COAST REGION
INVESTMENT PROFILE

JANUARY, 2015
UNITED REPUBLIC OF TANZANIA

PRIME MINISTER'S OFFICE, REGIONAL ADMINISTRATION AND LOCAL GOVERNMENT

COAST REGION
INVESTMENT PROFILE

JANUARY, 2015
TABLE OF CONTENTS

Table of Contents ........................................................................................................ iii
Abbreviations ................................................................................................................ iv
COAST REGION: THE BEST DESTINATION FOR INVESTMENT.....vii
ACKNOWLEDGEMENT ........................................................................................... ix
THE REGIONAL PROFILE ......................................................................................1

1.0. REGIONAL DESCRIPTION .............................................................................1
   1.1 Geographical Location and Surface area......................................................1
   1.2 Administrative units and Organization Structure.......................................2
   1.3 Population and Demographic Pattern.......................................................2
   1.4 Climate, Soil and Topography...................................................................2

2.0 ECONOMIC ACTIVITIES .............................................................................5
   2.1 FORMAL SECTOR .......................................................................................5
       2.1.1 Agriculture.......................................................................................5
       2.1.2 Industries and Trade........................................................................7
           Manufacturing Industries.................................................................6
           Agro Processing Industries.............................................................6
       2.1.3 The Livestock Sector ......................................................................9
       2.1.4 Natural resources..........................................................................9
           Beekeeping.....................................................................................10
           Fisheries..........................................................................................10
           Forestry............................................................................................10
           Tourism and Wildlife.......................................................................10
           Mining. ............................................................................................12
   2.2 INFORMAL SECTOR ..................................................................................12
       2.2.1 SMALL MEDIUM ENTERPRISES (SMEs) ......................................12
3.0 REGION INVESTMENT OPPORTUNITIES ................................. 13

3.1 OPPORTUNITIES AVAILABLE FOR INVESTMENT IN
AGRICULTURE......................................................................... 13

3.2 OPPORTUNITIES AVAILABLE FOR INVESTMENT IN
LIVESTOCK ACTIVITIES............................................................ 13

3.2.1 Ranches and feedlots (fattening) ...................................... 13

3.2.2 Slaughtering facilities ..................................................... 14

3.2.3 Leather processing (tanneries) ........................................ 14

3.2.4 Meat processing ............................................................. 14

3.3 OPPORTUNITIES AVAILABLE FOR INVESTMENT IN
TOURISM AND WILDLIFE RESOURCES ACTIVITIES .............. 14

3.4 OPPORTUNITIES AVAILABLE FOR INVESTMENT IN
FORESTRY AND BEEKEEPING .............................................. 17

3.5 OPPORTUNITIES AVAILABLE FOR INVESTMENT IN
FISHERIES ............................................................................... 17

4.0 ADDITIONAL INFORMATION CONCERNING AREAS FOR
INVESTMENT........................................................................... 18

4.1 ROAD NETWORKS ............................................................... 18

4.2 RAILWAY SERVICES ........................................................... 18

4.3 AIR SERVICES .................................................................... 18

4.4 TELECOMMUNICATION FACILITIES ................................ 18

4.5 ENERGY ............................................................................. 19

4.6 BANKING SERVICES .......................................................... 19

4.7 PORT SERVICES .................................................................. 19

4.8 WATER ............................................................................... 19

5.0 CONCLUSION ...................................................................... 20

6.0 APPENDIX 1: INVESTMENT AREAS ................................. 21
LIST OF TABLES
Table 1 Irrigation schemes, potential areas and the level of utilization ................................................................................. 6
Table 2 Potential historical sites for Tourism ............................................. 16

LIST OF FIGURES
Map 1 Location of Coast Region on Tanzania Mainland ....................... 1
Figure 1- Administrative Structure of the Regional Secretariat ..... 3

