



**THE UNITED REPUBLIC OF TANZANIA
PRESIDENT'S OFFICE REGIONAL ADMINISTRATION
AND LOCAL GOVERNMENT**

PWANI REGION INVESTMENT GUIDE



2019



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AND LOCAL GOVERNMENT**

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The preparation of this guide was supported by
the United Nations Development Programme (UNDP) and
the Economic and Social Research Foundation (ESRF)



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ISBN: 978 - 9987 - 664 - 04 - 7

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ABBREVIATIONS AND ACRONYMS

AEZ	Agricultural Economic Zone
AGOA	African Growth and Opportunity Act
ASDP	Agricultural Sector Development and Programme
BRELA	Business Registration and Licensing Agency
CBD	Central Business District
CSO	Civil Society Organisation
DC	District Council
DR	Democratic Republic
EAC	East African Community
EPZ	Export Processing Zone
EPZA	Export Processing Zones Authority
ESRF	Economic and Social Research Foundation
EU	European Union
FAO	Food and Agricultural Organisation
FCC	Fair Competition Commission
FDI	Foreign Direct Investment
FYDP	National Five-Year Development Plan
GDP	Gross Domestic Product
GoT	Government of Tanzania
HDI	Human Development Index
ICSID	International Centre for Settlement of Investment Disputes
IIDS	Integrated Industrial Development Strategy
IMF	International Monetary Fund
ISO	Industry Support Organisation
ITC	International Trade Centre
JNIA	Julius Nyerere International Airport
LGAs	Local Government Authorities
MA	Ministry of Agriculture
MIGA	Multilateral Investment Guarantee Agency
MIT	Ministry of Industry and Trade
MLF	Ministry of Livestock and Fisheries
MoA	Ministry of Agriculture
MoW	Ministry of Water
MSMEs	Micro, Small, and Medium Enterprises
MW	Megawatts

NAFCO	National Agricultural Farms Company
NBS	National Bureau of Statistics
NEEC	National Economic Empowerment Council
NEMC	National Environment Management Council
NGO	Non-Government Organisation
PO-RALG	President's Office Regional Administration and Local Government
PPCP	Public-private community partnership
PPP	Public-Private Partnership
RALG	Regional Administration and Local Government
RAS	Regional Administrative Secretary
REC	Regional Economic Community
SADC	Southern African Development Community
SDL	Skills and Development Levy
SEZ	Special Economic Zone
SGR	Standard Gauge Railway
SIDO	Small Industry Development Organisation
SIDP	Sustainable Industrial Development Policy
SOEs	State-Owned Enterprises
SUA	Sokoine University of Agriculture
TAHA	Tanzania Horticultural Association
TANESCO	Tanzania Electric Supply Company
TANTRADE	Tanzania Trade Development Authority
TAZARA	Tanzania – Zambia Railway Authority
TBC	Tanzania Broadcasting Corporation
TBS	Tanzania Bureau of Standards
TC	Town Council
TCC	Tax Clearance Certificate
TCCIA	Tanzania Chamber of Commerce, Industries and Agriculture
TIA	Tanzania Investment Act
TIB	Tanzania Investment Bank
TIC	Tanzania Investment Centre
TIN	Taxpayer Identification Number
TMEA	TradeMark East Africa
TNBC	Tanzania National Business Council
TPSF	Tanzania Private Sector Foundation
TRA	Tanzania Revenue Authority
TRIMs	Trade-Related Investment Measures

TTCL	Tanzania Telecommunication Company Limited
TZS	Tanzanian Shillings
UNCTAD	United Nations Conference on Trade and Development
UNDP	United Nations Development Programme
UNIDO	United Nations Industrial Development Organisation
UTI	Urinary Tract Infection
VAT	Value-Added Tax
VETA	Vocational Education and Training Authority
WB	World Bank
WMA	Wildlife Management Area
WTO	World Trade Organisation



"My Government is determined to continue improving the business environment and, in so doing, provide a wide range of appropriate incentives and support to unleash creativity of private sector and other stakeholders in harnessing Tanzania's comparative advantages and thereby boosting productivity, enhancing innovation and fostering economic integration and deepening participation in the region and global value chains."

His Excellency, Dr. John Pombe Joseph Magufuli.
The President of the United Republic of Tanzania, Preface to the Tanzania Five Year Development Plan, June, 2016.



"Industrialisation is relevant not only because of economic reasons but more because it enhances shared prosperity necessary to ensure civil harmony. It does this by increasing employment of our youth, reducing poverty and redressing inequality."

Her Excellency, Samia Suluhu Hassan.
The Vice President of the United Republic of Tanzania remarks during the 2nd East African Business and Entrepreneurship Conference and Exhibition held on 14th November 2017, at the Dar es Salaam Serena Hotel.



"The 21st Century is going to identify itself with intensifying competitive business environment in which business to triumph are those with relevant industrial products and services, modern technologies and human resource that is imbued with respective skills, work ethics and innovativeness. Industrialization is the basic requirement and core secret of business to survive in the 21st Century. It is in this wisdom that the Fifth Phase Government of the United Republic of Tanzania has embraced industrialization as its ultimate goal. The success of this goal calls for the regional administrations to focus on the provision of conducive business environment necessary to facilitate business operations and flow of investments."

Hon. Kassim Majaliwa Majaliwa.
The Prime Minister of the United Republic of Tanzania In his opening remarks at the Business and Investment Forum, Tabora Region, on 21st November, 2018.

FOREWORD



Pwani Region Investment Guide is in line with the overall investment policy and development vision of Tanzania. It is aligned with a number of national development frameworks, such as the Tanzania Development Vision 2025 and the National Five-Year Development Plan 2016-2021 (FYDP II). The Guide is meant to stir execution of the regional development pathway elucidated in the Pwani Regional Secretariat vision and mission, as well as in the regional and LGAs' development strategic plans. It outlines and presents available investment opportunities at regional and council levels to hasten realisation of the regional vision.

The aim of the regional investment guide is to provide investment information to prospective investors; individuals firms and institutions both local and foreign, with the view of attracting them to exploit rich investment potentials of Pwani Region. In addition, the investment guide intends to entice investors towards areas that will enhance Pwani Region's trade competitiveness as it positions itself to harness the ever-emerging regional economic and trade opportunities.

The central objectives of the Guide are: to foster growth of productive capabilities; to maximally exploit already promising strengths in primary sectors through value addition; and to sustainably augment the regional GDP growth by stirring broad, inclusive and resilient economic participation of the local communities into the growth process so as to foster societal development and improve the well being of the people of Pwani Region and Tanzania at large.

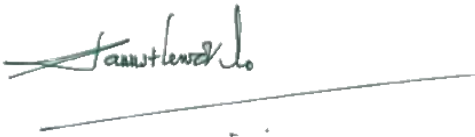
Thus, the Pwani Regional Administration and its nine Local Government Authorities (LGAs) vow to provide investors with conducive business policy environment, while availing them with requisite political support, special incentives, supportive social and economic services, and after care services. For comprehensibility and policy coherency, the region has resolved to prioritize a few strategic initiatives based on existing production capabilities

and market opportunities. Still, considering the uniqueness of each Local Government Authority, some priorities are area specific and flexibility has been built in to consider investors' business acumen and initiatives.

This work has taken massive commitment in terms of finance, time and intellect. To this, I am indebted to many, but would like to single out a few, in particular the United Nations Development Programme (UNDP) for the financial support and the Economic and Social Research Foundation (ESRF) for their time and intellect invested in developing this Guide. I would like to specifically acknowledge Prof. Samuel Wangwe and his team of experts, namely Mrs. Margareth Nzuki, Dr. Hussein Nassoro, Mr. Mussa M. Martine and Mr. James Kasindi for their commitment and technical support that collectively resulted in the completion of this Guide.

I am also very grateful for the exemplary support provided by the Pwani Regional Administrative Secretary, Ms. Theresia Louis Mmbando, who efficiently and effectively coordinated and guided local governments in the region during the consultative processes and validation of the Guide. Since it is difficult to mention everyone, I extend my deep appreciation to all individuals who, in one way or another, contributed towards making this investment guide possible.

I take this opportunity to warmly welcome you to invest in our region with the assurance of great support from our Regional office.



Hon. Eng. Evarist Welle Ndikilo
Regional Commissioner
Pwani Region, Tanzania

EXECUTIVE SUMMARY

Pwani Region is one of 31 Administrative Regions of the United Republic of Tanzania, located in the eastern part of Tanzania Mainland. Administratively, the region is divided into seven districts, namely: Bagamoyo, Kibaha, Kisarawe, Kibiti, Mkuranga, Rufiji and Mafia, with nine Local Government Authorities namely: Bagamoyo District Council, Kibaha District Council, Kisarawe District Council, Mkuranga District Council, Rufiji District Council, Mafia District Council, Chalinze District Council, Kibiti District Council, and Kibaha Town Council.

The region's population stands at 1,265,504 in 2018 of which 80 percent depends on agriculture as a means of livelihood. Agriculture contributes about 60 percent of the regional income. Other important sectors of economy of Pwani Region include fishery, industry, mining, and tourism.

As part of the United Republic of Tanzania, Pwani Region benefits from and largely depends on the country's investment policy and climate, including political stability and development frameworks that strategise the overall socio-economic and cultural development in the country.

Pwani Region is located on the coast, in proximity to the Port of Dar es Salaam for imports and exports. The region is well served by a network of roads that link the rural population clusters and also provide easy communication with the surrounding areas. There is good road connection to the south, west and north to tourist attractions. There is good communication to Saadani Game Reserve and Selous Game Reserve as well as to historic sites in Bagamoyo, Miono and Utete. Pwani Region has good connections by air through Julius Nyerere International Airport (JNIA) in Dar es Salaam.

The region also is close to Dar es Salaam port and well served with the dry port in Kwana. The region has easy access to Zambia and other Southern African neighbouring countries through the Tanzania - Zambia Railway Authority (TAZARA) via Tunduma. It also has access to the central railway line to Kigoma and Mwanza regions, as well as good international cargo connections to European Union (EU), Asia, and the Middle East, the Eastern and Southern Africa Region, which provides an advantage of a large market.

Pwani Region is rich in natural resources, the most important being fisheries, forests and minerals such as kaolin. The region has set aside land for designated investment in every council, and will facilitate processes of acquisition of land elsewhere in the region when needed. The region boasts of having rivers such as Rufiji, Ruvu and Wami. Rufiji and Ruvu have basins that are amenable to irrigation and water supply for industrial and domestic uses. Rufiji River has a particular advantage of being a great potential for generation of power at Stigler's Gorge.

All the eight district councils and one town council in Pwani Region are well served with hydro-electric power. The largest part of electricity is consumed by medium and light industries distributed all over the region. The gas pipeline passes through a large part of the region and can be accessed by large users of energy. Health care facilities are fairly well established in the region at Kibaha (40 km from Dar es Salaam), while health care facilities in Dar es Salaam are within reach from most parts of the region.

Investors are warmly welcome to invest in the identified priority investment areas at regional and council levels. Regional level priority investment opportunities include: construction of sports centre of excellence; meat processing industry; and leather processing industry. Council level priority investment opportunities include; construction of shopping malls and modern markets; real estate development; tourism related investments; construction of an industrial park at Kwala; establishment of commercial centres at Soga, Ruvu and Kwala Railway Stations; bee keeping; fruit farming and processing industries; salt farming and processing; coconut farming and processing; horticultural irrigation farming; fish farming; fish processing; cassava processing; construction of a dump site and processing of solid waste; marine transport; irrigation farming for paddy, sugar cane and other crops; dairy farming and milk processing industry; construction of a modern abattoir; modern medical services; cement industry; cashew-nuts farming and processing; sesame processing; organic manure plant; bus stand; animal fattening farm/feedlot; education services; sports and games tourism; wood processing; mining industry and stone quarrying.

DISCLAIMER

This guidebook was published to assist potential investors in terms of providing access to essential information regarding investments and investing in Pwani Region. It does not in any way give exhaustive information or detailed practical instructions but it points out sources of other information in both private and public sectors.

Most of or all the information contained in this guidebook was derived from consultations with regional and districts government officials, private sector, and other agencies. Materials in this guidebook should therefore be used only for the intended purposes and not for defence in a legal dispute or any matter of that nature.



REASONS FOR INVESTING IN PWANI REGION

1.1 Pwani Region in the Broader Tanzanian Context

As part of Tanzania, Pwani Region benefits from and largely depends on the country's investment policy and climate, including political stability and development frameworks that strategise the overall socio-economic and cultural development in the country.

Tanzania has abundant natural resources, including agricultural land; water bodies such as lakes, rivers, and springs; mineral resources; tourist attractions including biodiversity and unique landscapes, such as Mount Kilimanjaro, Ngorongoro Crater and Serengeti National Park, which attract tourists from all over the world. In addition, its location on the east coast of Africa gives it a comparative advantage in providing trade and transport services to neighbouring, land-locked countries. A number of measures have been taken to create a conducive business environment to encourage local and foreign investment. The country has created a stable and attractive macro- and micro-economic climate with single-digit inflation; there are on-going reforms in fiscal and monetary policy, and improvements in the business climate through legal and regulatory reform aimed at streamlining procedures and freeing business from unnecessary bureaucracy.

Tanzania has sustained an average rate of 6-7% economic growth since the late 1990s due to a relatively stable political environment, reasonable macro-economic policies, structural reforms, a resiliency from external shocks, and debt relief. In 2017, the International Monetary Fund (IMF) reported that Tanzania's macro-economic performance remains strong: economic growth is projected at about 7%, and inflation is expected to remain close to the Government of Tanzania's (GoT) 5% target.

The Government recognises the role of the private sector (both local and foreign) and other strategic partners as the engine of growth and poverty reduction, and the drivers of economic transformation. This important

role of the private sector has been further emphasised in the Second Five-Year Development Plan (FYDP II), 2016/17-2020/21 by recognising that the realisation of the goals and targets of FYDP II hinges on, among other things, effective participation of the private sector in developing industries and enterprises that spur economic growth and create jobs.

1.2 Investment Climate and Trade Policy in Tanzania

For about 20 years now the Government of Tanzania (GoT) has had a generally favourable attitude toward investment (both domestic investment and foreign direct investment (FDI)) and has had considerable success in attracting investors. There are no laws or regulations that limit or prohibit foreign investment, participation, and firms generally do not restrict foreign participation.

The Government uses the World Trade Organisation's (WTO) Trade-Related Investment Measures (TRIMs) to encourage investments in line with national priorities, and to attract and regulate foreign investment. Trade development instruments that Tanzania has adopted include export processing zones (EPZs), investment codes and rules, export development/promotion and export facilitation. EPZs were established by the 2002 EPZ Act and are open to both domestic and foreign investors, particularly agri-business, textiles and electronics sectors.

The Export Processing Zones Authority (EPZA) is charged with allocating suitable areas for export processing zones. The Authority also oversees incentive packages such as exemptions from corporate tax and withholding taxes on rent, dividends and interest; remission of customs duty, value-added tax (VAT) and other taxes on raw materials and capital goods; and exemption from VAT on utilities and levies imposed by local authorities. More information can be found on the EPZA website www.epza.go.tz.

The Special Economic Zones Act of 2006 authorised the establishment of special economic zones (SEZs) to encourage Greenfield investments in light industry, agro-processing industry and agriculture sectors.

Generally, the following are among the reasons why you should invest in Tanzania:

-
- High degree of investment security because of unparalleled political stability that is strife-free without ethnic division; democratic rule that respects diversity of opinion and a tradition of strong constitution and rule of law
 - Business-friendly macro-economic environment with stability and low inflation (around 5%); stable exchange rates supported by unrestricted and unconditional transfer of profits, loan repayments, emoluments, royalties, fees and charges
 - Simplified bureaucracy, streamlined through the acclaimed services of the Tanzania Investment Centre, which is a one-stop facilitation agency of Government serving registered investors and businesses
 - Successful economic liberalisation measures commended by both the World Bank and the IMF, with business-supportive legislation continually being improved through genuine dialogue between Government and the private sector
 - Rapidly emerging as the most effective entry point and gateway for trade into Eastern, Southern and Central Africa
 - Lucrative investment opportunities in infrastructure and value adding facilities
 - Investment guarantees, and settlement of disputes: investments in Tanzania are guaranteed against political risks, nationalisation and expropriation
 - Any foreign business operating in Tanzania may obtain credit from domestic financial institutions up to the limits set by the Bank of Tanzania; major banks like Standard Chartered, Barclays, Citibank, Stanbic, and Exim have invested in Tanzania
 - It is easy to access larger markets such as EAC, SADC, India, China, Japan, EU and AGOA
 - It is a gateway to six land-locked countries, namely Zambia, Malawi, Democratic Republic of Congo, Uganda, Rwanda, and Burundi

-
- A well-balanced package of incentives to investors with additional negotiated benefits to strategic investors. Investment incentives in Tanzania are continuously being improved, and currently include:
 - i. Zero percent (0%) import duty on project capital goods, raw materials and replacement parts for agriculture, animal husbandry and fishing, human and livestock pharmaceuticals and medicaments, motor vehicle in completely knocked down (CKD) form and inputs for manufacturing pharmaceutical products
 - ii. Ten percent (10%) import duty for semi-processed/semi finished goods
 - iii. One hundred percent (100%) capital expenditure to mining & agricultural sectors
 - iv. The Income Tax Law allows 50% capital allowances in the first year of use for plant and machinery used in manufacturing processes and fixed in a factory; fish farming; or providing services to tourists and in a hotel. Thereafter, wear and tear rates apply to the remainder
 - v. VAT deferment granted on project capital goods such as plant & machinery that are used to produce VAT inclusive goods with a value of at least USD 20 million per year.

