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**UNITED REPUBLIC OF TANZANIA  
MINISTRY OF NATURAL RESOURCES AND TOURISM**

**TANZANIA WILDLIFE MANAGEMENT AUTHORITY & TAWA,**

**OFFICE OF THE CONSERVATION COMMISSIONER  
Kingolwira Area, Dares salaam Road, TAFORI Building  
P.O.Box 2658 Morogoro Tanzania**

**INVITATION FOR INVESTMENT IN TOURISM FACILITIES Date: 18th March, 2025**

**INVITATION TO SUBMIT APPLICATIONS FOR INVESTMENT IN TOURISM FACILITIES AND  
PROVISION OF SERVICES IN AREAS MANAGED BY TANZANIA WILDLIFE  
MANAGEMENT AUTHORITY (TAWA)**

**(Made under regulation 6 of the Wildlife Conservation (Non-Consumptive Wildlife  
Utilization) Regulations, 2016**

Tanzania Wildlife Management Authority (TAWA) is established as an autonomous corporate under Section 8 of the Wildlife Conservation Act (Cap 283) through the Government Notice No. 135 of 2014 and its amendment vide GN. No. 20 of 23<sup>rd</sup> January, 2015. TAWA is responsible for sustainable management of wildlife resources and biodiversity conservation outside National Parks and Ngorongoro Conservation Area. TAWA offers various investment opportunities related to development, operation and management of tourism facilities in the form of hotels, lodges, tented camps and similar businesses. There are also available opportunities to operate the already developed tourism facilities such as tourist cottages, furnished camping sites and provision of tourism and related services. The following investment opportunities advertised to the general public for interested and qualified person/s to apply:-

**1. Mpanga/Kipengere Game Reserve**

Mpanga-Kipengere Game Reserve covers an area of 1,574 km<sup>2</sup> and is found in two districts of Wanging'ombe and Makete in Njombe Region 2 and Mbarali district in Mbeya Region. The reserve is located 87 kilometers from Mbeya City and 240 kilometers from Iringa town. It is accessible through air, train (TAZARA) and tarmac road along Mbeya to Iringa highway. Tourism activities in the area include waterfall massage and water slide, heart soothing experiences (retreat), rock climbing, mountain race, botanical tourism, historic tour at Chief Mkwawa and Merere territory, game viewing, swimming, picnic, filming, and bird watching. The reserve provides several captivating sites for investments as indicated in table

**Table 1: Investment sites at Mpanga-Kipengere Game Reserve**

S/n	Area/Site	Size (m <sup>2</sup> )	Type of investment	No. of beds/items
1.	Kipengere Waterfall	20,000	Permanent Tented camp	100
2.	Ikovo	20,000	Lodge/Permanent Tented camp	140
3.	Nyihemi waterfalls	20,000	Lodge/Permanent Tented camp	40
4.	Luoga River	20,000	Lodge/Permanent Tented camp	100
5.	Kipengere range	30,000	Adventure Parks	N/A
6.	Ibaga plateau	25,000	Tourist Huts	40
7.	Kimani River side	20,000	Lodge/Permanent Tented Camp	40
8.	Kimani waterfalls		Zipline, Kids Facilities and restaurant	1
9.	Nyaugenge waterfalls	NA	Zipline	1

## 2. Kijereshi Game Reserve

Kijereshi Game Reserve covers an area of 82 km<sup>2</sup>. The reserve is located in Busega District, Simiyu Region, 130 kilometers from Mwanza City. Strategically, the reserve borders Serengeti National Park and marks a turning point of the great wildebeest migration in the Serengeti Ecosystem with magnificent wildlife such as Lion, Leopard, Chetah, Zebra, Giraffee, Wildebeest, Impala, African Wild dogs, Elephant and many others. Tourism activities include game viewing and photography, walking safaris, cycling, bird watching and camping. The available Investment opportunities in the reserve are indicated in table 2.

**Table 2: Investment opportunities at Kijereshi Game Reserve**

S/n	Area/Site	Type of Investment	Capacity (No. Beds/tents)
1.	Miti Mirefu	Lodge/Permanent Tented camp	50
2.	Ngulyati Campsite	Rental and operation of the well-furnished campsite	50

## 3. Wami Mbiki Game Reserve

Wami-Mbiki Game Reserve covers an area of 2,466.58km and is located at Mvomero, Morogoro Rural and Chalinze Districts. The reserve is accessible by road (Along Dar - Morogoro, Dodoma - Morogoro, Arusha • • Chalinze highways), train (45 km from Ngerengere Standard Gauge railway station) and air. It is located 150 kilometers from Dares Salaam and 62 kilometers from Morogoro along Dar to Morogoro highway. The destination offers appealing tourism activities including sport fishing and kayaking in the existing permanent water regime (Wami river), game viewing, star gazing, amazing sundown experience, bushmeal, bush marathon and bird watching. Tourism investment opportunities offered are indicated in table 3.