LIST OF PHOTOS
Photo 1- Rufiji Basin ........................................................................ 6
Photo 2- One of the paddy farms in Rufiji District................................. 7
Photo 3- Cement factory in Mkuranga District........................................ 7
Photo 4- Fruits canning at Mkuranga (SS Bakhresa Factory) ............... 8
Photo 5- Group of cross breeds of Boran and Zebu calves............... 9
Photo 6- German Boma built in 1897 at Bagamoyo ......................... 11
Photo 7- One of the Historical & Spiritual buildings a Kaole Ruins in Bagamoyo ......................................................... 12
Photo 8- One of the big five, elephant (*loxodonta africana*) at Selous Game Reserve ................................................................. 15
ABBREVIATIONS

B.I.D.P  Bagamoyo Irrigation Development Project
DC     District Council
FETA   Fisheries Education and Training Agency.
GDP    Gross Domestic Product
LGAs   Local Government Authorities
LPG    Liquified Petroleum Gas
M      Metre
MAFC   Ministry of Agriculture, Food and Cooperative
TAZARA Tanzania-Zambia Railway Authority.
TC     Town Council
TTCL   Tanzania Telecommunication Company Limited
WMA    Wildlife Management Areas

UNITS of Measurement

°C     Degree Celsius
Ha     Hectare
KGS    Kilograms
Km     Kilometre
km²    Kilometre square
M      Metre
Mm     Millimetre
Sq     square

Currency:
TZS or TShs   Tanzania Shillings
USD or US$    United States of America Dollar

Exchange Rate (January 2015): Mean Rate offered by Bank of Tanzania

US $1.00 equivalent to TZS 1670
COAST REGION: THE BEST DESTINATION FOR INVESTMENT

Welcome Remarks by
Hon. Eng. Evarist Welle Ndikilo
REGIONAL COMMISSIONER, COAST REGION

It is my pleasure to present this booklet on the region’s social, economic, physical and investment opportunities, with the intention of giving an overview to potential investors to understand the opportunities available in this great region located near three sea ports connecting Tanzania and the rest of the world. The report concisely provides information on the available economic opportunities, natural resources, its people and institutions, which any willing investor will find attractive to choose Pwani or Coast Region as an investment destination.

Coast region is located in the Eastern part of Tanzania Mainland with an area of 33,539 sq km, and comprises of six administrative districts with seven Local Government Authorities. According to the latest National Census, the region in 2012 had a population of 1,098,668 inhabitants, who comprised of 537,826 males and 560,842 females, having registered a growth rate of 2.2 percent per year over the previous ten years.

The region has a typical coastal climate with a mean temperature of 30°C. The rainfall pattern ranges from 800mm to 1000mm per annum. There are two seasons, the short rainy season between the months of October to December and the long rain season between March and June.

The Region has attractive environment for investment due to its good infrastructures in road network with total length 1,924.9 km of which 501.5 km are trunk roads connecting the Region with other regions, two railway transport systems, which traverse the region: the Central Railway Line from Dar es Salaam to Kigoma, Mwanza, Tanga and Arusha; and the Tanzania-Zambia Railway Line (TAZARA) from Dar es salaam to Morogoro, Njombe and Mbeya regions up to Zambia. Moreover the
Region is connected to the national electricity grid providing a reliable source of power. In this area, however, there is potential for public-private partnership (PPP) type of ventures to establish feeder transport system in the form of roads and railways linking to the Central Railway and TAZARA systems.

Apart from economic infrastructure, Coast Region has many investment opportunities favourable for both domestic and foreign investors in farming and processing of agricultural, and livestock products, setting up of industries, engaging in domestic, regional and international trade, tourism, business centres, fishing and fish processing, infrastructure development (roads, railways, pipelines, electricity, water and ICT), mining and mineral processing and social service provision.

The Region welcomes private investments as a key to promoting development. We believe that the Region is comparatively better located than most regions as an investment destination.

I sincerely hope that through this document both Local and Foreign investors will share our vision and make use of the advantages of numerous investment opportunities available in the Region.

Finally I promise that the Regional Administration will provide the necessary support to facilitate faster response to demands by both local and foreign investors in ensuring the minimum time is taken between the decision to invest in our region and starting operations. We take this as a priority in order to accelerate economic development and creation of decent jobs for our people in Coast Region.
ACKNOWLEDGEMENT

Coast region Investment Profile provides analysis of investment opportunities available in the Councils of Coast region. The list of the opportunities for different sectors is not exhaustive and may increase in the future.