1.3 Available Attractive Investment Conditions in Pwani Region

Pwani Region is strategically located, bordering the Indian Ocean, which makes it potential for cross-border trade. The region has all the pre-requisites for establishing industries and successful businesses based on its geographical location and established infrastructural facilities that are important for enabling industrial development as summarised below:

A. Strategic Geographical Location

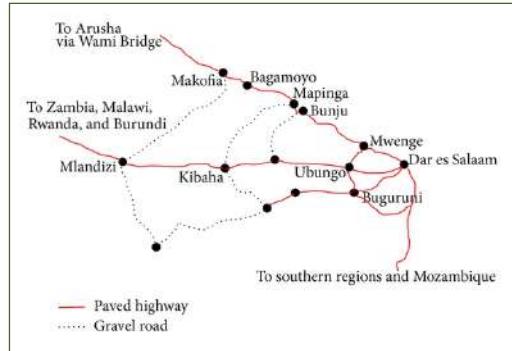
Pwani Region is located near Dar es Salaam, which provides an advantage of a large market, and also on the coast in proximity to the Port of Dar es Salaam for imports and exports. The region has good international cargo connections to the European Union (EU), Asia and the Middle East as well as good connections into the Eastern and Southern Africa Region.

B. Infrastructural Services

The region's economic infrastructure is tremendously good and strategic investments are being made to further improve the infrastructure.

i) Road

Pwani Region is well served by a network of roads that links the rural population clusters and also provides easy communication with the surrounding areas. The network also links the region with other regions through the central corridor. There is easy access by road to the south, west and north of the country.



ii) Marine Transport



The region is also served by marine transport through the Dar es Salaam Port and the dry port in Kwala. This serves as the gateway for international cargo connections to EU, Asia and the Middle East as well as good connections into the Eastern and Southern Africa Region. Pwani Region is also close to Mtwara and Tanga ports.

iii) Air Transport

Pwani Region has good connections by air through the Julius Nyerere International Airport (JNIA) in Dar es Salaam.

iv) Railway

The region has easy access to the Tanzania-Zambia Railway Authority (TAZARA) railway line through Tunduma in southern Tanzania to Zambia and other neighbouring countries in central and southern Africa. It also has



easy access to the central line to Kigoma and Mwanza regions. The central railway line is currently being upgraded to standard gauge railway (SGR), and one of the train terminals will be in Kibaha, the capital of Pwani Region.

v) Telecommunication Services



Pwani Region enjoys Internet connectivity, telephone services (both cellular phone and land line telephone), radios and postal services. Telecommunication service providers include Tanzania Telecommunication Company Limited (TTCL), Vodacom, Airtel, Tigo, Zantel and Halotel.

vi) Electricity and Water Supply

All the eight districts and one town council in Pwani Region are well served with hydro-electric power. The largest part of electricity is consumed by medium and light industries that are distributed all over the region. The gas pipeline, which can be accessed by large users of energy, passes through a large part of the region.



The region boasts of a number of rivers, notably Rufiji, Ruvu and Wami. Rufiji and Ruvu have basins that are amenable to

irrigation agriculture and water supply. Rufiji River has a particular advantage of being a great potential for generation of power at Stigler's Gorge, source of water supply and irrigation agriculture. Also, the region has institutions dealing with water ready to support investors in irrigation.

C. Rufiji Hydro Power Project



Rufiji Hydro Power Project is a 2,115 megawatts (2,836,000 hp) hydroelectric dam under construction in Pwani Region. Apart from producing enough and reliable electricity for the industrial driven economy of Tanzania, the project is associated with several investment opportunities in tourism,

irrigated agriculture, fishing etc.

There are potentials for building hotels, camping sites, photographic tourism and establishment of tour companies to serve tourists visiting Selous Game Reserve and Rufiji Hydro Power Project. Lower Rufiji being 75 km long and 13 km wide is suitable for agriculture from which 60 percent is suitable for irrigation. Crops that can be irrigated include sugar cane, paddy and horticultural crops. Rufiji River delta is also potential for fishing, especially prawns and other species.

D. Natural Resources

Pwani Region is rich in natural resources, the most important being fisheries, forests and minerals such as kaolin. There are also tourist attractions such as Saadani Game Reserve and Selous Game Reserve, and historic sites in Bagamoyo, Miono and Utete.



E. Land for Investment

Land is available at designated sites such as Zegereni, Lulanzi and other designated investment sites in every council. The region will facilitate the process of land acquisition elsewhere in the region when needed.

F. Population and Markets

Pwani Region has a population of more than 1.26 million people in year 2018. The region also benefits from the population of Tanzania, EAC and SADC in general when it comes to market access. The population, strategic location and infrastructure in SADC present a huge market for goods and services produced in the region.

G. Good Climatic Conditions

The region experiences tropical climate, which is favourable for crops cultivation and livestock keeping. Temperatures are also moderate, thus allowing for smooth economic activities.

H. Health Facilities

Health care facilities are fairly well established in the region at Kibaha Town (40 km from Dar es Salaam). The Region has 8 Hospitals, 39 Health Centres, and 295 Dispensaries. However, health care facilities in Dar es Salaam are within reach from most parts of the region.



1.4 Suggested Priority Investment Opportunities in the Pwani Region

Investors are welcome to invest in the following suggested priority areas:

1.4.1 Regional Level Priority Investment Opportunities

1. Construction and operation of a sports centre of excellence
2. Meat processing industry

-
3. Leather processing industry.

1.4.2 Council Level Priority Investment Opportunities

1. Construction of shopping malls and modern markets
2. Real estate development
3. Tourism related investments
4. Development of an industrial park at Kwala
5. Establishment of commercial centres at Soga, Ruvu and Kwala Railway Stations
6. Bee keeping
7. Fruit farming
8. Fruit processing industries
9. Salt farming and processing
10. Coconut farming and processing
11. Horticultural irrigation farming
12. Fish farming
13. Fish processing
14. Cassava processing
15. Construction of a dump site and processing of solid waste
16. Marine transport
17. Irrigation farming for paddy, sugar cane and other crops
18. Dairy farming
19. Milk processing industry
20. Construction of a modern abattoir
21. Provision of modern medical services
22. Cement industry
23. Cashew-nut farming and processing
24. Sesame processing
25. Construction of an organic manure plant
26. Construction of bus stands
27. Animal fattening farm/feedlot
28. Provision of education services
29. Establishment of sports and games tourism
30. Wood processing
31. Mining including stone quarrying.

1.5 The Guide's Target Groups

The directly targeted beneficiaries of this Guide include:

- Business owners and stakeholders; agricultural crop estates and medium-to-large farms; and value adding and marketing entities intending to invest in designated industry and business areas in Pwani Region
- Ministry of Industry and Trade (MIT)
- Primary stakeholders across value chains, including individual entrepreneurs; importers and exporters of input and output factors, and agriculture crops; livestock keepers and fisher folks; industry organisations/marketing boards or organisations and exporters
- Government Ministries and Agencies, LGAs, EPZA, and state-owned enterprises (e.g. those responsible for agriculture, industries, trade, finance, and international cooperation)
- Academia/researchers in the Coast Zone and in Tanzania
- Umbrella organisations such as the Tanzania National Business Council (TNBC), TCCIA, pension funds investing in agriculture and industries, and other support institutions
- Institutions overseeing the management of quality and safety management issues, such as the Tanzania Bureau of Standards (TBS)
- Organisations providing productive capacities, information and data, monitoring and evaluation and other business support services, such as Textiles Development Unit, BRELA, TRA, FCC, NEEC, TANTRADE, industry support organisations (ISOs), agricultural and industrial extension services providers, etc.
- Selected civil society organisations (CSOs) and non-government organisations (NGOs); and development partners, such as FAO, UNDP, World Bank, United Nations Conference on Trade and Development (UNCTAD), International Trade Centre (ITC), European Union (EU), United Nations Industries Development Organisation (UNIDO), TradeMark East Africa (TMEA), etc.

PART TWO

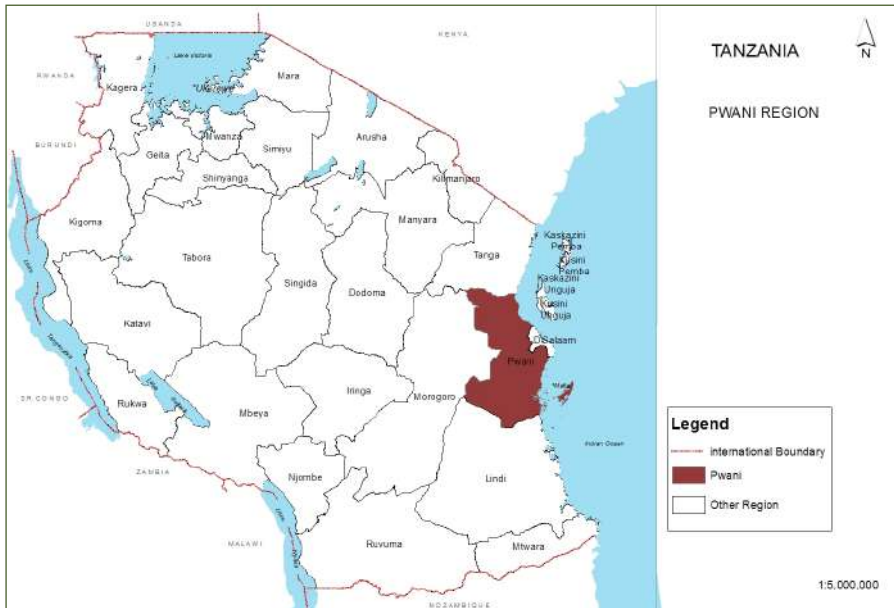
SOCIO-ECONOMIC PROFILE OF PWANI REGION

This section details the social-economic profile and context of Pwani Region, its productive sectors, as well as its geographical location, surface/land area, population and demographic pattern, administrative units, topography and land use patterns, agro ecological zones, and climate.

2.1 Geographical Position and Boundaries

Pwani Region is located in the eastern part of Tanzania Mainland, between latitudes 6° and 8° south of Equator and longitudes 37°30' and 40° east of Greenwich. It borders Dar es Salaam Region and Indian Ocean in the east, Tanga Region in the north, Lindi Region in the south and Morogoro Region in the west.

Figure 2.1: A Map Showing Location of Pwani Region on Tanzania Mainland



2.2 Land Area

Pwani Region covers an area of about 3,353,900 total hectares (about 3.8 percent of the country's total area) of which dry land constitutes 3,240,700 hectares and water occupies about 113,200 hectares. Out of the region's total dry land area of 3,240,700 hectares, about 1,727,352.8 hectares are suitable for agricultural production and livestock rearing. However, the land currently under cultivation is only 537,853 hectares. The remaining arable land (i.e. 1,189,500 hectares) is still idle or used for other activities such as human settlements, natural forests, etc.

Table 2.1: Arable Land Available for Agriculture in Each Council

No.	Council	Total Land (hectares)	Arable land (hectares)	Percent of Arable Land	Cultivated (hectares)	Percent of Cultivated Land
1.	Bagamoyo District Council	180,000	51,099	28.4	7,343	14.4
2.	Chalinze District Council	804,200	571,800	71.1	124,649	21.8
3.	Kibaha Town Council	75,000	12,980	17.3	7,973	61.4
4.	Kibaha District Council	106,200	118,010	111.1	25,670	21.8
5.	Kisarawe District Council	446,400	309,000	69.2	83,274	26.9
6.	Mkuranga District Council	243,200	193,400	79.5	92,041	47.6
7.	Mafia District Council	51,800	26,000	50.2	22,000	84.6
8.	Rufiji District Council	948,500	157,036.80	16.6	77,530	49.4
9.	Kibiti District Council	385,400	288,027	74.7	97,373	33.8
Total		3,240,700	1,727,352.8	53.3	537,853	31.1

Source: Pwani Regional Commissioner's Office (2018)

2.3 Administrative Units by Council

Administratively, Pwani Region is divided into eight district councils: Bagamoyo, Kibaha, Kisarawe, Chalinze, Kibiti, Mkuranga, Rufiji and Mafia, with one town council, namely Kibaha Town Council (Table 2.2). Pwani Region is further sub-divided into 27 divisions, 133 wards, 484 villages/streets and 2005 hamlets (Table 2.2).

Table 2.2: Area and Administrative Units by Council, Pwani Region, 2018

Council	Area (hectares)	Divisions	No. of Wards	No. of Villages/ Streets	No. of Hamlets
Bagamoyo District Council	180,000	2	11	8	174
Kibaha Town Council	75,000	2	14	73	0
Kibaha District Council	106,200	2	14	25	100
Kisarawe District Council	446,400	4	17	66	235
Mkuranga District Council	243,200	4	25	125	477
Mafia District Council	51800	2	8	23	136
Rufiji District Council	948,500	3	13	38	177
Chalinze District Council	804,200	5	15	74	437
Kibiti District Council	385,400	3	16	58	269
Area covered by water	113,200				
Total	3,353,900	27	133	484	2005

Source: Pwani Regional Commissioner's Office (2018)

Figure 2.2: Pwani Region Map Showing District Councils



2.4 Population

Population projections indicate that Pwani Region's population grows at an average annual of 2.4 percent, and that in the year 2018 the region had a total population of 1,265,504 (621,028 male and 644,476 female). More details on the region's population are on Table 2.3 below.

Table 2.3: Population Projection for Year 2018 Based on 2012 Population and Housing Census

COUNCIL	POPULATION		
	Male	Female	Total
Bagamoyo District Council	56,965	57,419	114,384
Kibaha District Council	40,882	41,899	82,781
Kisarawe District Council	58,239	58,302	116,541
Mkuranga District Council	122,809	130,028	252,837
Rufiji District Council	61,284	65,788	127,072
Mafia District Council	25,547	25,755	51,302
Kibaha Town Council	75,886	79,279	155,165
Chalinze District Council	123,359	125,984	249,343
Kibiti District Council	56,057	60,022	116,079
Total	621,028	644,476	1,265,504

Source: NBS (2019) Sub-National Population Projection

2.5 Climate, Soils, Topography and Vegetation

2.5.1 Climate

Pwani Region, being on the eastern part of Tanzania Mainland along the Indian Ocean's coastal belt, experiences a typical tropical climate with an average temperature of 28 degree centigrade. Total rainfall ranges from 800 mm to 1000 mm per annum. There are two seasons: the short rainy season from October to December and the long rainy season between March and June.

The main rainy season: This is the long rainy season that lasts for around 120 days between March and June every year. The rains are usually heavy and spread throughout the region. This is also the main crop planting season for all crops, but especially so for the seasonal crops such as maize, paddy and cotton.

The short rains season: This season lasts for about 60 days between October and December each year. The rains are not evenly distributed and they are not very reliable; they are most suitable for short-term crops such as pulses.

Altitude, topography and vegetation greatly influence the climate, resulting in micro-climate in specific areas and macro-climate in larger areas. The climate in Pwani Region is influenced by several factors resulting in the formation of three distinctive climatic zones, namely Zone I, Zone II and Zone III as discussed under Agro-Ecological Zones (see Section 2.6 below).

2.5.2 Soils and Vegetation

In Pwani Region, two major superficial geological deposits are identified: sandy loam and sandy clay soils in the highland areas, and sandy loam soils and heavy clay waterlogged soils in the coastal belts and lowlands.

Regional topography is mainly of a coastal belt ranging from 0 to 100 m above sea level with sand, sandy loam and heavy clay soils. River basins are found in Rufiji, Ruvu and Wami rivers with loamy clay, silt and alluvial soils. These rivers are the major source of water for human consumption, livestock and irrigation. All the three rivers discharge water into the Indian Ocean. In many areas these rivers are wide, shallow and sandy, thus allowing irrigation. A highland plateau ranges from 100 m and above, dominated by sandy loam and sandy clay soils.

