S COMMITMENT

The Ministry is committed to attract investments and improve diversification in the use natural and cultural resources in protected areas for present and future generation of mankind.

We look forward to work with you to identify the best solution for your investment needs.

The potential for growth and development is at an all-time high; don't miss out on becoming part of these exciting opportunities for the future of protected areas in Tanzania.