Compilation of this profile was done by the team of Regional Secretariat under my supervision. I therefore, wish to give thanks to my Management team, Staff of Economic Section in particular for their technical inputs and tireless efforts. Finally, but not least I wish to thank Dr Hoseana B. Lunogelo from Economic and Social Research Foundation (ESRF) for editorial and secretarial service which made production of this profile possible.

This investment profile is important as it analyses the available resources and the investment opportunities that are not utilized. I believe, this profile will be an important tool for availing guidance to potential investors. It is also an important tool for marketing our region locally and outside Tanzania.

The Region welcomes investors from within and outside the region, country and the world at large to come and look for and invest on these potentials for economic growth and well-being of our people.

I strongly accept and believe that, it is through Public-Private Partnership (PPP) with both local and foreign investors that the region's economy can thrive thus improving the welfare of both parties, (investors and the community), within the context of National Liberalization Policy. The much needed investment are expected to further improve the rate of employment, increase per capita income and the well being of the people in our region.

One of the key guiding principle is the spirit of commitment and moral obligation towards the people and community surrounding investment areas by ensuring that stakeholders get optimal benefits. I believe that no social harmony can be realized in a poverty stricken
community so investors are expected to collaborate with the surrounding communities and fulfill their social corporate responsibilities as per signed agreements with the village governments/authorities.

Finally, I would like to thank all those who in one way or another, made their valuable and cherished contributions towards the accomplishment of this profile.

Thank you

Mgeni S. Baruani
Regional Administrative Secretary
Coast Region
THE REGIONAL PROFILE

1.0. REGIONAL DESCRIPTION

1.1 Geographical Location and Surface Area

Coast or Pwani Region is located in the middle Eastern side of Tanzania Mainland, between latitudes 6° and 8° south of equator and longitudes 37°30' and 40° east of Greenwich (see Map 1). It borders Dar es Salaam Region and Indian ocean in the East, Tanga region in the North, Lindi in South and Morogoro region in the West.

Map 1 Location of Coast Region on Tanzania Mainland
The region has a total surface area of 33,539 sq km of which 1,132 sq km equivalent to 3 percent is covered by water bodies and 32,407 sq km equivalent to 97 percent is dry land. The area is about 3.8 percent of Tanzanian Mainland’s total area of 947,784 sq km.

### 1.2 Administrative units and Organization Structure

Administratively, the Region is divided into six districts, which include Bagamoyo, Kibaha, Kisarawe, Mafia (an island in Indian Ocean), Mkuranga and Rufiji; as well as seven Local Government Authorities (LGAs) namely Kibaha Town, Kibaha, Bagamoyo, Kisarawe, Mafia, Mkuranga and Rufiji. It is also divided into 26 Divisions (‘Tarafa”), 125 Wards (“Kata”), 417 Villages (“Vijiji”), 73 Streets (“Mitaa”) and 2,039 Hamlets (“Vitongoji”). The Regional Secretariat is led by the Regional Administrative Secretary (RAS), who reports to the Regional Commissioner (see Figure 1). A corresponding structure of administration at the district level consists of the District Commissioner and the District Executive Director.

### 1.3 Population and Demographic Pattern

According to 2012 Population and Housing Census’s report, Coast Region had a population of 1,098,668 inhabitants who comprised of 537,826 males and 560,842 females, whose annual increase over the previous ten years was about 2.2 percent. Household size is 5.3 and the population density of 28 people per km². The number of rural dwellers was 738,297 (67.25 percent) while 360,371 (32.8 percent) lived in urban centres. The average people’s income per year (2012) was TZS 752,192 per capital. But 2013 the average people’s income year was 858,126 (Provisional)

### 1.4 Climate, Soil and Topography

**Climate**

The Region experiences a typical tropical climate with an average temperature of 28 degree Centigrade, with rainfall ranging from 800mm to 1000mm per annum. It has a bimodal rainfall pattern, a short rainy season from October to December and long rains between March and June. Typical of coastal areas, the region has hot and humid conditions, with an average day temperature of 30 degrees centigrade. Sea winds make the climate very pleasant from June to September whereby summer clothes are suitable all year round.
Topography and Soils