2.6 Agro-Ecological Zones (AEZ)

Climatic conditions as well as geological features have been the base of identifying different agro-ecological zones in Pwani Region. Basically, the region has three distinctive agro-ecological zones.

2.6.1 Coastal Belt Zone (Zone I)

Pwani Region's coastal belt is dominated by the Indian Ocean, which extends from the northern border of Bagamoyo District with Tanga Region, to the southern border of Rufiji District Council with Lindi Region. The coastal area, which rises from 0 metres to 100 metres above sea level, is dominated by sandy loam soils except for lower land areas that have heavy clay waterlogged soils suitable for paddy production and coconut palms.

2.6.2 River Basins and Lowlands Zone (Zone II)

There are three big rivers that traverse the region from west to east and discharge their waters into the Indian Ocean. These are:

- Rufiji River, which crosses the region in the southern parts passing through Rufiji District in a west-east direction
- Wami River, which crosses the region in the northern parts passing through Bagamoyo District in a west-east direction
- Ruvu River, which crosses the region through different parts of Kibaha and Bagamoyo districts in a southern-west and northeast direction.

The lowlands and along the river valleys are fertile for planting varieties of various crops such as maize, paddy, pulses, horticulture, sugarcane, and pineapples. This zone, together with other lowland areas, is the main agricultural potential zone of the region, with mainly loamy clay, silt, loams, alluvial and light textured clay soils. The lands are also suitable for ranching activities due to assured pasture.

For investments in irrigation, the following authorities will have to be consulted for further directives and guidance:

Table 2.4: Authorities to be consulted when investing in Irrigation

S/N	Name of the Council	Authority	Location	Address
1.	Rufiji District Council, Kibiti District Council, Mafia District Council and Mkuranga District Council	Rufiji River Basin	Iringa	P.O. Box 1798, Iringa P.O. Box 9320, Dar es salaam
2.	Bagamoyo District Council, Chalinze District Council, Kibaha District Council, Kibaha Town Council and Kisarawe District Council	Wami and Ruvu	Morogoro	P.O. Box 826, Morogoro

2.6.3 Highland Plateau Zone (Zone III)

These are coastal hills and highland areas that rise from 100 metres above sea level, mainly dominated by sandy loam, and sandy clay soils suitable for growing pulses and vegetables of various species.

2.7 Socio-Economic Context of Pwani Region

According to the 2017 Tanzania Human Development Report (THDR), Pwani Region performed well in terms of socio-economic indicators in 2015. According to the report, the Region's Gross Domestic Product (GDP) was TZS 1,644,964 in 2015 and its GDP per capita was TZS 1,403,185. With regard to the Human Development Index¹ (HDI), the Region scored 0.533 and therefore ranked 21 out of 26 regions of Tanzania Mainland, while life expectancy was at 60.3 years. About 14.7 percent of population was living below the basic needs poverty line.

2.7.1 Education Sector Services

Pwani Region has successfully increased its education services at all levels. The region has a total of 620 schools with a total of 3,980 classrooms in 2019 compared to 3,614 classrooms in 2016. In the year 2018, the region had recorded a total of 309,666 registered students in primary schools compared to 247,154 enrolled in 2016.

The region continues increasing the number of schools in each council so as to be able to provide more education services to the region and also to service neighbouring regions due to its potential strategic position with these regions.

2.7.2 Health Care Services

Pwani Region has increased access to health care services - the region has a total of 337 health centres distributed in all its councils, thereby making

¹ **HDI** is a composite dimension of health represented by life expectancy; education represented by expected years of schooling and mean years of schooling; and income represented by Gross National income per capita in purchasing power parity in US dollars, which are used to rank countries into four tiers of **human development**. For **THDR**, dimensions of education are expected years of schooling and school attendance, while for income GDP per capita is used as proxy for GNI per capita.

ideal availability of health care services in the region. The region is also implementing various upgrades and improvements of health care services, including 18 Health Centres and 1 District hospital in Mafia District Council, and construction of 3 district hospitals (one in Kibaha Town Council, one in Kibaha District Council and one in Kibiti District Council). One hospital (Tumbi) has been upgraded to a Regional Referral Hospital status.

2.7.3 Water Availability in the Region

Pwani Region has marked an increase in water supply for the region, whereby its rural households have access to clean and safe water at a rate of 62.5%, while that of urban is at 51.9%. The increase has been achieved following expansion of four water projects in Bagamoyo (Lower Ruvu), Kibaha (Upper Ruvu), Kisarawe (Upper Ruvu) and Mkuranga.

The region's councils have continued to implement various water projects in their respective areas, whereby a total of 141 projects are being implemented with a total of 4810 water access points in the following distribution: Kibaha Town council (364); Bagamoyo District Council (585); Chalinze District Council (708); Kibaha District Council (566); Kibiti District Council (279); Kisarawe District Council (414); Mafia District Council (389); Mkuranga District Council (971); and Rufiji District Council (534).

The region has also marked an increase in availability of boreholes from 605 to 632 and shallow waterholes from 886 to 896, thus ensuring significant supply of water in the region.

2.8 Productive Sectors

2.8.1 Agriculture Sector

Agriculture is the backbone of the regional economy, whereby about 80 percent of its population depends on agriculture as its main source of livelihood. It also contributes to 60 percent of the region's Income.

a) Cash crops production

The most important cash crops in the region are cashew nuts, coconuts, cotton, sesame and fruits such as oranges, mangoes, watermelons, passions

and pineapples, as well as cucumber, okra and tomatoes. Cashew nuts are cultivated in all district councils in the region as part of promotion of cashew nuts to being a commercial crop. Coconut production ranks second after cashew nuts. Its production performs much better in areas such as Mafia, Bagamoyo, Mkuranga, Kisarawe, Kibiti and Rufiji district councils. For example, Mafia District Council alone sells about 35,000 tonnes of raw coconuts to Dar es Salaam market every year. Main annual cash crops produced are cashew nuts, seaweeds, cotton and sesame.



b) Staple food crops production in Pwani

The major staple food crops produced in Pwani Region include maize, cassava, paddy, cowpeas, sorghum, legumes, sesame, sweet potatoes and green grams.

c) Horticulture

Vegetable farming: Vegetables produced in Pwani Region include cabbages, spinach, amaranths, tomatoes, onions, okra, lettuce, eggplant, bell pepper and carrots.

Fruit production: Various types of fruits are produced in the region due to its suitable climatic and weather conditions. They include oranges, mangoes, cucumber, watermelon, pawpaw, passions and pineapples.

d) Irrigation farming

Strategic position and availability of water from the three major rivers, i.e. Rufiji, Wami and Ruvu, give Pwani a relative advantage in irrigated crop farming, mostly paddy, horticulture and sugarcane. The region has several operating irrigation schemes and some new ones under construction (see Table 2.5).

Table 2. 5: Tables for Irrigation Schemes

Table 2.5 (a): Large-scale scheme potential for irrigation in 2017

Council	Name of Scheme	Potential Area (hectares)	Irrigated Area (hectares)	Irrigated Potential Percent
Mkuranga District Council	Nyamaronda	3,000	0	-
Total of large scheme		3,000	0	-

Source: Pwani Region, Compiled Data from Councils (Agriculture Departments), 2018

Table 2.5 (b): Medium-scale scheme potential for irrigation

Council	Name of Scheme	Potential Area (hectares)	Irrigated Area (hectares)	Irrigated Potential Percent
Bagamoyo District Council	Gama	500	300	60.0
	Makurunge B	500	120	24.0
Sub-total		1,000	420	42.0
Mkuranga	Kisere	1,400	200	14.3
Sub-total		4,400	200	14.3
Chalinze District Council	Chauru	1,500	720	48.0
	Kidogozero	500	20	4.0
	Matwipili	500	8	1.6
Sub-total		2,500	748	29.9
Kisarawe District Council	Mafizi	500	0	-
	Nyani	530	0	-
Sub-total		1,030	0	-
Rufiji District Council	Lower Rufiji Valley	500	50	10.0
Sub-total		500	50	10.0
Total medium-scale scheme		9,430	1,418	15

Source: Pwani Region, Compiled Data from Councils (Agriculture Departments), 2018

Table 2.5 (c) Small-scale scheme potential for irrigation

Council	Name of Scheme	Potential Area (hectares)	Irrigated Area (hectares)	Irrigated Potential Percent
Rufiji District Council	Nyamwage	200	40	20
	Ikwiriri Vegetable	60	30	50.0
	Ngorongo	240	60	25
	Nyakitope	200	40	20.0
	Nyamweke	320	80	25
	Ruwe	300	70	23
	Segeni	120	60	50
	Utunge	50	10	20
Sub-total		1,490	390	26.2
Mkuranga District Council	Yavayava	354	54	15.3
	Changanyikeni	150	36	24
	Msambanyani	400	0	0
	Mbezi Msufini	800	0	0
	Ngwale	200	0	0
	Kiparanganda	50	0	0
	Nyamato	300	0	0
Sub-total		2,254	90	4
Bagamoyo District Council	BIDP	100	72	72.0
	Kimate	400	30	7.5
	Makurunge A	200	200	100.0
Sub-total		700	302	100
Chalinze District Council	Msoga	200	150	75
Sub-total		200	150	75
Kibaha District Council	Madimla	120	0	0
	Mongomole	300	45	0
	Mwanabwito/Kiambaemba	100	0	0
	Ruvu JKT	52	0	0
Sub-total		572	45	7.9
Kibiti District Council	Lumyozi	300	40	13.3
	Mg`aru	220	0	0
	Mtunda	250	0	0
	Ngurakula	320	0	0
	Nyatanga	100	0	0
Sub-total		1,190	40	3.4
Total small-scale scheme		6,406	1,017	15.9
Total area for irrigation		18,836	2,435	12.9

Source: Pwani Region, Compiled Data from Councils (Agriculture Departments), 2018

2.8.2 Livestock Sector

Pwani Region population also relies on livestock economy, with the major source of income being local zebu cattle. Improved dairy cattle are also reared in all councils especially in the peri-urban areas. Other domestic animals that support population livelihood are goats, sheep, donkeys, pigs and poultry.

a) Livestock population in Pwani

Livestock population in Pwani Region is estimated to be at 2,893,468, which include cattle (567,971); goats (235,015); sheep (91,834); donkeys (2,000); pigs (13,275); improved chicken (963,302); and indigenous chicken (1,020,071), as detailed in tables 2.6 to 2.8 below.

Table 2.6: Estimated Livestock Population by Type and Council, Pwani Region 2016/17

Council	Cattle	Goat	Sheep	Pigs	Donkey	Indigenous Chicken	Improved Chicken
Bagamoyo District Council	60,872	24,933	4,868	680	196	164,830	49,293
Chalinze District Council	240,751	135,882	58,816	1,028	530	153,673	153,241
Kibaha District Council	48,698	18,191	7,121	1,367	292	189,329	86,138
Kibaha Town Council	9,395	4,246	1,374	3,061	25	31,452	84,930
Kibiti District Council	50,060	8,811	4,877	39	200	8,587	127,440
Kisarawe District Council	70,797	19,463	7,482	5,471	325	165,516	289,190
Mafia District Council	13,365	1,208	51	-	135	14,519	344
Mkuranga District Council	20,217	12,550	2,899	1,629	130	243,083	172,083
Rufiji District Council	54,530	9,731	4,346	-	167	49,082	643
Total	567,971	235,015	91,834	13,275	2,000	1,020,071	963,302

Source: Pwani Region, Compiled Data from Councils (Livestock Departments), 2018

Table 2.7: Total Livestock for the Period of Five Years 2012/2013 to 2017

TYPE OF LIVESTOCK	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
Cattle	451,652	468,978	505,788	529,333	567,971
Goats	166,391	175,743	181,284	194,606	235,015
Sheep	69,243	68,054	67,537	89,940	91,834
Broilers	69,986	68,978	70,218	60,371	64,721
Layers	197,948	76,256	182,439	141,345	164,332
Indigenous poultry	1,863,721	1,798,572	1,302,985	1,402,651	1,754,320
Pigs	86,781	10,478	9,795	12,360	13,275
Donkeys	93	1,018	1,679	2,626	2,000

Note: Average milk production per cow per day is 7 litres for improved dairy cattle and 1 litre for the Indigenous cattle

Table 2.8: Livestock Infrastructure 2016/2017

Na.	Council	Slaughter Facilities			Dam	Dips	Auction
		Slaughter House	Slaughter Slab	Abattoir			
1	Bagamoyo District Council	1	7	-	6	19	1
2	Chalinze District Council	1	6	1 (under construction)	18	22	6
3	Kibaha District Council	0	2	1 (under construction)	18	12	2
4	Kibaha Town Council	1	0	-	0	9	1
5	Kibiti District Council	0	5	-	0	1	2
6	Kisarawe District Council	0	7	-	13	9	4
7	Mafia District Council	0	1	-	0	6	0
8	Mkuranga District Council	1	2	-	2	3	1
9	Rufiji District Council	0	3	-	1	4	3
Total		4	33	2	58	85	20

Note: Two abattoirs are under construction by private companies: Tanchoise at Soga in Kibaha District Council (1,500 goats & 1000 cattle per day); and Bongo Export at Chamakweza in Chalinze District Council (100 goats per day). Both abattoirs target export markets in Oman, Comoro and Turkey.

Table 2.9: Marketed Number of Livestock by Type 2012/13 - 2016/17

Type of Livestock	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
Cattle	35,894	33,789	30,384	36,986	37,876
Goat	5,533	5,872	6,165	6,880	7,032
Sheep	1,014	998	1,462	1,610	1,689
Total	42,441	40,659	38,011	45,476	46,597

Table 2.10: Number of Hides and Skins Sold for the Period from 2012/13 to 2016/17

Hides & Skins	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017
Cattle	17,763	30,161	21,356	14,815	11,584
Goat	3,670	9,986	10,923	9,201	6,483
Sheep	781	4,377	,859	2,694	1,032
Total	22,214	44,524	36,138	26,710	19,099

Table 2.11: Average Number of Livestock slaughtered per Day in 2016/2017

Council	Cattle	Goat	Sheep	Pigs	Chicken
Bagamoyo District Council	23	4	1	1	977
Chalinze District Council	33	21	10	1	144
Kibaha District Council	14	3	1	1	273
Kibaha Town Council	35	10	3	2	48
Kibiti District Council	4	2	1	0	34
Kisarawe District Council	3	4	2	1	312
Mafia District Council	6	2	0	0	0
Mkuranga District Council	6	4	2	1	170
Rufiji District Council	4	3	2	0	16
Total	128	53	22	7	1,975

Table 2.12: Livestock Input Shops 2016/2017

Council	Available	Deficit
Bagamoyo District Council	14	3
Chalinze District Council	14	4
Kibaha District Council	4	5
Kibaha Town Council	9	0
Kibiti District Council	8	3
Kisarawe District Council	6	5
Mafia District Council	3	3
Mkuranga District Council	3	7
Rufiji District Council	4	4

Table 2.13: Livestock Products and Feeds Processing Plants/ Industries 2017/2018

Table 2.13 (a): Animal Slaughtered, Hides and Skins

Council	Name of Business/Owner	Type of Product	Units	Installed Capacity per year	Utilised capacity per year
Bagamoyo District Council	Phiss Tannery	Skin (wet blue)	Pieces	550	-
Kibaha Town Council	Lake Trading (Kibaha Town Council)	Hide and skin	Pieces	-	-
Kibaha District Council	Mkuza Chicks	Chicken slaughter houses	Tonnes	3,600	24
	TANCHOICE	Animal slaughtering	Numbers	2,500	-

Table 2.13 (b): Animal Feeds

Council	Name of Business/Owner	Type of Product	Units	Installed Capacity per year	Utilized capacity per year
Bagamoyo District Council	Hill pack	Animal feeds	Tonnes	7,680	-
Kibaha District Council	Mkuza Chick	Broilers & breeders feeds	Tonnes	1,000	540
	JB Farm (Kibaha Town Council)	Broiler & layers feeds	Tonnes	720	500
	Kiluvia	Poultry feeds	Tonnes	350	0
	Jitihada Animal Feeds	Animal feeds	Tonnes	2,500	0
	Energy Mill Co. Ltd	Animal feeds	Tonnes	-	-
Kisarawe District Council	Lengesha Animal Feed Meal	Chicken feeds	Tonnes	78	78
Mkuranga District Council	Brandy Poultry Farm	Broiler and layers feeds	Tonnes	6,000	2,500
	Mkiu Poultry Farm	Broiler and layers feeds	Tonnes	10,000	3,000

Table 2.13 (c): Milk Production and Processing

Council	Name of Business/Owner	Type of Product	Units	Installed Capacity per year	Utilised capacity per year
Kisarawe District Council	CHAWAKIM (Kiluvya - Kisarawe)	Milk collection and processing (cultured milk, fresh milk)	Litres	1,000,000	810,000
Rufiji District Council	Full Manyonyo (Mother Dairies)	Milk collection and milk processing	Litres	15,600	9,600
Kibaha District Council	Soga Dairy Farm	Milk production	Litres	360,000	323,640

2.8.3 Nature and Tourism


Pwani Region is gifted with a large number of natural attractions and tourist sites. This has given the region a competitive advantage over its neighbouring regions. The presence of forests and bushes in the region has enabled it to

have some species of animals found only in the region. The attractions do not include only the land-based attractions but also marine tourism due to presence of various marine creatures and natural attractions. Most of attractions abounding in the region have not been fully utilised, therefore there is potential for investors to take advantage of and invest in the sector. Pwani Region owns Saadani National Park in Chalinze District Council, Selous Game Reserve in Rufiji District Council, two wildlife management areas (Wami-Mbiki and Ngarambe/Tapika) and (Mafia Island Marine Park).