**Table 3: Investment opportunities at Wami Mbiki Game Reserve**

S/n	Area/Site	Type of Investment	Capacity (No. Beds)
1	Dibangala	Lodge/Permanent Tented camp	50
2	Kilima 4G	Lodge/Permanent Tented Camp	50
3	Kilima Twiga	Lodge/Permanent Tented Camp	80
4	Natasha	Lodge/Permanent Tented Camp	50
5	Mkongo Cottages	Rental, operation and management of tourism and provision of catering and entertainment services	8
6	Maasai Camp	Lodge/Permanent Tented Camp	50
7	Mlima Tanzi	Lodge/Permanent Tented Camp	50
8	Entry gate	Curio shops	3 Rooms available for rent

#### 4. Pande Game Reserve

Pande Game Reserve is located in Kinondoni and Ubungo Municipalities. It covers an area of 15.39 square kilometers. The reserve is accessible through road, air, railway and sea. It is found 45 kilometers from City Center, 16 kilometers from the Indian Ocean and 37 kilometers from Julius Nyerere International Airport. The destination is among the highest priority areas for biodiversity conservation in the World. Tourism activities in this destination include cycling, walking safaris, picnic, game drive, canopy walks, bird watching, wellness retreat, trail run and camping. The area

**Table 4: Investment opportunities at Pande Game Reserve**

S/n	Area/Site	Type of Investment	Capacity/Status
1.	Crater	Eco Lodge	56 rooms
2.	Crater zipline	Provision of Zipline Services	1 site
3	Msakuzi Campsite	Rental, camping/cabining services and provision of food and beverages services	100 tents/cabins
4	Jomeke Camping Site	Rental, camping/cabining services and provision of food and beverages services	100 tents/cabins
5	Bwawani	Rental, camping/cabining services and provision of food and beverages services	100 tents/cabins
6	Tourism Enrichment services	Provision of golf carts and quadbike services	20

is ideal for various investment undertakings as indicated in table 4.

#### 5. Swagaswaga Game Reserve

Swagaswaga Game Reserve covers an area of 871km and is located in Chemba and Kondo districts in Dodoma Region. The reserve is 145 kilometers from Dodoma City along Arusha to Dodoma highway. The destination is a refuge for amazing wildlife species and remains as the only reserve in Tanzania with a distinct style and schematized Rock Art paintings marking it a unique destination for nature based and sociocultural tourism. The reserve has two sites for investment and

one well developed hostel with 18 furnished rooms ideal for rent by interested operators (table 5).

**Table 5: Investment opportunities at Swagaswaga Game Reserve**

S/n	Area/Site	Type of Investment	Capacity/Status
1.	Bwana Miti	Lodge/Permanent Tented Camp	50 beds
2.	Nau Valley	Tented Camp	50 beds
3	Hostel	Rental and operation of one furnished 18 rooms hostel	36 beds

## 6. Ruins of Kilwa Kisiwani and Songo Mnara

Unlock the potential of Tanzania's Kilwa Kisiwani and Songo Mnara the UNESCO World Heritage Sites, where history, culture, and tourism converge! Located in Kilwa District, Lindi Region, 330km south of Dares Salaam, these iconic sites date back from the 9th to 19th century and present a unique investment opportunity in one of the East Africa's most delightful destinations. Partner with the Tanzania Wildlife Management Authority (TAWA) to develop world-class tourism facilities, including an eco-friendly boutique lodge and a curated curio shop that celebrates Swahili craftsmanship while contributing to the preservation of this cultural landmark.

With the tourism sector rapidly expanding, especially in cultural and Halal tourism, now is the high time to invest in Kilwa Kisiwani and Songo Mara ruins. The sites attract thousands of visitors annually and are positioned to tap into the USD 7 trillion global Halal tourism market in 2025 with better prospects of reaching USD 10 trillion by 2030. Thanks to iconic Muslim landmarks such as the Great Mosque dating back to the 13th century. Situated between the Indian Ocean and the Selous Game Reserve, this strategic location offers a broader tourism circuit that seamlessly integrates cultural heritage with wildlife-based tourism. Your investment will not only yield financial returns but also contribute to the preservation of these historic sites and the economic empowerment of local communities. Submit your application today and be part of a transformative, culturally rich tourism experience. The available investment opportunities offered are indicated in table 6.