Most of the region’s topography is within the Coastal belt, ranging from 0 -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, which discharge their waters into the Indian ocean, are major source of water for human consumption, industries, livestock and irrigation. In many areas these river are wide, shallow and sandy which allows irrigation. Highland plateau ranges from 100 m and above, dominated by sandy loam and sandy clay soils.
2.0 ECONOMIC ACTIVITIES

Economic activities in the Region fall into two major categories: formal and informal sectors.

2.1 FORMAL SECTOR

Formal activities undertaken include agriculture, industry and trade, livestock keeping, beekeeping, fishing, forest and tourism.

2.1.1 Agriculture

Agriculture is the back born of the Regional economy whereby about 80 percent of the its population depends on it as its main source of livelihood. It also contributes 60 percent of the Regional income. The most important cash crops are cashew nuts, coconuts, and fruits such as oranges, mangoes and pineapple. Main annual cash crops produced are seaweeds, simsim, sunflower and cotton. The food crops include maize, cassava, paddy, cowpeas, sorghum, simsim, sweet potatoes and green grams.

Arable Land

The Region an estimated 1,933,224 Ha of arable land, which is suitable for agriculture production, of which only 530,328 Ha of it is utilised, equivalent to 27.4 percent of the total arable land.

Irrigation schemes

The area suitable for irrigation is more than 128,795 hectares, of which only 1,945 Ha (or 1.5 percent) is utilised for irrigation. The Region has fourteen (14) irrigation schemes; six schemes are working while eight schemes are still under construction as shown in table 1.
Table 1 Irrigation schemes, potential areas and the level of utilization

<table>
<thead>
<tr>
<th>No</th>
<th>Name of Council/Town</th>
<th>Irrigation schemes</th>
<th>Irrigation schemes under construction</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Name of the Scheme</td>
<td>Hectares</td>
</tr>
<tr>
<td>1</td>
<td>Bagamoyo</td>
<td>B.I.D.P</td>
<td>72</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Chauru</td>
<td>668</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mapitwili</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Kidogozero</td>
<td>10</td>
</tr>
<tr>
<td>2</td>
<td>Kibaha</td>
<td>Kwala</td>
<td>19</td>
</tr>
<tr>
<td>3</td>
<td>Mkuranga</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Rufiji</td>
<td>Segeni</td>
<td>60</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Grand total</td>
<td></td>
<td><strong>837</strong></td>
</tr>
</tbody>
</table>

Photo 1- Rufiji Basin
2.1. 2 Industries and Trade

Manufacturing Industries

The Region has two cement manufacturing factories: Rhino factory in Mkuranga and one in Kisarawe. However, more than 37 medium scale processing industries have been established.
Agro Processing Industries

Commercialized processing is increasing by the use of grinding units and fruits bleeding and canning.

Photo 4- Fruits canning at Mkuranga (SS Bakhresa Factory)
2.1.3 The Livestock Sector

Livestock contributes 16 percent of Regional Growth Domestic Product (GDP). It is dominated by small holders’ livestock keepers who raise mostly indigenous cattle, goats, sheep, pigs and chicken. Livestock products produced are beef, milk, eggs, skin and hides. The population of both local and improved livestock in the regional is estimated to be 455,300 cattle, 166,400 goats, 69200 sheep, 14781 pigs and 1,817,200 indigenous chicken and 336455 commercial chicken.

![Photo 5- Group of 5 month calves cross breeds of Boran and Zebu cattle at Mafizi village in Kisarawe (Lushu ranching)](image)

2.1.4 Natural resources

Coast Region is gifted with numerous natural resources such as minerals, energy, fisheries, hot water spring, forests, beekeeping and wildlife. The performance of each sector is shown below.
Beekeeping

Beekeeping is one of livelihood activities in Coast Region although not fully utilized. Honey production has increased from 17,450 litres in 2005 to 27,862 litres in 2011.