The region is also gifted with numerous natural, geographical and historic sites attractions for tourism activities such as the Old Fort, German Boma, Slave Port, German Customs House, Kaole Ruins and the Old Stone Town (in Bagamoyo); Kilingwa Curve, Mfaumengazi Cemetery (in Mafia Island); white and black colobus monkey, African Ruvu Zoo, and Pugu Forest (in Kisarawe); oceanic beaches, Palacha Dream City, historical baobab tree, and the large Stone of Ushungu (in Mkuranga); Rufiji River and hot spring (in Rufiji), etc. Details of the attractions are shown in the table below.

Table 2.14: Tourist Attractions in Pwani Region

Council	Tourist sites	Investment Opportunities
Bagamoyo District Council	 <p>Old Fort, German Boma, Old Bagamoyo Tea House/Arab Tea House, Slave Port, Fish Market, German Custom House, Mwambao Primary School, Hanging</p>	<ul style="list-style-type: none"> ▪ Renting rooms as offices, hostel, and curio shops ▪ Establishing tourist hotels and restaurants ▪ Conference centres (meeting/events hall with an open space) ▪ Modern fish market

Council	Tourist sites	Investment Opportunities
	<p>Tree/Place, German Cemetery, Liku House, German Block House/Dunda Tower, Mwanamakuka Cemetery, Caravan Serai, Kaole Ruins, Holy Ghost Mission and Catholic Museum, Cross by the Sea, Anglican Church, <i>Chuo cha Sanaa</i>, Village walks, Marine 'no-take', Seaweed Farm, Saadani National Park, and Wami-Mbiki Wildlife Management Area.</p>	
<p>Mafia District Council</p>	<p>Kalingwa Curve; Sukarimawe (MARU); Sunk Ship; Fort Printed 1893; Fort; <i>Mnara wa kuongoza Meli</i>; Mfaume Ngazi Cemetery; Historical domestic utensils; Historical settlements; Deep wells; historical domestic utensils; Curves of Kipale, Bekela, Sharaza, and coral reef fossils; Historical Cemetery; Stone Fort; and Sharifu's Cemetery.</p> 	<ul style="list-style-type: none"> ▪ Renting rooms as offices, curio shops, library, and conference hall ▪ Establishing hotels and restaurants ▪ Open areas for meetings/events ▪ Photo shooting
<p>Kisarawe District Council</p>	<p>Pugu, Kazimzumbwi and Masanganya Forest Reserve; Furanga Wild Management Area; white and black colobus monkeys; Maharage Gwata Forest; Ruvu River; African Animals Zoo; Sanze Village; Mwambisi Calline Bats Caves; and Kisangile German Fort.</p> 	<ul style="list-style-type: none"> ▪ Hotels, eco-tourism, campsites and lodges ▪ Nature trails ▪ Tour operators ▪ Snake park & breeding site, ▪ Tourist hunting, sport fishing and boat safaris ▪ Services like tracking, hiking, biking, photographic,

Council	Tourist sites	Investment Opportunities
		picnic, camping and research.
Mkuranga District Council	<p>Oceanic beaches; Stork (Korongo); Mangrove Forest; Palacha Dream City; Mapanya Island (Panjovu); Sukuti Sand Dunes; Kikulwi Dam; Vikindu Forest Reserve; Lake Manze; Kwale Gorges; Shungu Holly Stone; Slave Trade Cross Ways (caravan routes) 4 ways; Colonial residue trenches in Kongo Mountain; Ugemani Falls; Koma Magical Well; the oldest and largest baobab trees; Shiraz Extensive Cemetery; Colonial tax collection tools; Jamatini Building; Mdimni oldest Mosque; German past ruin; historical baobab flag tree; the famous Poetry of Shaaban Robert; German Cemetery; and Virgin Islands for beach tourism and other tour activities.</p>	<ul style="list-style-type: none"> ▪ Fish markets ▪ Eco-tourism ▪ Water & beach sports ▪ Fishing camps ▪ Hotels & campsites ▪ Marine view point ▪ Bee keeping ▪ Study visits ▪ Forest walking tours ▪ Sport fishing ▪ Kayaking, snookering and environment camping ▪ Mangrove eco-tourism ▪ Diving sports ▪ Conference halls ▪ View point ▪ Study visits ▪ Picture tours.
Kibiti District Council	<p>Mtakawani Pwani; Mchungu and Genju Forest Reserves; Historic Baobab Tree; Simbaulanga Coastal Beach; Barcelona Coastal Beach; Becha and Dima Islands; Maimbwa and Funguni Coasts; Jaja and Pombwe Coastal Beaches; Mangroves forests; British Military Base and sunken military navy; and Kibiti Delta.</p> 	<ul style="list-style-type: none"> ▪ Tourist camp sites ▪ Beach development ▪ Fishing Centre

Council	Tourist sites	Investment Opportunities
Rufiji District Council	<p>Mungata Wildlife Management Area; Juhiwangumwa Wildlife Management Area; Coastal Forests; and Rufiji River, and hot spring</p> 	<ul style="list-style-type: none"> ▪ Hunting tourism, and cultural tourism ▪ Lodge and campsites investment ▪ Photographic tourism, sport/recreational fishing, and campsites ▪ Research, tourism and harvesting.

The region contributes to the promotion of tourism in the Southern Corridor, where there is a privately owned project - Global Land Solution at Kisiju in Mkuranga District Council – engaged in the construction of a tourist hotel and shopping centre, provision of social services and real estate management. The completion of this project will promote tourism in the southern zone. There will be an airstrip that will bring tourists direct from JNIA Dar es Salaam to the hotel and later travel to different tourist attractions. Also, there will be cruiser boats from the project site to Dar es Salaam.

2.8.4 Fishing Activities

The entire coastal area of Pwani Region ranging from coast areas of Bagamoyo, Mkuranga, Rufiji, Kibiti and Mafia Island are potential areas for fishing activities and creates one of the backbones of economic activities of the local communities. Also, the three big rivers of Rufiji, Ruvu and Wami are potential areas for fishing.

Pwani Region carries the prestige of having a huge world famous fish-breeding site at Mafia Island and other areas in the region. Varieties of fish species found in the catchment areas in the region include inshore pelagic species like herrings, sardines, small mackerel, anchovies, tuna, king fish and sail fish. The off shore pelagic includes species such as the skipjack and

yellow fish. Fun fish species includes mullets, milkfish and lethrimides, while the common species of shrimps are the penaeid. The shellfish covers oysters, mussels and clams. Table 2.15 shows the fishery resources and the estimated fish harvest in 2017.

Table 2.15: Fishery Resources and Fish Harvest by Council in Pwani Region in 2017

Council	No. of Fishing Licenses	No. of Registered Fishing Vessels	Fish Harvesting				No. of Fish Ponds
			From Ponds (Kg)	Value	From Ocean (Kg)	Value	
Bagamoyo District Council	522	171	8,626	41,950,000	80,469.6	144,264,089	177
Chalinze District Council			2,400	17,160,000	54,294.9	352,641,900	50
Kibaha District Council	38		19,635	114,895,000			72
Kibaha Town Council			22,900	160,300,000			104
Kisarawe District Council			3,868.00	22,720,000			22
Kibiti District Council	731	220	200	1,000,000	894,092.6	4,470,463,200	14
Mafia District Council	1921	44			967,010.0	3,148,862,300	
Mkuranga District Council	488	412	4,200	31,100,000	22,800.0	136,800,000	226
Rufiji District Council	783	20	300,767	716,216,875			14
Total	4,483	686	362,396	1,104,341,875	2,018,667.1	8,253,031,489	613

Source: Pwani Region, Compiled Data from Councils, 2018

2.8.5 Industrial Sector

The industrial sector is one of the major drivers of the economy of Tanzania and a source of foreign exchange earnings, as well as the main source of employment not only in Pwani Region but also in the country. In June 2019 the region had already attracted the establishment of 1192 industrial enterprise: 701 micro enterprises, 350 small-scale enterprises, 86 medium-

scale and 55 large-scale enterprises in operation. Table 2.16 shows the number of industrial enterprises in Pwani region, Table 2.17 indicates land allocated for investment in industrial sector in each council, and Table 2.18 shows the list and location of industrial sector projects.

Table 2.16: The Type and Number of Industrial Enterprises in Pwani Region in 2019

No.	Type of Industry	Large	Medium	Small	Micro	Total
1.	Foods processing	10	14	40	103	167
2.	Leather, textiles, and handicrafts	5	16	47	52	120
3.	Steel making, ceramic tiles, plastic, packaging and gypsum	26	20			46
4.	Cement and construction materials	10	30			40
5.	Motors spare parts, tractor and bus, assembly plant	4	6			10
6.	Sewing			130	199	329
7.	Milling			60	50	110
8.	Block making			59	97	156
9.	Saw milling			6	150	156
10.	Timber			8	50	58
Total		55	86	350	701	1,192

Table 2.17: Land allocated for investment in industrial sector in each council

No.	Council	Place	Size of Land Allocated (in hectares)
1.	Bagamoyo District Council	SEZ under EPZA	9,800
2.	Chalinze District Council	Msoga	81
		Pingo	57
		Talawanda	310
3.	Kibaha Town Council	Zegereni Industrial Area	611
		Mbwawa	1,440
4.	Kibaha District Council	TAMCO (NDC) along Morogoro Road	84
		Kikongo	1,740
5.	Kibaha District Council	Soga	843.3
		Bungu, Mtawanya and Mchukwi	4,816
6.	Kisarawe District Council	Visegese	1,600
7.	Mkuranga District Council	Mkui, Dundani, Mponga, and Ngarambe Misufini	3,014
8.	Mafia District Council	Ndagoni	50
9.	Rufiji District Council	Nyamwage, Ikwiriri, Kaskazini, Chemchem, and Utete	28,570
Total			53,016

Table 2.18: List and Location of Industrial Sector Projects

No.	Name of Local Authority	Name of Project and Location	Size of land (in hectares)
* 1	Kibaha District Council	Soga Dairy Farm - Soga	612.5
		Elixir Fro Farms Tanzania Ltd - Lupanga	204,289
		TC Industry - Kisabi	1.1
		Alave Estate - Soga	10,192
		Mitoboto Farm - Bokomlemela	196
		Mkuza Chicks Ltd - Kwala	239
		JUNACO CO. LTD - Misufini	2
		TANCHOICE LTD - Soga	78.4
		Kwala Dry Port - Kwala	245.0
		Standard Gauge Rail - Soga	50.0
	Kibaha Town Council	NDC Industrial Area	112.7
		CPL & Storage (T) Ltd	1
		Lake Steel and Allied Co Ltd	5.4
		Kairuki Pharmaceutical	4.9
	Rufiji District Council	Rufiji Hydroelectric Power (Stigler's Gorge)	92,800
	Bagamoyo District Council	Bagamoyo Sugar Makurunge Bagamoyo	10,000
		Bagamoyo Special Economic Zones	9,800
	Mkuranga District Council	Palacha Dream City	294.0
		Soap and Allied Co Ltd	83.3
		T- Better Industrial Park	4.9
		Lodhia Steel Co Ltd	34.3
		Goodwill Ceramics (T) ltd	4.9
Total			124,965.7

PART THREE

PRIORITY INVESTMENT OPPORTUNITIES IN PWANI REGION

The priority investment opportunities identified by Pwani Region are grouped into regional level and council level as follows:

3.1 Regional Level Priority Investment Opportunities

Based on the available raw materials and/or availability of required infrastructure for some of the investment opportunities, the region has identified three (3) key investment opportunities to be recognised and implemented at the region level.

These include investment in a sports centre of excellence, which will serve several regions including Morogoro and Dar es Salaam; meat processing industry with slaughter slab, fattening farm and packaging facilities; and leather processing industry (Tanneries).

The regional level investment opportunities are different from those of individual LGAs in respect to scale and scope. Regional opportunities are large enough to serve all LGAs and even other neighbouring regions as well. Specific details for each opportunity are given below:

1. Investment in a Sports Centre of Excellence

Overview of the Opportunity



Key features



- This includes building up a state-of-the-art sports college that will provide training in various types of sports
- The facility may have a modern playground which is capable of accommodating international sports tournaments
- There are 49 hectares allocated for construction of a modern stadium at Pangani Kidimu in Kibaha District Council.
- Utilities such as water, electricity and road network are available.

<p>Key investment rationale</p> 	<ul style="list-style-type: none"> ▪ There is no sports college in either Pwani Region or in Tanzania in general ▪ Establishment of a sports college in Pwani Region will provide services to youth from Pwani, Dar es Salaam and elsewhere within the country and overseas ▪ Pwani Region connects well with the rest of other regions therefore it will be much easier to come to Pwani for training ▪ Pwani has a vast land that can accommodate such a college.
<p>Available support</p>	<ul style="list-style-type: none"> ▪ Policy and political support at national, regional and local levels is favourable ▪ Land is available on which to construct a sports college and development of pitches for different types of sports ▪ Good infrastructure, including roads and communication networks, electricity supply and proximity to Dar es Salaam.

2. Meat Processing Industry

Overview of the Opportunity	
<p>Key features</p> 	<ul style="list-style-type: none"> ▪ Meat processing is one of the important industries absent in all councils ▪ A large modern abattoir is currently under construction at Kibaha District Council. The industry has good prospects given the large number of livestock available in the region ▪ The land designated for meat processing industry and related investments is within the industrial area in Kibaha District Council. Other councils also have allocated land for that purpose.
<p>Key investment rationale</p> 	<ul style="list-style-type: none"> ▪ The region has a large population of livestock ▪ There is no meat processing industry in the region, nor in neighbouring Dar Es Salaam or Morogoro regions ▪ Dar Es Salaam and Morogoro regions constitute a big market given population size and income status ▪ There is a possibility of exporting not only to other countries in Africa but also beyond the African Continent.
<p>Available support</p>	<ul style="list-style-type: none"> ▪ This investment is in line with Government's industrialisation policy, which among other things, promotes value addition

- Political support at national, regional and local government level
- Land is available for developing such an industry in the region
- Good infrastructure, including roads and communication networks, electricity supply and markets.

3. Leather Processing Industry

Overview of the Opportunity

Key features



- The region is characterised by a high population of livestock scattered in almost all the districts
- A good number of livestock is slaughtered every day and skins and hides are among the products that do not yet have a market
- Each district has slaughter slabs from where skins and hides can be collected
- On average, some 128 cattle are slaughtered per day
- A total of 41,222 hectares of land have been allocated for industrial activities including leather processing industry.

Key investment rationale



- There is a reasonable number of livestock slaughtered every day for establishing industry
- Established slaughter slabs from where skins and hides can be collected
- Utilising an existing demand for leather-made products, especially in Dar es Salaam and other regions owing to an increasing level of income and growing preference
- Increasing income of livestock keeper by purchasing a product which is currently thrown away simply due to lack of market
- Livestock keepers will be ensured of the market
- Creation of employment along the value chains
- Helping to improve terms of trade
- Helps to improve the balance of payments.

Available support

- In order to protect the local leather-processing industry, the Government has been taking various measures, including banning the importation of raw hides and imposing high import duty on hide product
- Tanzania's target on leather industry is to enhance the capacity of local leather industries to process skins and hides locally instead of exporting them in their raw form
- Very few leather-processing plants exist in Tanzania: Moshi Leather industries; Tanzania Leather Industries; Afro Leather; Kibaha Tannery; Himo Tannery and Salex Tannery, therefore more are needed
- Good infrastructure, includes roads and communication networks, electricity supply and markets
- Geographical location allows the region to get leather from neighbouring regions
- National livestock policy, number of livestock, existing infrastructure, gateway to Dar es Salaam, existing transportation infrastructure such as railway, proximity to airport and port
- Support by FYDP II, which promotes value addition at primary and secondary levels
- Supported by National Livestock Policy 2006.