**Table 6: Investment opportunities at Ruins of Kilwa Kisiwani and Songo Mnara**

S/n	Area/Site	Type of Investment	Capacity/status
1.	Kilwa Kisiwani	Lodge/Permanent tented camp	50 beds
2	Kilwa Kisiwani	Boutique Lodge that supports Halal Tourism	50 beds
3	Kilwa Songo Mnara	Permanent tented Camp	50 beds
4	Sanje ya Kati	Lodge/Permanent tented camp	50 beds
5	Tourism lounge	Rental and provision of curio shop, catering and tourist restaurant services	ready for use

## 7. Ruhila Zoo

Ruhila Wildlife Park, spanning 3 km<sup>2</sup> and located just 8 kilometers from Songea town within Songea Municipality, is a hidden treasure rich in biodiversity, with over 71 plant species, 15 mammal species, and 27 bird species. The Park is home to iconic wildlife, including lions, peafowls, zebras, oryx,

wildebeests, waterbucks, impalas, bushbucks, and the rare Kakakuona, offering an exceptional opportunity for wildlife viewing. Ideal for tourism, the park offers diverse activities such as canopy walks, cycling, cultural tours, camping, bush meals, events tourism, and recreational activities for

**Table 7: Investment opportunities at Ruhila Zoo**

S/n	Area/Site	Size	Type of Investment	Number of items
1	36L 0786002 UTM 8824523	4,046 M <sup>2</sup>	Lodge/Permanent Tented Camp	30 rooms
2	36L 0787759 UTM 8824563	700 M <sup>2</sup>	Catering and entertainment services	1
3	36L 0787225 UTM 8824243	150*20 Meters	Zipline	1

children, making it an attractive destination for nature lovers, adventure seekers, and families. With its unique offerings and abundant natural beauty, Ruhila Wildlife Park is well-positioned for further development in the growing eco-tourism market as described in table 7.

### **8. Lundo and Mbambabay Islands**

Lundo and Mbambabay Islands, located in Lake Nyasa in Nyasa District, Ruvuma Region, offer a unique and untapped investment opportunities with their breathtaking biodiversity, pristine beaches, and a wide range of tourism activities including snorkeling, SCUBA diving, canoeing, hiking, fishing, and cultural experiences. The islands are ideal for the development of luxury tented camps, providing an exclusive and ecofriendly experience to nature while catering for the growing demand for sustainable and high-end travel. With their natural beauty, year-round appeal, and the increasing global trend towards eco-tourism, these islands are a prime destination for investment in the tourism sector, offering potential for both business growth and environmental preservation. The islands are ideal for investment in luxury tented camps as indicated in table 8.

**Table 8: Investment opportunities at Lundo Island**

S/n	Area/Site	Size	Type of investment	Number of tents
1.	Lundo Island	3,725M <sup>2</sup>	Luxury tented camps	20
2	Mbambabay Island	6,400M <sup>2</sup>	Luxury tented camps	30

### **GENERAL REQUIREMENTS FOR APPLICANTS**

Interested applicants must fulfil the following requirements:

- (a) Own a company dully registered in Tanzania/provide a certified copy of Certificate of Incorporation, TIN Certificate and Tax clearance certificate. A foreign individual may apply and upon being successful, register the company and submit the required documents;
- (b) Provide the physical and email address of the applicant;
- (c) Submit a business plan relating to the proposed undertaking;
- (d) Comply with the General Management Plan or Resources Management Zone Plan of the area or the Land Use Plan as the case may be;
- (e) Prior to construction, carry out Environmental and Social Impact Assessment and obtain approval from the competent Authority where applicable;
- (f) A successful applicant shall sign a Concession Contract with the Conservation Commissioner on the modalities of establishing the investment or operations;
- (g) Pay a non-refundable site application fee of TZS of 500,000 for investment in Permanent Tented Camp or Lodge per each investment. Application fee for investment in rental and operation of Tourism Cottages, Hostel, zipline and

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provision of other tourism related services is TZS 200,000 per each investment. The mode of payment is through government payment system.

~~(f)~~ For existing company, submit a proof of financial capability by providing the past three years Audited financial statements; (i) Have a minimum investment capital of TZS 500,000,000 for investment in a Lodge/Luxury/Permanent Tented Camp and TZS 50,000,000 for other investments.

~~(g)~~ bidders are advised to conduct site visit to the respective areas at their own convenience and cost:

~~(h)~~ Interested eligible bidders may obtain more information through [cc@tawa.go.tz](mailto:cc@tawa.go.tz) or call +255 765 541176 or visit our offices at TAWA Head Office, TAFORI Building, Morogoro or Tourism and Business Services Office in Arusha and in Dares Salaam.

### **MODE OF ASSESSMENT**

The bidders will be subjected to normal evaluation and successful bidders will be awarded a Concession Contract.

### **SUBMISSION OF APPLICATION**

All applications should be submitted to the Conservation Commissioner to not later than 8th April, 2025 at 12:00 pm. For more information, please contact:

Conservation Commissioner, Tanzania Wildlife Management Authority, Dares Salaam  
Road-Kingolwira Area, TAFORI Building, P.O. Box 2658, Morogoro-Tanzania.

Tel: +255 23-2934205

Marked: **"DO NOT OPEN BEFORE 12:00 PM on 8th April, 2025.**

It should be noted that late bids shall not be accepted during opening ceremony irrespective of the circumstances.