Fisheries

Fishing activities are done in Ocean and in small amount in constructed dams and ponds. The potential fish species kept in the region are Tilapia and Catfish. The Region has one fish processing plant in Mafia District.

Forestry

The Region has 44 official forest reserves covering a total area of 335,712 ha for forest conservation and production. In addition to that, 2.2 million ha is unofficial forest in general land. Apart from providing opportunity for beekeeping, investing in forestry activities ensure sustainable supply of forest products.

Tourism and Wildlife

Coast Region has a wide range tourism sites to be visited. It is also blessed with wildlife resources of flora and fauna. Historical site found in coast Region such as

i. German Fort (Boma) at Kisangire in Kisarawe District.

ii. The first State House of the Tanganyika Colony built in 1897 at Bagamoyo.

iii. Arab and Germany ruins of building dating back to the 13th Century.
Other historical and tour sites worth visiting include:

a. Kaole Ruins where the oldest mosque and fresh water well are found,

b. The first church in East Africa built by Holy Ghost Fathers.

c. Hot water springs in Rufiji District

d. Bagamoyo Slave Trade Ferrying Harbour from mainland to Zanzibar

e. Bagamoyo’s Caravan Serai (The area where slaves were kept before being transported to Zanzibar)
Photo 7- One of the Historical & Spiritual buildings at Kaole Ruins
in Bagamoyo Town

Mining.

Mining activities are relatively small. However, prospects are
significant as there are signs of natural gas deposits in some places
in the Region. Sand and gravel quarry are mainstay mining activities
in the Region. Building aggregates are extracted in Msolwa, Lugoba
and Msata in Bagamoyo District. Other minerals include: Kaolin
which is found in Kisarawe District and salt, which is found in
Bagamoyo, Mkuranga, Mafia and Rufiji Districts.

2.2 INFORMAL SECTOR

2.2.1 SMALL MEDIUM ENTERPRISES (SMEs)

In Coast Region there are more than 1,243 people engaged in
small and medium enterprises, processing products like cassava
nutritious flour, milk, mango and pineapple. The challenges faced
by these SMEs include lack of capital and modern equipment
facilities for packing.
3.0 REGION INVESTMENT OPPORTUNITIES

3.1 OPPORTUNITIES AVAILABLE FOR INVESTMENT IN AGRICULTURE.

a. Conducive climatic condition favourable for variety of crops to be grown such as cashew nuts, coconut, groundnuts, oranges, mangoes and pineapple, paddy, sorghum, cassava, simsim and sunflower.

b. Availability of 1,933,224 ha of arable land for agriculture.

c. Presence of three major rivers of Rufiji, Wami and Ruvu which are potential for irrigation.

d. Presences of communication and transportation infrastructure such as road, railway, water transport and telecommunication.

3.2 OPPORTUNITIES AVAILABLE FOR INVESTMENT IN LIVESTOCK ACTIVITIES

Investment areas in livestock sector are ranches, feedlots, abattoirs, meat processing plants and tanneries.

3.2.1 Ranches and feedlots (fattening)

a. Conducive areas and favourable weather for livestock keeping such as Yombo, Lukinga, Vihingo, Ving`andi and Sofu in Kisarawe District.

b. Availability of livestock breeds which are resistant in disease such as Boran and Zebu cattle and are suitable for meat.

c. Currently less than 2 percent of all livestock are raised on commercial farms and few animals are fattened before being slaughtered.

d. Raising population, income levels and urbanization across the Region and neighboring areas increases demand for livestock product.
e. Availability of livestock extension services and livestock services institutions such as Artificial Insemination Centre, Tanzania Livestock Vaccine Institute in Kibaha Town Council and Vikuge Pasture Farm in Kibaha District Council.

3.2.2 Slaughtering facilities

a. Currently there is one abattoir under construction, 7 slaughter houses and 14 slaughter slabs. These facilities are not sufficient given the growing demand for quality meat being produced.

b. Sufficient number of livestock available for slaughter annually (30,000 cattle, 18,000 sheep and goats and 1,500,000 chicken).