3.2 Council Level Priority Investment Opportunities

At council level, investors are welcome to invest in construction of a shopping mall and modern markets; real estate development; tourism and related activities; construction of an industrial park at Kwala; establishment of commercial centres at Soga, Ruvu and Kwala Railway Station; beekeeping; fruit farming; fruit processing; salt farming and processing; coconut farming and processing; horticultural irrigation farming; fish farming; fish processing; cassava processing; construction of a damp site and processing of solid waste; marine transport; irrigation farming for paddy, sugar cane and other crops; dairy farming; milk processing; construction/operation of a modern abattoir; provision of modern medical services; cement production; cashew-nuts farming and processing; sesame processing; construction of an organic manure plant; construction of a bus stand; animal fattening farm/feedlot; provision of education services; sports and games tourism; wood processing; and mining and stone quarrying.

1. Shopping Mall and Modern Markets


Overview of the Opportunity	
<p>Key features</p> 	<p>Kibaha Town Council</p> <ul style="list-style-type: none"> There is an opportunity for building shopping malls and developing a modern market centre in Kibaha Town Council About 24.5 hectares are already allocated at Kibaha Education Centre and 1.63 hectares at the Central Business District (CBD) for that purpose. <p>Kibaha District Council</p> <ul style="list-style-type: none"> There is an opportunity to construct the first modern market centre in the Council The Council has allocated 4.6 hectares at Kisabi area for the construction of a modern market. <p>Bagamoyo District Council</p> <ul style="list-style-type: none"> An investor is welcome to construct shopping malls in the Council through joint venture with local residents Bagamoyo District Council is growing fast; there is high demand for a shopping mall.
<p>Key investment rationale</p>	<ul style="list-style-type: none"> It will improve the level of services provided Demand for high quality services is increasing within an increasing population, hence the demand for an increase in the level of investment.
<p>Available support</p>	<ul style="list-style-type: none"> FYDP II promotes investment in merchandise trade. National trade policy fosters modernisation of markets.

2. Real Estate Development

Overview of the Opportunity	
<p>Key features</p> 	<p>Kibaha Town Council</p> <ul style="list-style-type: none"> An investor is invited to invest in development of real estate Kibaha Town is expanding very fast due to establishment of industries and construction of six way road from Dar Es Salaam to Morogoro. Thus, a lot of people are flocking to the town for employment. This is increasing demand for housing Suitable areas for this investment include Picha ya Ndege, Tumbi, Pangani, and Mailimoja, whose total area is 49 hectares.

	<p>Kibaha District Council</p> <ul style="list-style-type: none"> Investors are invited to invest in real estate at Kibaha District Council; Kibaha District Council has big on-going projects (construction of a Standard Gauge Railway and Dry Port), which will have three big railway stations at Soga, Ruvu and Kwala wards. This will create need for housing, and hence for real estate development to cater for workers and other residents About 173.7 hectares of land have been set aside at Kikongo and Soga for real estate investment.
Key investment rationale	<ul style="list-style-type: none"> It assures market and income for the real estate developers Most workers (mainly civil servants) are compelled to commute from Dar es Salaam to Kibaha and back every day because there are no decent houses in Kibaha
Available support	<ul style="list-style-type: none"> Five-Year Development Plan – II (FYDP – II) promotes industries National Environmental Policy fosters proper disposal of garbage and processing of garbage (including recycling of waste materials) The project area is likely to receive a lot of support given existing political will.

3. Tourism-related Investments

Overview of the Opportunity	
<p>Key features</p> 	<p>Rufiji District Council</p> <ul style="list-style-type: none"> The district is very close to Selous Game Reserve There is a possibility of establishing hotels in the Council There are potentials for promoting traditional or cultural tourism There is a hot spring at Chemchem Ward There is the Rufiji Hydropower Project, which was formerly known as Stigler's Gorge. <p>Kibiti District Council</p> <ul style="list-style-type: none"> There are flat beaches for hotels constructions in the Council There is potential for promoting traditional and cultural tourism



- Kibiti District Council has a lot of tourist attractions, including mangrove forests along the Rufiji River and coastal area; hot spring at Mng'aru; old German military camp at Kikale; fine sand and long flat beaches at Pombwe, Jaja, Kiongoroni and Mbuchi-Mbwera; and tortoise family at Pombwe, which migrates seasonally between USA (Miami) and Tanzania for egg laying at Pombwe.

Bagamoyo District Council

- Tourism opportunities available in this district include construction of hotels, and provision of tourism services such as tour guide, transport and camp sites;
- The Bagamoyo district is having a lot of historical tourist sites which are: Old Fort, Caravan Serai, Slave Port, German Customs House, Old Bagamoyo Tea House, Mwambao Primary School, Housing Tree, Kaole Ruins, Holly Ghost Mission and Catholic Museum, Cross by the sea, Anglican Church, Liku House, German Block House, Mwanamakuka Cemetery, Tasuba Fish Market, Bagamoyo Salt Works, Kaole Mamba Ranch, Marine "no-take area", Seaweed Farm, Cultural Tourism, Mangrove Forest, and Ruvu Delta
- There is an opportunity for establishing a route where Dr Livingstone passed
- Bagamoyo District Council has Saadani National Park, which is the only national park in Africa that is connected with the Indian Ocean.



Mafia District Council

- Opportunities are available for establishing tourist hotels in the island. There are currently only 15 tourist hotels with a total number of 177 rooms, whereas demand for accommodation for visitors is higher than the available rooms.
- Some 603 hectares of land have been allocated at various villages in the Council for construction of hotels
- Mafia Island has a lot of tourist attractions, such as the Old German Boma at Ras Mkumbi built by the Germans in 1893; Mlola Forest Reserve; hippopotamus at Ndagoni Village (hippos are rarely found on the

Island surrounded by salt water); and the whale shark, which is found in very few countries in the world. Whale sharks are mostly observed when feeding at the surface between the months of October and April (from September 2018 to March 2019 the Island received a total of 2,808 tourists only for whale shark tourism). The Island is also the best centre for snorkelling and scuba diving, and has a long beach with fine sands in the northern part that is more attractive for beach tourism.

- The number of tourists visiting the Island is shown in the table below:-

Year	Number of Tourists Visiting the Island
2014 / 2015	4,783
2015 / 2016	4,617
2016 / 2017	4,817
2017 / 2018	5,412
June 2018 - January 2019	4,850

Source: Mafia Island Marine Park, 2019

Key investment rationale



- Mafia District Council receives more than 5,000 tourists per season, which starts from June every year to April the following year
- Presence of vital attractions such as whale sharks and hippopotamus
- There is an assurance of getting tourists
- Local tourism is also growing and there is a possibility of getting more tourists from the local population during the off-peak season, who need accommodation.

Available support

- FYDP II promotes the tourism sector
- United Republic of Tanzania Guidelines for Coastal Tourism Development in Tanzania 2014
- A National Integrated Coastal Management Strategy has been formulated. It provides detailed steps that need to be taken to ensure that coastal natural and cultural resources are utilised in a sustainable manner. One of the priorities of this Strategy is to facilitate appropriate investment in emerging economic opportunities of the Pwani Region. Potential areas for investment include prawn and seaweed farming, fishing and, of course, Pwani tourism.

4. Construction of Industrial Park at Kwala

Overview of the Opportunity

Key features



Kibaha District Council

- An investor is welcome to construct an industrial park to take advantage of the location being near to Kwala Dry Port
- The construction of a dry port is going on at Kwala; the port will be linked to the standard gauge railway to Dar es Salaam Port. This will serve as the central distribution point of cargo coming into and going out of Dar es Salaam Port
- Kibaha District Council represents a unique location opportunity for investment in heavy and light industries, logistics and distribution companies seeking to access high-value markets in Tanzania and neighbouring countries
- Some 2,695 hectares have been allocated for construction of an industrial park at Kwale
- The industrial park may comprise the following investment opportunities in the form of clusters, industries, and service centres:

1. Manufacturing cluster:


- Value addition of horticultural products, plus fish (primary processing: sorting, grading, and packaging)
- Value addition and processing of cassava
- Processing of milk into various dairy products
- Meat processing
- Tanneries
- Factory for packaging materials for both primary and secondary processing industries, plus cold chain trucks
- Solid waste management, including recycling
- Hatchery for chicken
- Animal feeds processing.

2. Commercial, business and trade services centre:

Business centre; financial and insurance centre; trade centre with an agro-commodity exchange; and supply chain service centre



	<ol style="list-style-type: none"> 3. Social services cluster: Passenger transportation stations; well-being centres; learning centres; and shopping malls 4. Assembling cluster: Assembly, repackaging, machinery, equipment, and other industrial goods for value addition. For example, farm machinery and implements, abattoirs equipment, etc. 5. Hospitality industry: hotels, restaurants, recreation centres, tourism 6. High technology clusters: in the longer term 7. Packaging and supply chain management facilities.
<p>Key investment rationale</p> 	<ul style="list-style-type: none"> ▪ It will enhance job creation and provision of social services to the community at large ▪ Need for a well-designed and participatory planned sustainable development approach, where Government can easily support and/or provide public goods such as electricity, communication facilities, water, roads, and security to investors ▪ Need of public and private investments in urban planning and urban infrastructure development to have well planned towns in line with laws and regulations.
<p>Available support</p>	<ul style="list-style-type: none"> ▪ Five-Year Development Plan – II (FYDP – II) promotes industries ▪ Strong support by national and regional authorities.

5. Commercial Centres at Soga, Ruvu and Kwala Railway Stations

<p style="text-align: center;">Overview of the Opportunity</p>	
<p>Key features</p> 	<p>Kibaha District Council</p> <ul style="list-style-type: none"> ▪ There is an opportunity for constructing fast food or restaurant facilities, market stalls, retail shops, bus bays, car parks, hotels, housing accommodation and other business facilities around Soga and Ruvu train stations ▪ Three railway stations are under construction at Soga, Ruvu and Kwala wards in Kibaha District Council. Kwala Railway Station will consolidate cargo coming in from


	<p>Dar es Salaam Port and cargo going out to other parts of the country and to neighbouring countries</p> <ul style="list-style-type: none"> About 15.09 hectares are available for construction of shops and malls, while some 6.86 hectares have been set aside for building a trucks parking, and a total of 40.43 hectares have been allocated for commercial uses.
<p>Key investment rationale</p>	<ul style="list-style-type: none"> To provide easier access and improved amenities to passengers and consumers To provide shopping services as well as accommodation for commuters on the Dar es Salaam-Mwanza route.
<p>Available support</p>	<ul style="list-style-type: none"> The Government's large investment in railway infrastructure by building the Standard Gauge Rail from Dar es Salaam to Mwanza The National Trade Policy fosters modernisation of transportation systems.

6. Beekeeping

<p>Overview of the Opportunity</p>	
<p>Key features</p>  	<p>Kisarawe, Kibiti, Rufiji and Mafia district councils</p> <ul style="list-style-type: none"> The four district councils are characterised by forests scattered in various areas, which provide potential opportunity for bee keeping There is a certain level of knowledge on bee keeping within the councils Areas potential for bee keeping in Kisarawe District Council include Mafizi Ward, Vikumburu Ward, Marui Ward, and Ruvu River Basin within the wildlife management area Potential areas for bee keeping in Kibiti District Council are Mahege, Mwambao, Ruaruke, and Mtunda wards within Mchungu/Kikale Forest. Ngumburuni Forest for Ruaruke A, Mangwi, Mkupuka and Muyuyu. Rufiji River Basin within mangroves forests Wildlife Management Area Potential areas in Mafia District Council include part of Mlola Forest Reserve, which covers 2,743.56 hectares extended into seven villages of Kanga, Bweni, Baleni, Kungwi, Kirongwe, Kifinge and Jimbo in the Northern Division of the Council. Also the southern part of the

	<p>Island consists of scattered forest that includes Juani, Dongo and Mlongo villages</p> <ul style="list-style-type: none"> ▪ Areas potential for bee keeping in Rufiji District Council are Utunngwe, Mohoro, Kipo, etc. ▪ In Rufiji District Council there 4,430 beehives in different areas and current honey production is about 1,500 tonnes per year.
Key investment rationale	<ul style="list-style-type: none"> ▪ It assures market and income for the producers ▪ Consumption of honey in Tanzania is increasing ▪ There is also an opportunity for utilising the export market ▪ Wax is yet another by-product which can be used differently.
Available support	<ul style="list-style-type: none"> ▪ The National Forestry Policy is consistent with FYDP II, which emphasises the need to increasing and diversifying income of rural farming households where bee keeping is one of the options.


7. Fruits Farming

Overview of the Opportunity	
	<p>Kisarawe, Bagamoyo and Kibiti District Councils</p> <ul style="list-style-type: none"> ▪ These district councils possess enough land that can ideally be used to support production of fruits such as pineapples, oranges, mangoes, water melon and others ▪ In Bagamoyo District Council, land has been allocated at Mkenge, Mwavi and Fukayosi villages for this investment ▪ Land allocated for fruit farming is 4, 774.49 hectares in Kisarawe District Council and 4,590 in Kibiti District Council.
Key features	

<p>Key investment rationale</p>	<ul style="list-style-type: none"> ▪ Increasing the income of the farmers in the councils ▪ Consumption of fruit is increasing, particularly in the Dar es Salaam City ▪ There is an opportunity for exporting to other African countries and even beyond ▪ Fruit processing industries are increasing in number and therefore providing market for these fruits.
<p>Available support</p>	<ul style="list-style-type: none"> ▪ The Five-Year Development Plan – II (FYDP – II) promotes agricultural development ▪ Weather condition is conducive and can support fruit farming ▪ High presence of inputs suppliers distributing seeds, fertilisers and pesticides located in neighbouring Dar es Salaam ensures that all agronomic problems are resolved when they arise ▪ Availability of Government extension officers in each ward helps to provide agronomic services to smallholder farmers ▪ Existing knowledge about fruit farming facilitate establishment of out-grower scheme involving neighbouring local community ▪ Agriculture Sector Development Programme II (ASDP-II).


8. Fruit Processing Industries

<p>Overview of the Opportunity</p>	
<p>Key features</p> 	<p>Bagamoyo, Kibiti and Rufiji District Councils</p> <ul style="list-style-type: none"> ▪ Investors are invited to establish fruit processing industries in these three councils ▪ The district councils are famous for production of fruits such as pineapples, oranges, mangoes, water melon and others ▪ During harvest season farmers struggle to sell their produce as the conventional market is characterised by a glut particularly during the harvest season 

	<ul style="list-style-type: none"> Investors will choose the required size of piece of land on which to establish the industry within the designated industrial area in the respective council.
<p>Key investment rationale</p> 	<ul style="list-style-type: none"> It will increase the income of the farmers There is a lot of post-harvest loss of fruits due to lack of processing facility Most of the fruits are produced seasonally; therefore, during the peak harvest period prices are very low, while the period immediately after sees prices picking up again to an unimaginable level. Processing of a concentrate that can be supplied during the off-season period is thus a viable idea.
<p>Available support</p>	<ul style="list-style-type: none"> The Five-Year Development Plan – II (FYDP – II) promotes agricultural development and unveils the industrial agenda Weather and climatic conditions are conducive to fruit farming development and can support the industry High presence of inputs suppliers distributing seeds, fertilisers and pesticides located in neighbouring Dar es Salaam ensures that all agronomic problems are resolved when they arise Presence of Government extension officers in each ward helps to provide agronomic services to smallholder farmers Existing knowledge about fruit farming facilitates establishment of out-grower scheme involving neighbouring local community Agriculture Sector Development Programme II (ASDP-II).



9. Salt Farming and Processing

Overview of the Opportunity

<p>Key features</p>  	<p>Bagamoyo, Kibiti and Mkuranga District Councils</p> <ul style="list-style-type: none"> Opportunities for salt processing are available in Mkuranga, Kibiti and Bagamoyo districts Salt farming takes place in these districts because they conveniently lie along the coast of Indian Ocean Available opportunities for salt farming have not been fully utilised due to absence of a salt processing industries Land for salt farming is available in all the three district councils: Mkuranga (1,774.3 hectares); Bagamoyo (240 hectares); and Kibiti (120 hectares).
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<p>Key investment rationale</p>	<ul style="list-style-type: none"> ▪ It will increase farmers' incomes ▪ Despite the potentials for salt farming and processing, the industry is still at a very low level ▪ Demand for salt is increasing with the increase of population in the country, as well as increasing opportunities for export in the regional market.
<p>Available support</p>	<ul style="list-style-type: none"> ▪ FYDP II has put a lot of emphasis on development of industries, and salt processing falls within the realm of this agenda.

10. Coconut Farming and Processing

<p>Overview of the Opportunity</p>	
<p>Key features</p> 	<p>Bagamoyo, Kibiti, and Mafia district councils</p> <ul style="list-style-type: none"> ▪ Investors are invited to establish coconut processing industry and consider expanding the production of coconut in respective councils ▪ The three district councils are characterised by a lot of coconut palms grown widely in a vast land, producing more than 374 tonnes of coconuts per year. For instance, the average production in Mafia District Council from 2010 to 2017 is 33,272.69 tonnes of coconuts per year ▪ Some 0.8 hectare of land has been allocated for coconut processing in Bagamoyo District Council, while Mafia District Council has set aside 1800 hectares in various villages where the investor would choose to establish industry ▪ Apart from processing, there is still enough land that can be used for coconut farming. For example, Mafia has 26,000 hectares of land available for coconut farming at Kanga, Kirongwe, Baleni, Ndagoni, Kilindoni, and Kiegeani. Kibiti District Council has set aside 181 hectares for this purpose.
<p>Key investment rationale</p> 	<ul style="list-style-type: none"> ▪ It assures market and income for producers ▪ Tanzania is still importing coconut oil despite the amount of coconut that it produces ▪ There is high demand for coconut oil; however, a major constraint is absence of a processing plants ▪ A lot of coconut is produced in the region; marketable surplus in Mafia District Council alone is more than 34 tonnes.

Available support

- The Five-Year Development Plan II (FYDP – II) promotes agricultural development and unveils the industrial agenda
- Weather and climatic conditions are conducive to coconut farming and can support the industry
- Presence of Government extension officers in each ward helps to provide agronomic services to smallholder farmers
- Existing knowledge about coconut farming facilitates establishment of out-grower scheme involving neighbouring local community
- ASDP-II supports farming and agro-processing.

11. Horticultural Irrigation Farming

Overview of the Opportunity

Key features




Mafia District Council

- Investors are welcome to install medium-scale irrigation schemes for horticultural crops such as watermelon, Chinese spinach, local spinach, tomatoes, sweet pepper, okra, eggplant etc. Investors may do own production, charge water users or consider venturing into contract farming for sustainability of the project
- The water table is high enough throughout the year to support irrigation farming without depending on seasonal rains. The farming activity is suitable in both northern and southern parts of the Island
- The council is characterised with good climatic conditions with a moderate temperatures, and humidity of about 60% to 80% throughout the year, and sandy soil (which is about 60%), clay soil (20%) and sandy loam soil (10%). These soils are potential and suitable for production of variety of fruits and vegetables; and



	<ul style="list-style-type: none"> ▪ A total of 22,000 hectares of land have been allocated for horticultural irrigation farming in the Island.
<p>Key investment rationale</p> 	<ul style="list-style-type: none"> ▪ It will increase the income of the farmers in the Island ▪ Consumption of fruits and vegetables is increasing within the Island and in Tanzania Mainland, particularly in Dar es Salaam as a major market ▪ There is an opportunity of exporting horticultural produce to other African countries and even beyond the continent ▪ It will provide raw materials to the processing industries prioritised by the region.
<p>Available support</p>	<ul style="list-style-type: none"> ▪ The Five-Year Development Plan II (FYDP II) promotes agricultural development ▪ The Island is characterised with weather and climatic conditions conducive to horticulture farming and can support the industry ▪ Presence of inputs suppliers distributing seeds, fertilisers and pesticides located in neighbouring Dar es Salaam ensures that all agronomic problems are resolved when they arise. Dar es Salaam, a major market, is only about 30 minutes away by plane from Mafia Island ▪ Presence of Government extension officers in each ward helps to provide agronomic services to farmers ▪ Existing knowledge about horticulture will facilitate the establishment of out-grower scheme involving neighbouring local community ▪ ASDP-II supports horticultural irrigation farming.

12. Fish Farming

Overview of the Opportunity	
<p>Key features</p> 	<p>Kibaha Town Council</p> <ul style="list-style-type: none"> ▪ There is a lot of potential for fish farming in Kibaha Town, which has not yet been tapped. Ruvu River is passing through Kibaha Town and it is an important source of water for fish farming. <p>Kibaha District Council</p> <ul style="list-style-type: none"> ▪ Fish farming is practised in very small amounts in Kibaha. However, there is a lot of yet untapped potential for fish farming in the council. River Ruvu



is passing through the district and it provides an important source of water for fish farming.

Kisarawe District Council

- There are some initiatives to start fish farming at household level in the Council
- Investors may tap underground water for fishing at household level
- There are about 360 hectares along Ruvu River.

Mafia District Council

- Investing in territorial water fishing: there are about 56,500 hectares covered with ocean water in the council potential for fishing
- Despite the Island having plenty of fresh water sources, fish farming is practised in a very small scale since small fishermen use poor fishing technologies. Investing in efficient technologies will enable territorial water fishing, which will increase the amount of catch due to availability of various species such as sharks, king fish, tuna and tuna-like species. Also, Mafia Island is a breeding site for most of the fishes in the Indian Ocean.

Rufiji District Council

- The district's notable feature is the Rufiji River and Rufiji Delta, which is close to the Indian Ocean
- Rufiji Delta is specially endowed with prawn production
- There is adequate and suitable land for fish farming, which is currently practised in small scale.

Kibiti and Mkuranga District Councils

- These two districts boarder the Indian Ocean. Fishing activities are dominated by artisan fishers, but they cannot exploit the full potential of territorial water fishing due to poor and inefficient technology. Investors are therefore welcome to invest in territorial water fishing using modern fishing gear.

Key investment rationale

- Demand for fish is increasing in Pwani, Dar Es Salaam and other regions as well, led by increasing population
- People are changing their consumption habits – moving away from red meat consumption as a main source of protein to fish consumption. Thus, there is an


	<p>increasing demand for fish while very little has been done to increase the supply</p> <ul style="list-style-type: none"> ▪ All these areas are located very close to Dar Es Salaam where there is a large market (based on the number of people and their purchasing power) ▪ Available infrastructure such as electricity supply, natural gas pipeline, road and railway transport connect these districts very well.
<p>Available support</p>	<ul style="list-style-type: none"> ▪ The Five-Year Development Plan II (FYDP-II) promotes industries like fish processing which will demand a lot of fish; ▪ High political will at regional and national level; and ▪ National Fishery policy supports fish farming as an alternative source of fish.

13. Fish Processing

Overview of the Opportunity	
<p>Key features</p> 	<p>Mafia, Kibiti, Rufiji and Bagamoyo district councils</p> <ul style="list-style-type: none"> ▪ Investors are invited to establish fish processing industries ▪ Mafia District Council alone produces an average of 442.4 tonnes of fish and 1055.1 tonnes of other sea products, including octopus, squids, sardines, and others, which can feed into the industry ▪ The councils are not far from Dar es Salaam, where there is a big market ▪ Bagamoyo, Mafia, Rufiji and Kibiti district councils are very close to Dar Es Salaam Port and Julius Nyerere International Airport (JNIA) for export markets ▪ An investor will use part of the land set for industries in the respective council. For instance, Bagamoyo District Council has set aside 6,127.9 hectares and Mafia District Council 1,800 hectares for establishing fish processing industry ▪ Availability of raw materials (fish) from the Indian Ocean, Rufiji River and other rivers ▪ Fish farming at household level has been increasing in the region ▪ Mafia Island is a breeding place of fish, thus there is a lot of fish in this Island.

	<ul style="list-style-type: none"> An investor will use part of the land set for industries in the respective council. For instance, Bagamoyo District Council has set aside 6,127.9 hectares and Mafia District Council 1,800 hectares for establishing fish processing industry Availability of raw materials (fish) from the Indian Ocean, Rufiji River and other rivers Fish farming at household level has been increasing in the region Mafia Island is a breeding place of fish, thus there is a lot of fish in this Island.
Key investment rationale	<ul style="list-style-type: none"> Increasing demand for fish within the country Widening export market for fish accentuated by changing consumption habits.
Available support	<ul style="list-style-type: none"> Fish processing falls within the new industrial drive as unveiled in FYDP II.

14. Cassava Processing

Overview of the Opportunity	
<p>Key features</p> 	<p>Mkuranga District Council</p> <ul style="list-style-type: none"> The district council is famous for cassava farming in almost all its wards; therefore, an investor is welcome to invest in processing cassava produced in the council Only a small amount of cassava finds its way to the market in Dar es Salaam, while the larger amount is left on the farm to rot Although preference for cassava is generally high, the crop is consumed in very low amount owing to low level of value addition There is still about 22,942 hectares of land suitable for cassava production owned by individual farmers. Establishment of cassava processing industry will trigger full utilisation of land for cassava production. <p>Kibaha District Council</p> <ul style="list-style-type: none"> There is high production of cassava in the council. The production of cassava in the council increased at an average of 4,442 tonnes to 8,800 tonnes per year

- Cassava is grown in large quantities at Kwala, Kikongo, Dutumi, Bokomlemela, Soga, Janga, Mtambani, Mlandizi, Kilangalanga, Gwata, and Magindu.
- There is significant demand for cassava for both domestic and export markets
- Investors can invest in processing cassava to produce chips, flour, starch, animal feeds etc.



- Land for this investment has been allocated at Kikongo and Soga: 2,522.7 hectares are for industries and 490 hectares are for agriculture.

Kibiti District Council

- Cassava is grown in large scale at Mjawa, Bungu, Mahege, Mtawanya, Mlanzi, Dimani, Ruaruke, Mwambao, Mtunda, Mchukwi and Kibiti
- There are also about 190,332 hectares suitable for cassava production owned by individual farmers.

Rufiji and Kisarawe District Councils

- Rufiji and Kisarawe produces significant amount of cassava but also there are about 22,942 hectares in Rufiji suitable for cassava production owned by individual farmers that can be used to expand production.

Key investment rationale


- It assures market and income for producers
- A lot of cassava is produced in the four district councils
- There is still an opportunity to increasing production and productivity of cassava within the councils
- Demand for cassava flour, cassava chips, and cassava starch is growing in many areas of Tanzania
- There is still an opportunity to utilising the regional market.

Available support	<ul style="list-style-type: none"> ▪ The Five-Year Development Plan II (FYDP II) promotes production of cassava and its processing ▪ The Agricultural Sector Development Programme Phase 2 (ASDP II) calls for promotion of agricultural processing industries.
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15. Damp Site and Processing of Solid Waste

Overview of the Opportunity	
Key features 	Kibaha Town Council <ul style="list-style-type: none"> ▪ Investors are invited to invest on processing of solid waste ▪ Kibaha Town is expanding very fast due to establishment of industries. New developments will definitely create a lot of environmental challenges related to disposal of solid waste ▪ Processing of solid waste (recycling) would be a viable sustainable solution to solid waste management ▪ About 17.6 hectares have been allocated for this project at Misugusugu Ward.
Key investment rationale	<ul style="list-style-type: none"> ▪ It assures market and income for garbage collectors ▪ Increasing population will certainly lead to a lot of production of solid waste in the Town Council ▪ Processing of solid waste will help to improved solid waste disposal within the area of the Town Council.
Available support	<ul style="list-style-type: none"> ▪ The Five-Year Development Plan II (FYDP II) promotes industries ▪ The National Environmental Policy fosters proper disposal of garbage and processing of garbage (including recycling of solid materials) ▪ The project is likely to receive a lot of support given existing political will.

16. Marine Transport

Overview of the Opportunity	
Key features 	Mafia District Council and Kibiti District Council <ul style="list-style-type: none"> ▪ Mafia is an Island that is not well connected to other parts of Tanzania through modern and reliable means of marine transport. The only reliable means of transport to and from the Island is by air. Thus there is

	<p>an opportunity to provide marine transport between Mafia and other parts of Tanzania such as Zanzibar, Dar es Salaam, Nyamisati, Lindi and Mtwara</p> <ul style="list-style-type: none"> ▪ Many passengers will use reliable marine transport to travel and for cargo transit.
Key investment rationale	<ul style="list-style-type: none"> ▪ The market is not yet well tapped thus it may guarantee income to any new operator ▪ Number of passengers and amount of cargo in the area are worth an investment in marine transport.
Available support	<ul style="list-style-type: none"> ▪ The Five-Year Development Plan II (FYDP II) promotes the transport sector as one of the key factors for establishment of industries and promotion of tourism.

17. Irrigation Farming for Paddy, Sugar Cane and other Crops

Overview of the Opportunity

Key features



Rufiji District Council

- There is potential for developing an irrigation scheme to support crops such as paddy, sugar cane, vegetables, and sesame etc.
- Development of a sugarcane plantation will be done parallel with the establishment of a sugar processing factory
- Some 80,000 hectares of land have been made available for this investment
- There are about 320 hectares under irrigation at Nyamweke and 60 hectares at Segeni for paddy production.

Kibaha District Council

- There are about 8,000 hectares at Ruvu River Basin which is suitable for paddy farming but only 120 hectares have been utilised
- There are about 2,000 hectares at Mongomole Irrigation Scheme, which are suitable for paddy and vegetable production but only 45 hectares out of them have been developed.

Bagamoyo District Council

- Investors are welcome to invest in irrigation farming for paddy and other high value crops in the district council

	<ul style="list-style-type: none"> ▪ Bagamoyo District Council has irrigation schemes that have not yet been exploited to their full potentials. For instance, Gama Irrigation Scheme with potential of 500 hectares has utilised only 300 hectares out of the total available land. Makurunge B, with potential of 500 hectares has utilised only 120 hectares, and Kimate, with potential of 400 hectares has utilised a mere 30 hectares.
Key investment rationale	<ul style="list-style-type: none"> ▪ It will increase people's incomes and livelihood ▪ Improving food security ▪ Generating employment ▪ Stimulating other sectors of the economy, such as services, industries etc.
Available support	<ul style="list-style-type: none"> ▪ The Agricultural Sector Development Phase II (ASDP II) promotes irrigated agriculture and it is consistent with the Five-Year Development Plan II (FYDP II), which promotes agriculture.

18. Dairy Farming

Overview of the Opportunity	
<p>Key features</p>  	<p>Kibiti District Council</p> <ul style="list-style-type: none"> ▪ There is an opportunity for establishment of dairy cattle farming within the council ▪ There is a large piece of land that can support this type of activity ▪ Investment in dairy farming will go hand-in-hand with establishment of milk processing industries ▪ Kibiti District Council is not very far from Dar Es Salaam City, which is a huge market and a hub for export business ▪ The Council has 50,060 cattle and 8,811 goats ▪ There is no specific land allocated for dairy farming but an investor can get land from the villages in the council. <p>Kisarawe District Council</p> <ul style="list-style-type: none"> ▪ There is an opportunity for establishment of dairy cattle farming within the district. There is a large piece of land that can support this type of activity. The district is not very far from Dar Es Salaam City, which is a huge market and a hub for export business

	<ul style="list-style-type: none"> ▪ Kisarawe District has 59,173 indigenous cattle, 4,013 improved cattle, 18,955 goats and 7,911 sheep ▪ Land allocated for dairy farming is 63,442.52 hectares.
Key investment rationale	<ul style="list-style-type: none"> ▪ There is a demand for all types of dairy products ▪ People will generate income by engaging in livestock value chain ▪ Ensuring food and nutritional security.
Available support	<ul style="list-style-type: none"> ▪ The Five-Year Development Plan II (FYDP II) promotes development of livestock production ▪ The National Livestock Policy fosters development of the dairy sector ▪ There are a number of experts to provide extension services, conduct farm activities and carry out artificial insemination.

19. Milk Processing Industry

Overview of the Opportunity	
<p>Key features</p>  	<p>Chalinze District Council</p> <ul style="list-style-type: none"> ▪ Chalinze District Council is producing a lot of milk owing to having a large number of livestock. High production of milk creates an opportunity for milk processing. Milk can be purchased from collection points scattered in various areas in the district ▪ Investor can find required land within the designated industrial area. <p>Rufiji District Council</p> <ul style="list-style-type: none"> ▪ Rufiji District has a very good potential for milk production from local cattle ▪ There is an investor who has constructed a milk processing factory to produce yoghurt of various flavours, and selling fresh processed milk to Rufiji and neighbouring councils but demand is still high.
Key investment rationale	<ul style="list-style-type: none"> ▪ It assures market and income for producers (i.e. livestock keepers) ▪ There is high milk production in the area ▪ A total of 1,500 litres of milk can be consumed by the factory per day while the production stands at 2,000 – 2,500 litres per day ▪ Market for milk and milk products is readily available.