3.2.3 Leather processing (tanneries)

There is one medium processing leather industry in the region, implying that less than 5 per cent of all skin/hides are processed to leather.

2.1.4 Meat processing

There is no meat processing plant in the Region. Generally, less than 1 percent of all meat is processed locally. As such, there has been a tendency for the people to use imported meat.

3.3 OPPORTUNITIES AVAILABLE FOR INVESTMENT IN TOURISM AND WILDLIFE RESOURCES ACTIVITIES

a. Tourist Hotels operating along beach shores these includes: Millennium Beach Resort, Livingstone Village, Bagamoyo view, Travellers Lodge, Oceanic Bay and Saadan Safari Hotel Lodge which is located at Saadan in Bagamoyo District and Mafia District

b. Presence of wildlife protected areas:

1. Saadan National Park,
2. Selous Game Reserve.


4. Presence of 300 km of Coastal line covering Bagamoyo, Mafia, Mkuranga and Rufiji Districts which consists of Sand beaches, Mangroves swamps, Marine corals and Sea breeze.

Photo 8- One of the big five, elephant (*loxodonta africana*) at Selous Game Reserve
<table>
<thead>
<tr>
<th>Council</th>
<th>Type of historical heritage available</th>
<th>Village/Mtaa</th>
<th>Ward</th>
<th>Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bagamoyo DC</td>
<td>Kaole Ruins</td>
<td>Kaole</td>
<td>Dunda</td>
<td>Mwambao</td>
</tr>
<tr>
<td></td>
<td>Caravan Serai</td>
<td>Dunda</td>
<td>Dunda</td>
<td>Mwambao</td>
</tr>
<tr>
<td></td>
<td>Old Stone Town</td>
<td>Dunda</td>
<td>Dunda</td>
<td>Mwambao</td>
</tr>
<tr>
<td></td>
<td>Catholic Museum</td>
<td>Magomeni</td>
<td>Magomeni</td>
<td>Mwambao</td>
</tr>
<tr>
<td>Kisarawe DC</td>
<td>Pugu Forest</td>
<td>Kisarawe</td>
<td>Kisarawe</td>
<td>Sungwi</td>
</tr>
<tr>
<td></td>
<td>Boma la Kisangile</td>
<td>Kisangire</td>
<td>Chole</td>
<td>Chole</td>
</tr>
<tr>
<td></td>
<td>Ruvi</td>
<td>Kola</td>
<td>Kisarawe</td>
<td>Sungwi</td>
</tr>
<tr>
<td></td>
<td>Kazimzumbwi</td>
<td>Kazimzumbwi</td>
<td>Kisarawe</td>
<td>Sungwi</td>
</tr>
<tr>
<td></td>
<td>Selous</td>
<td>Kitonga</td>
<td>Vikumburu</td>
<td>Chole</td>
</tr>
<tr>
<td></td>
<td>Cowlin Caves</td>
<td>Kisarawe</td>
<td>Kisarawe</td>
<td>Sungwi</td>
</tr>
<tr>
<td></td>
<td>Minaki</td>
<td>Kisarawe</td>
<td>Kisarawe</td>
<td>Sungwi</td>
</tr>
<tr>
<td></td>
<td>Kinyanyiko Hill</td>
<td>Kisarawe</td>
<td>Kisarawe</td>
<td>Sungwi</td>
</tr>
<tr>
<td>Mkurunga DC</td>
<td>Old Revenue Office</td>
<td>Kwale</td>
<td>Kisiju</td>
<td>Kisiju</td>
</tr>
<tr>
<td></td>
<td>Old Mosque</td>
<td>Mdimni</td>
<td>Magawa</td>
<td>Kisiju</td>
</tr>
<tr>
<td></td>
<td>Large stone of Shungu</td>
<td>Shungubweni</td>
<td>Shungubweni</td>
<td>Shungubweni</td>
</tr>
<tr>
<td></td>
<td>Mapanya Island</td>
<td>Kwale</td>
<td>Kisiju</td>
<td>Kisiju</td>
</tr>
<tr>
<td>Rufiji DC</td>
<td>German Built Fort</td>
<td>Kiwili</td>
<td>Utete</td>
<td>Mkongo</td>
</tr>
<tr>
<td></td>
<td>Selous Grave</td>
<td>Mloka</td>
<td>Mwaseni</td>
<td>Mkongo</td>
</tr>
<tr>
<td></td>
<td>Stream Engine Car Used by Innocensea</td>
<td>Mloka</td>
<td>Mwaseni</td>
<td>Mkongo</td>
</tr>
<tr>
<td></td>
<td>German sinking Warship (Llnish bery)</td>
<td>Kikale</td>
<td>Mtunda</td>
<td>Kikale</td>
</tr>
</tbody>
</table>
3.4 OPPORTUNITIES AVAILABLE FOR INVESTMENT IN FORESTRY AND BEEKEEPING