Available support	<ul style="list-style-type: none"> ▪ The Five-Year Development Plan II (FYDP II) promotes establishment of industries ▪ The National Livestock Policy promotes value addition of dairy products.
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20. Modern Abattoir


Overview of the Opportunity	
Key features	<p>Kisarawe District Council</p> <ul style="list-style-type: none"> ▪ There is an opportunity for constructing a modern abattoir as there are 4.9 hectares at Vigama area set aside for this purpose ▪ Kisarawe District is close to Dar es Salaam, where there is high demand for meat.
Key investment rationale	<ul style="list-style-type: none"> ▪ Assurance of market and income for producers ▪ Creation of employment ▪ Improving quality of beef and by-products.
Available support	<ul style="list-style-type: none"> ▪ The Five-Year Development Plan II (FYDP II) promotes industries ▪ The National Livestock Policy of 2006 fosters establishment of modern abattoirs.



21. Modern Medical Services

Overview of the Opportunity	
Key features	<p>Kibaha Town Council</p> <ul style="list-style-type: none"> ▪ Kibaha Town Council is in high demand for modern medical services (hospital). The council has only a few health care providers, therefore investors are invited to invest in provision of modern medical services. <p>Chalinze District Council</p> <ul style="list-style-type: none"> ▪ Chalinze District Council has a high demand for medical services, and this demand is increasing. Presently, there are few registered health care providers within the Council. It is in this respect that investors are invited to tap into the opportunity to invest in provision of modern medical services



	<ul style="list-style-type: none"> About 196.38 hectares of land are available for construction of modern health care facilities, i.e. health centres, dispensaries and hospitals. <p>Mafia District Council</p> <ul style="list-style-type: none"> The Island has a high demand for improved medical services, and this demand is on the increase. Currently, there are only two private dispensaries at Kilindoni Town, which provide health care services in the district. There are also 17 public dispensaries and a District Hospital. It is in this respect that investors are invited to tap into the opportunity to invest on provision of medical services in the Island The Island has 57 hectares available in various villages in the district for construction of health care facilities, i.e. health centres, dispensaries and hospitals.
<p>Key investment rationale</p>	<ul style="list-style-type: none"> Health services are highly demanded Improving the health status in the Council.
<p>Available support</p>	<ul style="list-style-type: none"> The Five-Year Development Plan II (FYDP II) fosters establishment of health care service providers in order to increase production of the human capital The National Health Policy has taken cognizant of the function of the private health care service providers.

22. Cement Industry

<p style="text-align: center;">Overview of the Opportunity</p>	
<p>Key features</p> 	<p>Chalinze District Council</p> <ul style="list-style-type: none"> Chalinze District Council is endowed with some of the materials that can be used to produce cement. It is in this respect that the council invites investors to establish a cement factory Investors can have the required land close to raw materials or within designated industrial areas The council has a well-developed infrastructure such as road, electricity, railway etc.
<p>Key investment rationale</p> 	<ul style="list-style-type: none"> There is an increasingly high demand for cement Some of the raw materials such as gypsum and kaolinite are available within the area.

Available support

- The Five-Year Development Plan II (FYDP II) promotes development of industries
- There is a very high political will
- The National Industrial Policy fosters establishment of industries.

23. Cashew-nuts Farming and Processing

Overview of the Opportunity

Key features



Kibaha District Council

- Cashew nuts is one of the cash crops grown in Kibaha District
- Cashew nuts are grown in large quantities in Soga, Kwala, Mlandizi, Kikongo, Ruvu, Lukenge, Gwata, Bokomlemela and Dutumi wards
- There are about 4,500 hectares suitable for cashew-nut production in the district
- Medium and large-scale cashew processing plants are required at Kibaha District Council
- There are 2,522.67 hectares of land allocated for industrial use at Soga (415.67 hectares) and Kikongo (2,107 hectares).

Rufiji District Council

- Cashew nuts is the major cash crop grown in Rufiji District
- Cashew nuts are grown in large quantities in Umwe, Ikwiriri, Mgomba, Mkongo, Ngorongo, Kipugira, Mwaseni, Chumbi, Mohoro, Mbwara, Chemchem, Utete and Ngarambe wards
- There are 4,826.6 hectares allocated for cashew-nut production in the district
- Medium and large-scale cashew processing plants are required in Rufiji District
- There are 13876.8 hectares allocated for agricultural investment in various wards.




Kibiti District Council

- A large-scale cashew nut processing plant is highly required in Kibiti District Council
- In Kibiti District Council cashew nuts are grown in all 16 wards that have a total of 190,332 hectares of arable land


	<ul style="list-style-type: none"> Cashew nuts are the major cash crop grown in Kibiti District Council and the first giant producer at regional level. <p>Kisarawe and Mkuranga District Councils</p> <ul style="list-style-type: none"> Cashew nut is one of cash crops grown in Kisarawe and Mkuranga District Councils Cashew nuts are grown in large quantities in Mzenga, Maneromango, Kurui, Chole, Vikumburu, Vihingo and Boga wards There are 8,327.4 hectares of land allocated for cashew-nut production in Kisarawe District Medium and large-scale cashew processing plants are required in Kisarawe and Mkuranga Districts.
Key investment rationale	<ul style="list-style-type: none"> Availability of land for cashew nut production Availability of export markets There is no cashew nut processing plant in Pwani Region Easy access to Dar es Salaam Port: transporting cashews to Dar es Salaam via Kwala Dry Port Standard Gauge Railway allows ease transportation of cashews across the country.
Available support	<ul style="list-style-type: none"> The Five-Year Development Plan II (FYDP II) promotes agricultural development Weather and climatic conditions conducive to cashew nut growth and can support the development of the industry Agricultural production inputs readily available due to proximity to Dar Es Salaam City Government extension officers present in each ward to provide agronomic services to farmers Existing knowledge of cashew nut production Land for investment in cashew nut production is available.


24. Sesame Processing

Overview of the Opportunity	
Key features	Kibaha District Council
	<ul style="list-style-type: none"> Investors are invited to invest in sesame processing plant that will produce oil and other products Sesame is largely grown by small-scale farmers at Kibaha District Council There are about 2,500 hectares of land suitable for sesame production in the council and therefore will be used for expanding production.



	<p>Rufiji District Council</p> <ul style="list-style-type: none"> Investors are welcome to establish sesame processing plant to produce oil and other products Rufiji District produces a significant amount of sesame to feed into a processing industry. In 2018 the production of sesame was more than 5,300 tonnes The crop is largely grown by small-scale farmers There is one medium industry producing sesame oil in the District Council There are about 24,444.3 hectares of land allocated for expansion of sesame production.
<p>Key investment rationale</p> 	<ul style="list-style-type: none"> Reliable source of income for farmers due to its valuable nature as culinary oil There is a high demand for sesame oil in export markets in Asia. However, a major constraint is the absence of a processing plant Installation of processing and refining plants would enhance quality and quantity of production.
<p>Available support</p>	<ul style="list-style-type: none"> The Five-Year Development Plan II (FYDP II) promotes agricultural development Weather and climatic conditions are conducive to sesame production and can support the industry Agricultural production inputs readily available because of close vicinity to Dar es Salaam City Existing knowledge on sesame production Land for investment in sesame production/processing is available.

25. Organic Manure Plant

<p>Overview of the Opportunity</p>	
<p>Key features</p> 	<p>Kibaha District Council</p> <ul style="list-style-type: none"> The demand for organic products is highly growing in the country as well as worldwide There is an opportunity to set up an organic fertiliser plant in Kibaha District Council There is sufficient livestock manure to be sourced from TANCHOICE modern abattoir under construction at Soga in Kibaha District Manure will be obtained from 1000 cattle and 4500 sheep and goats that will be slaughtered per day at this abattoir

	<ul style="list-style-type: none"> Also poultry manure can be obtained from Mkuza Chicks and Mitoboto Poultry Farm Required land for this industry can be obtained from 2,522.67 hectares allocated for industrial purposes at Soga and Kikonga.
<p>Key investment rationale</p>	<ul style="list-style-type: none"> Demand by local consumers and international traders for organically grown farm produce Demand by local farmers for cheaper natural fertilisers.
<p>Available support</p>	<ul style="list-style-type: none"> The Five-Year Development Plan II (FYDP II) promotes agricultural development Existence of a large number of livestock and poultry farms in the district.

26. Bus Stand


<p>Overview of the Opportunity</p>	
<p>Key features</p>  	<p>Kisabi, Soga and Kwala - Kibaha District Council</p> <ul style="list-style-type: none"> There is an opportunity to develop modern bus stands at Kisabi in Kibaha District There is also a need to construct a bus stand at Kwala Industrial Park and Soga Railway Station Kwala and Soga towns are expected to grow rapidly due to the construction of a dry port and railway station Land is already allocated at Kisabi, Kwala Industrial Park and Soga for potential investors. There are 8.74 hectares at Kisabi, and 6.86 hectares at Soga near the standard gauge railway station allocated for construction of bus stand. The council has also planned to allocate some 2,695 hectares at Kwala for that purpose. <p>Bagamoyo District Council</p> <ul style="list-style-type: none"> There is an opportunity to develop a modern bus stand at Kichemchem-Sanzale area along Msata Road There are 16 hectares available and already allocated for Investment at Kichemchem-Sanzale. <p>Rufiji and Mkuranga District Councils</p> <ul style="list-style-type: none"> There is an opportunity to build a modern bus stand at Ikwiriri Town in Rufiji District Council

	<ul style="list-style-type: none"> ▪ Ikwiriri area is expected to grow rapidly because it is a centre along Kilwa Road between Dar es Salaam and the southern regions of Lindi and Mtwara ▪ There are 1.47 hectares allocated for construction of bus stand in Umwe Ward in Rufiji District Council and also enough land has been allocated in Mkuranga District Council.
Key investment rationale	<ul style="list-style-type: none"> ▪ Improving the level of social services provided in the council ▪ Demand for high quality social amenities is increasing amid population increase.
Available support	<ul style="list-style-type: none"> ▪ FYDP II promotes investment in merchandise trade ▪ The National Trade Policy fosters modernisation of various infrastructures.

27. Animal Fattening Farm/Feedlot

Overview of the Opportunity	
	<p>Kibaha District Council</p> <ul style="list-style-type: none"> ▪ Growing population, urbanisation, income and export market create demand for quality meat produced under a different feeding regime ▪ There is an opportunity for establishing feedlots to supply TANCHOICE Abattoir with 4500 goats and sheep, and 1,000 cattle per day ▪ Land for feedlots can be obtained through village councils and the district council.
Key investment rationale	<ul style="list-style-type: none"> ▪ Creating employment opportunities ▪ There is large number of livestock in the district (60,872 herds of cattle and more than 30,000 sheep and goats).
Available support	<ul style="list-style-type: none"> ▪ It is supported by the Tanzania Livestock Modernisation Initiative 2015 ▪ It is also supported by the National Livestock Policy (2006) and ASDP II, 2017-2022.

28. Education Services


Overview of the Opportunity	
<p>Key features</p> 	<p>Mafia District Council</p> <ul style="list-style-type: none"> ▪ Mafia District has a high demand for education services, especially in technical colleges. The Island has no technical college or a University, either Government or private owned, although there is need of technical education especially in marine, fishing and tourism sectors ▪ The district has allocated 1,979.6 hectares of land at the planned satellite city (Utumaini City) in the northern part of the Island for education services ▪ There are about 42.79 hectares allocated for this purpose at Kilindoni and Miburani villages.
<p>Key investment rationale</p>	<ul style="list-style-type: none"> ▪ To meet the increasing demand of technical skilled labour in the district, especially for fishing industry which is a major activity of the Island. There is need to establish technical colleges that will produce skilled personnel in modern fishing, maintenance services of boats and in operating machines ▪ It will create employment opportunities.
<p>Available support</p>	<ul style="list-style-type: none"> ▪ FYDP II and the National Education Policy support the National Industrialisation Policy by emphasising provision of technical skills.

29. Sports and Games Tourism


Overview of the Opportunity	
<p>Key features</p> 	<p>Mafia District Council</p> <ul style="list-style-type: none"> ▪ The Island is in the process of establishing a satellite city (Utumaini City) in which part of the 1,979.6 hectares of land allocated to the city has been planned for construction of sport amenities such as golf course and a modern stadium for various sports ▪ Sports tourism is the act of travelling from one location to another with the aim of being an audience to a sport of any kind. The sports tourism global market is a fast growing sub-sector of the travel industry. <p>Kisarawe District Council</p> <ul style="list-style-type: none"> ▪ Investors are welcome to invest in a modern sports centre

	<ul style="list-style-type: none"> ▪ The district council is closest to Dar es Salaam City; therefore it will link well with the existing stadiums in the city.
Key investment rationale	<ul style="list-style-type: none"> ▪ Presence of low land plain areas with natural ponds, especially Kigomani at Chunguruma Village, where 35.09 hectares have been allocated for construction of a golf course ▪ Tourist attractions abound in the Island.
Available support	<ul style="list-style-type: none"> ▪ FYDP II promotes tourism sector.

30. Wood Processing

Overview of the Opportunity	
Key features 	Rufiji District Council <ul style="list-style-type: none"> ▪ Investment in modern saw mills is encouraged ▪ There are 6 Central Government forests (28,670 hectares), 2 Local Government forests (82,956 hectares) and 6 village forests (18,807 hectares) ▪ There are 40 hectares of forest plantation established at Nyamwage and more efforts are going on to establish other plantations.
Key investment rationale	<ul style="list-style-type: none"> ▪ There are seven timber sawmills processing various types of forest products but the machines are not modern, and the production plus demand for logs is higher than the current sawmills can process. There is a big stock of trees to harvest for not less than five years ▪ Some of the by-products from logs are not utilised due poor technologies ▪ About 60% of Rufiji District Council's income depends on the taxes accrued from forest products.
Available support	<ul style="list-style-type: none"> ▪ The National Forest Policy of 1999 is based on participatory forest management.

31. Minerals including Stone Quarrying

Overview of the Opportunity	
Key features 	Kisarawe District Council <ul style="list-style-type: none"> ▪ The council is endowed with some natural materials such as kaolin, sand, aggregate and refilling, which can be used as building materials. In this respect, investors are invited to establish mining industry in Kisarawe ▪ There is well developed infrastructure such as is road, electricity, and railway.

	<p>Chalinze District Council</p> <ul style="list-style-type: none"> ▪ Chalinze is a prominent place for stone quarrying ▪ Currently there are more than 20 stone crushers and quarry plants in Lugoba Chalinze ▪ Investor are invited to establish stone crushers and quarry plants.
Key investment rationale	<ul style="list-style-type: none"> ▪ There is demand for building materials and the size of the market is still increasing ▪ This is an opportunity to create employment.
Available support	<ul style="list-style-type: none"> ▪ FYDP II promotes development of industries ▪ There is high political will ▪ The National Industrial Policy fosters establishment of industries.

32. Water Bottling Plant

Overview of the Opportunity	
<p>Key features</p> 	<p>Kibaha District Council</p> <ul style="list-style-type: none"> ▪ Investors are invited to establish a water bottling plant using water from Ruvu River ▪ The bottled drinking water will be sold into local shops, restaurants and hotels, as well as in big cities outside Kibaha.
Key investment rationale	<ul style="list-style-type: none"> ▪ Water bottling ensures bacteriological quality of drinking water.
Available support	<ul style="list-style-type: none"> ▪ Support by the National Water Policy 2002 ▪ District authorities have shown commitment to provide conducive environment for investment, including allocation of land needed for construction of a water bottling plant ▪ Policy and political support at national, regional and local levels.

PART FOUR

FACILITATION, PROCESSES, REQUIREMENTS AND INCENTIVES

This part provides a summary related to facilitation, processes, requirements, and incentives for investment in Tanzania in general and in Pwani Region in particular.

4.1 Supportive Policies and Legal Environment

The key investment policies, laws, strategies, plans and programmes that are promoting investment in the region are presented below.

4.1.1 Policies, Legal, Institutional and Regulatory Considerations

a) Key policies

Policies to guide investment promotion and interventions in Pwani Region's relevant areas are: National Investment Promotion Policy (1996); National Agricultural Policy (2013); National Livestock Policy (2006); Sustainable Industrial Development Policy (SIDP) (1996-2020); National Trade Policy for Competitive Economy and Export-led Growth (2003); National Microfinance Policy (2000); National Forest Policy (1998); Bee Keeping Policy (1998); Small and Medium Enterprises Development Policy (2003); National Land Policy (1995); National Environmental Policy (2017); The Mineral Policy of Tanzania (2009); Tanzania Mining Industry Investor's Guide (2015); and Pwani Region Authority Development Plans as well as the political will of the region to attract investors.

b) Key laws

Major laws and regulations that guide investment promotion and activities in Pwani Region are: Tanzania Investment Act (1997); Tax Legislations; Land Act (1999); Village Land Act (1999); Mining Act (1998); Tanzania Bureau of Standards Act (2009); Tanzania Food and Drugs Act (2003) and Regulations;

Plant Protection Act (1997) and Regulations; The Mining Act (2010); The Mining Regulations (2012); and other sector Acts and relevant Pwani Region by-laws.

4.1.2 Strategies, Plans, and Programmes

The key strategies, plans and programmes are: Annual Regional Plans and Annual Reports; PO-RALG Reports; District Development Plans; Five-Year Development Plan (FYDP II); Agricultural Sector Development Strategy and Programme 2017-2022 (ASDP II); Livestock Sector Development Programme (2011); Ministry of Industry, Trade and Investment's Reports; and Integrated Industrial Development Strategy (IIDS 2025). Others are the National Rice Development Strategy; Tanzania Agriculture and Food Security Investment Plan; and Agricultural Growth Corridor in Tanzania.

The above policies, regulatory frameworks, strategies and plans are sound frameworks that support the investment climate in Pwani Region and offer an appropriate environment that encourages investments in the region. The key issue is for the regional leadership to make sure that the processes and requirements outlined below are interpreted and adapted earnestly at the regional and local levels. The leadership of Pwani Region is determined to do that and ensure speedy implementation of prioritised investment opportunities and put in place a conducive climate for investment in the region.

4.1.3 Investment Options: Individual, PPP, PPCP and Joint Ventures

Investment options available in Tanzania include individual private sector investments, public-private partnership (PPP), public-private community partnership (PPCP) and joint venture (JV).

a) Public-Private Partnerships

The Government recognises the role of private sector in bringing about socio-economic development through investments. The PPP framework provides an important instrument for attracting investments. Indeed, PPP has been identified as a viable means to effectively address constraints of financing, management and maintenance of public goods and services.

The public sector, through public-private partnerships, is encouraged to maximise synergies between the public and private sectors in mobilising and deploying resources. The PPP approach has been widely used in other countries to finance infrastructure and other long-term investment projects. PPP is a way to amalgamate public and private capital and expertise for public projects in which the private sector has interest in sharing ownership.

The PPP Act (2010) and PPP Regulations (2011) give areas of collaboration, which comprise of investment capital, managerial skills and technology. Additionally, PPPs can enable the Government to fulfil its responsibilities in efficient delivery of socio-economic goods and services by ensuring efficiency, effectiveness, accountability, and quality service outreach.

The concept of PPP entails an arrangement between the public and private sector entities whereby the private entity renovates, constructs, operates, maintains, and/or manages a facility in whole or in part, in accordance with specified output specifications. The private entity assumes the associated risks for a significant period of time and, in return, receives benefits and financial remuneration according to agreed terms. PPPs constitute a cooperative venture built on the synergy of expertise of each partner that best meets clearly defined public needs through the most appropriate allocation of resources, risks and rewards.

Most PPPs implemented in Tanzania are concession arrangements for running existing enterprises with limited provisions for rehabilitation and new investments. It is worth noting that in the case of services, PPPs have been implemented successfully by Faith-Based Organisations (FBOs) in education, health and water sectors for many years. Private sector participation in areas previously treated as the monopoly of the public sector has made major contributions to increasing the pace of growth and development in many countries.

b) Public-Private Community Partnerships

This is a variant of PPP in that it includes communities/villages where the nature of a project requires that community resources (such as land) become part of a project in which both the public (particularly local government authorities) and private sectors are interested to invest.

c) Joint Ventures

The Tanzanian Government encourages joint ventures between local firms and foreign investors; this also facilitates access to land, which foreigners cannot own. Many foreign firms have recently partnered with the National Development Corporation, Tanzania Petroleum Development Corporation, and the National Housing Corporation, in energy, bio-fuels, and real estate ventures.

4.2 Facilitation

Pwani Region and Central Government have set and are improving favourable conditions to entice and facilitate investment in the region and ensure speedy decision making. The region has the obligation to interpret and adapt these processes, requirements and incentives for investment so as to fit the region's investment profile and priorities. The main processes that need to be undertaken by prospective investors in Pwani Region are listed below. These processes and requirements are subject to changes towards improvements from time to time.

4.2.1 Lead Institution

Tanzania Investment Centre (TIC) is a one-stop agency of the Government of Tanzania established under the Tanzania Investment Act No. 26 of 1997 to promote, co-ordinate and facilitate investment into Tanzania. The Centre is a focal point for all investors and performs all liaison work for the investor from inquiries right up to project start up. TIC deals with all enterprises with capital investment of not less than US\$ 500,000 foreign owned and US\$ 100,000 if locally owned. It assists all investors to obtain permits, authorisation etc., required by other laws to set up and operate investment in Tanzania.

TIC contacts are: Executive Director, Tanzania Investment Centre, Plot no; 9A&B, Shaaban Robert Street, P.O Box No 938, Dar-Es-Salaam, Tanzania, Tel: 255 22 2113365/116328-32 Fax: 255 22 2118253, Email: tic@cats-net.com.

There is a functioning regional-level Investment Facilitation Committee and a Special Investment Facilitation Desk. These institutional investment arrangements are cascaded to district level.

4.2.2 Main Institutions Dealing with Investment in Tanzania and Pwani Region

The main institutions dealing with investment issues in Pwani Region and Tanzania at large include the Tanzania Investment Centre (Email: information@tic.co.tz); Business Registration and Licensing Agency (BRELA); Tanzania Revenue Authority (TRA); Tanzania Electric Supply Company (TANESCO); Tanzania Bureau of Standards (TBS); Ministry of Industry and Trade (MIT); Prime Minister's Office (Investment); Water supply companies in the region; Local Government Authorities in respective districts (on land issues); Ministry of Water and Irrigation (MWI); Ministry of Agriculture (MA); and Ministry of Livestock and Fisheries (MLF).

4.2.3 Registration

Registration of an investment can be done at a local BRELA office and at TIC district, regional or national level offices, and requires the following documentation: (i) Memorandum and Articles of Association; (ii) Certificate of Registration or Certificate of Incorporation; (iii) Investment Feasibility Study; (iv) Certificate of Incentives in the case of projects approved by TIC; (v) Partnership Agreement (deed), in the case of a partnership; (vi) Lease Agreement; (vii) Business Enquiry Forms; (viii) IT 21 forms for companies and IT 20 forms for individuals; and (ix) Company and Operators' Certification of Registration for Tax Payer Identification Number (TIN).

4.2.4 Taxes

The taxes involved in investment projects in Pwani Region are various and include:

a) Corporate tax

Corporate tax is charged at the rate of thirty percent (30%) for residents and non-residents alike. In case of corporates newly listed to the Dar es Salaam Stock Exchange, with at least thirty percent (30%) of its equity ownership issued to the public for three consecutive years from the date of listing, corporate tax is twenty-five percent (25%) for both residents and non-residents. Further, business entities with perpetual unrelieved losses for three consecutive years

(excluding entities conducting agricultural business, provision of health care or education services), corporate tax is 0.3 percent of annual turnover for resident corporate bodies.

Other incentives under corporate tax include a reduced rate from normal thirty percent (30%) to twenty percent (20%) for a new entity dealing in manufacturing of pharmaceutical and leather products, and ten percent (10%) rate for corporations investing in a plant for assembling motor vehicles, tractors and fishing auto boats.

b) Personal income tax

Residents are subjected to personal income tax where total income exceeds Tsh. 2,040,000/- per annual. Income of a non-resident employee of a resident employer is subject to withholding tax of fifteen percent (15%). The total income of a non-resident individual is chargeable at the rate of twenty percent (20%) (the monthly income includes basic salary, overtime, bonus commission and other allowances).

The skills and development levy (SDL) is payable by any employer who employs four or more persons; the rate is 4.5 percent of the gross wage. Exempted employers from SDL include diplomatic missions, registered educational institutions, charitable organisations, farm employment, and foreign institutions dealing with technical assistance and United Nation and its organisations.

c) Withholding tax

Withholding tax on dividends from corporations listed with Dar es Salaam Stock Exchange five percent (5%) for both resident and non-resident persons. Dividends from other corporations are taxed at the rate ten percent (10%). The rate of tax withheld on interest is ten percent (10%) and on royalties it is fifteen percent (15%) for resident and non-resident persons.

Rates for tax withheld on management and technical services fees [mining, oil and gas] are five percent (5%) for residents and fifteen percent (15%) for non-residents).

d) Value-added tax (VAT)

VAT is a consumption tax charged at a single rate of eighteen percent (18%). Registration is compulsory for any business that has a turnover of more than TZS 100 million per annum. However, there is an exception to the registration of those entities dealing with professional services, as they are required to register for value added tax regardless of their turnover. Applicants for VAT registration should complete form Number VAT ITX245.02.E. A registered taxpayer is required to file a VAT return monthly.

VAT incentives include zero percent rate (0%) for all exports, exemption of imported machinery by local manufacturers and processors of vegetable oils, textiles, pharmaceuticals, and skins and leather products manufactured in Tanzania Mainland.

VAT returns are supposed to be filed on the 20th day of the month after a tax period. However, where the 20th day falls on a Saturday, Sunday or public holiday the returns shall be lodged on the first working day following the Saturday, Sunday or holiday. For imports, VAT is payable at the time the import duty is due and payable in accordance with East African Community Customs Management Act, 2004. Exports are zero rated under the VAT Act, 2014, which also provides for VAT exemption. Exemption on supplies and imports are provided in the schedule to the VAT Act, Cap 148 r/w Finance Act 2017.

4.3 Incentives

Investors registered under the Tanzania Investment Centre pursuant to Tanzania Investment Act (TIC, 1997) are accorded tax incentives as per Income Tax Act, 2004, Value Added Tax Act 2014 and any other applicable tax law. EPZA also provides incentive packages according to Export Processing Zones Act No. 11 of 2012.

Import duty and VAT exemption on deemed capital goods: import duty exemption is granted to the tune of seventy-five percent (75%) of the import duty payable on the approved deemed capital goods (investor shall pay 25 percent of import duty due). Deemed capital goods that are eligible for exemption are specified depending on the project sector.

Investments in Tanzania are guaranteed against nationalisation and expropriation. Tanzania is a member of both the International Centre for Settlement of Investment Disputes (ICSID) and Multilateral Investment Guarantee Agency (MIGA).

Please Note: Information on Taxes and Investment incentives explained above are subject to periodic changes as the government keeps on improving conditions for businesses in the country. Please contact Tanzania Revenue Authority (www.tra.go.tz) and Tanzania Investment Centre (www.tic.go.tz) for current updates.

4.4 Access to Resources

4.4.1 Land for Investment in Tanzania

The Ministry of Lands, Housing and Human Settlement is mandated with land management in Tanzania. Land in Tanzania is under three Categories, namely village land, general land and reserve land.

According to the Land Act, the whole land of the United Republic of Tanzania is owned by the public, and the President as a Trustee. This means that land in Tanzania is vested to the public, and citizens own land under leasehold tenure.

Section 20 of the Land Act No. 4 of 1999 specifically prohibits allocation/grant of land to non-citizens unless the land is for investment purpose under the Tanzania Investment Act, 1997. Land for investment purpose shall be identified, gazetted and allocated to the Tanzania Investment Centre. More information on acquisition of land for investment is available on www.ardhi.go.tz

Pwani Region has taken initiatives to set aside land for investment in every district and to facilitate its availability when needed to suit special requirements of investors.

4.4.2 Banking and Financial Services

The banking sector in Tanzania has been booming, growing in assets and in profits. Because of this, new merchant banks, commercial banks, *bureaux de change*, insurance companies, a stock exchange and related financial entities have entered the market. There are four categories of banks operating in Tanzania, oriented towards different markets and *clientèle*: local private banks, regional banks, international banks and multinational banks. Overall, the outlook for the banking industry in Tanzania is very positive and there are appealing opportunities for newcomers to the sector as investors and borrowers. Banks are found in all districts of Tanzania.

Tanzania's higher-than-average economic growth rate is fuelling the emergence of an educated middle class that aspires to achieve a more affluent lifestyle in which traditional depository, credit, insurance, and investment products play an important role. The development of this middle class is expanding national demand for financial services from established providers and could present a new opportunity for financial service companies looking for growth.

There is a positive trend in lending to SMEs, and this trend is producing greater confidence in their growth potential among financial institutions, and more generally, in the economy as well, which is generating a positive spiral. In addition, the Government is also introducing new laws that are expected to enhance lending activities.

4.4.3 Labour

Access to skilled labour is adequate. A priority investment opportunity lies in training institutions at all levels (artisan, technical and tertiary level). Investors are invited to invest in skill development facilities.

4.5 Inclusion and Participation of the Private Sector

Pwani Region plans to stimulate its industrial and economic development base through attracting additional private and public-private partnership investments in order to increase its value addition in key sectors like agriculture as well as manufacturing to strengthen competitiveness and to raise its GDP.

The regional government and district authorities are ready and committed to provide a series of further support services and incentives to drive industrial development and growth in the short, medium and long-term plans.

According to national policies it is the role of the public sector to provide basic enablers such as land, utilities, and infrastructure. These are normally supported by and constructed using district, region and national public budgets in addition to other resources or development partners' support. It is the private sector that is mainly supposed to play a major role in investing in the region in the production, transportation, storage, processing, and development of value chains and marketing of products.

However, for the private sector to play its role effectively, Pwani Region authorities will create an enabling environment through provision of prerequisite infrastructure, incentives, formulation/review and enforcement of investment friendly policies, regulations, and procedures. Regional authorities will promote PPP and PPCP and also facilitate joint ventures between potential investors and local private investors. These investment arrangements, including the build-operate-and-transfer approach, are critical for the achievement of objectives of implementation of capital and technology intensive investments. In addition, the private sector will be facilitated to improve delivery, and enabled to thrive and be competitive by facilitating access to affordable input and output factors nationally and internationally.

PART FIVE

KEY CONTACTS IN PWANI REGION

This part provides important contacts in the region that will help potential investors in making follow up for the opportunities they want to invest in.

5.1 Key Websites

Office	Website
Pwani Regional Secretariat	http://www.pwani.go.tz
Kibaha Town Council	http://www.kibahatc.go.tz
Kibaha District Council	http://www.kibahadc.go.tz
Kisarawe District Council	http://www.kisarawedc.go.tz
Mkuranga District Council	http://www.mkurangadc.go.tz
Kibiti District Council	http://www.kibiti.go.tz
Rufiji District Council	http://www.rufijidc.go.tz
Mafia District Council	http://www.mafiadc.go.tz
Bagamoyo District Council	http://www.bagamoyodc.go.tz
Chalinze District Council	http://www.chalinzedc.go.tz

5.2 Key Contacts

5.2.1 Regional Commissioner's Office

Office	Post Office Box	Telephone/Mobile Phone	E-mail
Regional Commissioner (RC)	30080 Kibaha PWANI	+255 (023) 2402287 +255 (023) 2402500	ras.pwani@tamisemi.go.tz rc@pwani.go.tz
Regional Administrative Secretary (RAS)	30080 Kibaha PWANI	+255 (023) 2402287 +255 (023) 2402500	ras.pwani@tamisemi.go.tz ras@pwani.go.tz

5.2.2 Kibaha Town Council

Office	Town Director		E-mail
	Post Office Box	Telephone/Mobile Phone	
Council Chairman	3112 Kibaha PWANI	+255718742378	td@kibahatc.go.tz
Town Director	3112 Kibaha PWANI	+255 23 2402886	td@kibahatc.go.tz

5.2.3 District Councils

LGA	District Executive Director		E-mail
	Post Office Box	Telephone/Mobile Phone	
Kibaha District Council	30153 Kibaha PWANI	+255 23 240224	ded.kibaha@pwani.go.tz
Kisarawe District Council	28001 Kisarawe PWANI	+255 23 2401045	ded@kisarawedc.go.tz
Mkuranga District Council	10 Mkuranga PWANI	+255 23 2110038	ded@mkurangadc.go.tz;
Kibiti District Council	33 Kibiti PWANI	+255 23 2010926	ded@kibitidc.go.tz
Rufiji District Council	28 Utete Rufiji PWANI	+255 23 2010304	ded@rufijidc.go.tz
Mafia District Council	85 Mafia PWANI	+255 23 2010199	ded.mafia@pwani.go.tz
Bagamoyo District Council	59 Bagamoyo PWANI	+255 23 2440164	ded.bagamoyo@pwani.go.tz
Chalinze District Council	65 Chalinze PWANI	+255 757 462012	ded.chalinze@pwani.go.tz

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