Availability of 335,712 ha of forest reserves, which can be utilise for modern beekeeping.

3.5 OPPORTUNITIES AVAILABLE FOR INVESTMENT IN FISHERIES

a. Investors are invited in Deep sea fishing in Districts bordering the Indian Ocean.

b. Availability of suitable area for Prawn farming and Crab fattening in Mafia, Rufiji and Bagamoyo.
4.0 ADDITIONAL INFORMATION CONCERNING AREAS FOR INVESTMENT

The region’s proximity to the commercial city of Dar es Salaam, coupled with a good communication network with the rest of the upcountry regions; by roads, railway lines, telephone and other modes, makes it’s a uniquely appropriate location for expanding industries outside Dar es salaam, which is already congested and therefore additing cost if doing business.

4.1 ROAD NETWORKS

Coast Region has well developed transport network system, which allows smooth transportation of goods to and from neighbouring Regions. Most of rural areas are well connected with roads passable throughout the year. The Region’s total road network is 1,924.9 kilometres of which 501.5 km are trunk roads; 1000.7 km are Regional roads, 1422.7 km are District and village roads.

4.2 RAILWAY SERVICES

The Region is traversed by the Central Railway Line from Dar es Salaam to upcountry regions (Kigoma, Mwanza, Tanga and Arusha) and The Tanzania- Zambia Railway line (TAZARA)

4.3 AIR SERVICES

Coast Region is near to Julius Nyerere International Airport located in Dar es Salaam which is about 45 Km. Also, there is local airport located in Mafia District, airstrips in Selous Game Reserve and Saadani National Park.

4.4 TELECOMMUNICATION FACILITIES

Coast Region is best served in terms of communication facilities. The telephone companies currently giving communication services include Tanzania Telecommunication Cooperation Limited (TTCL), Vodacom,
Airtel, Tigo, Zantel and National Optical Fibre Network. Most of urban and rural areas are served by either all or some of these companies.

4.5 ENERGY

Coast Region uses various sources of energy for domestic and industrial purposes. These sources include hydroelectricity, LPG gas, natural gas, firewood, thermo electricity and solar power. At the moment about 90 percent of the domestic energy is biomass/fuel wood.

4.6 BANKING SERVICES

In Coast Region, there are Financial Institutions which are conducting business operations by opening their branches and Automatic Telling Machines (ATM) in different location within the region. These ATMs which operate 24 hours accept VISA and MASTER Card. Some of Financial Institutions available are National Microfinance Bank (NMB), National Bank of Commerce (NBC), Postal bank and Cooperative Rural Development Bank (CRDB).

4.7 PORT SERVICES

Coast Region, in Bagamoyo District has a small seaport suitable for deep sea and coastal transport. Plans are underway to develop a deep sea port in Bagamoyo in order to ease the congestion at the seaport in Dar es Salaam.

4.8 WATER

Coast Region have several water piped schemes which provides clean and safe water to communities. These communities use water from Rufiji, Wami and Ruvu Rivers as well as Dams for various uses. Hydrological studies reveals that Coast Region has potential groundwater reserves, which enhance people who are living in rural areas to get water for their domestic purposes.
5.0 CONCLUSION

The Region has abundance of natural wealth that offers tremendous investment opportunities for investors. These include an excellent geographical location; (six land locked countries have access to Tanzania ports); arable land; excellent tourist attractions (Saadani, Selous game reserve, historical sites); natural resources (minerals, fisheries and plantations), a sizeable domestic and sub-regional market, a wide local raw material supply base, inexpensive labour, political stability and a suitable market policy orientation.
Appendix 1: INVESTMENT AREAS

<table>
<thead>
<tr>
<th>COUNCIL</th>
<th>LOCATION</th>
<th>KIND OF INVESTMENT</th>
<th>SIZE OF THE AREA</th>
<th>KIND OF OWNERSHIP</th>
<th>INFRASTRUCTURE</th>
<th>COMMON LIVELIHOOD AROUND THE AREA</th>
<th>EXISTING INDUSTRIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>BAGAMOYO DC</td>
<td>EPZ – Zinga, Kiromo, Pande, Mlingotini and Kondo</td>
<td>Cement, Medicine, Gas, Iron rolls</td>
<td>10,000 Ha</td>
<td>Owned by EPZ</td>
<td>Truck road, electricity and Water</td>
<td>Business, Agriculture and Livestock keeping</td>
<td>Spirit factory</td>
</tr>
<tr>
<td></td>
<td>Lugoba – Kinzag, Saleni and Makombe</td>
<td>Cement, Gypsum and Iron rolls furnace</td>
<td>Unsurved</td>
<td>Owned by Village Government</td>
<td>Road and electricity</td>
<td>Agriculture and business activities</td>
<td>Quarring</td>
</tr>
<tr>
<td></td>
<td>Ruvu – CHAURU</td>
<td>Agriculture – Paddy farming</td>
<td>3,000 Ha</td>
<td>Owned by Ministry of Agriculture, Food and Cooperative and operated by small farmers</td>
<td>Road, Railway, and electricity.</td>
<td>Agriculture – Paddy</td>
<td></td>
</tr>
<tr>
<td>KIBAHA DC</td>
<td>Mandizi Township</td>
<td>Transportation, market, bus stand and industries</td>
<td>2,716 Square metres.</td>
<td>Owned by District Council</td>
<td>Accessible by road, electricity and water available -Road is under construction</td>
<td>Business, agriculture and livestock keeping</td>
<td>No factories around the area</td>
</tr>
<tr>
<td>KIBAHA TC</td>
<td>Zegereni</td>
<td>-Factories</td>
<td>1,500 Ha</td>
<td>Owned by Town Council</td>
<td>3 kms from main the road. Passable roads, electricity and water are available</td>
<td>-Peasants and petty businesses</td>
<td>Iron roll, gypsum, honey and cosmetics factories</td>
</tr>
<tr>
<td>COUNCIL</td>
<td>LOCATION</td>
<td>KIND OF INVESTMENT</td>
<td>SIZE OF THE AREA</td>
<td>KIND OF OWNERSHIP</td>
<td>INFRASTRUCTURE</td>
<td>COMMON LIVELIHOOD AROUND THE AREA</td>
<td>EXISTING INDUSTRIES</td>
</tr>
<tr>
<td>---------</td>
<td>----------------</td>
<td>--------------------</td>
<td>------------------</td>
<td>-------------------</td>
<td>----------------</td>
<td>----------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>KISARAWE</td>
<td>Yombo Lukinga</td>
<td>Agriculture</td>
<td>2,048.85 Ha</td>
<td>Village Council</td>
<td>3 kms from main road, no electricity, rain water</td>
<td>Agriculture</td>
<td>No factories nearby</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Livestock</td>
<td>1,633.68 Ha</td>
<td>Village Council</td>
<td>3 Km, There is no electricity</td>
<td>Agriculture</td>
<td>No factory</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Livestock</td>
<td>97.02 Ha</td>
<td>Village Council</td>
<td>3 Km from the road, There is electricity near by.</td>
<td>Agriculture, Livestock keeping</td>
<td>There is no factory nearby</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mining Processing</td>
<td>29.47 Ha</td>
<td>Village Council</td>
<td>3 Km from the road, No electricity, there is a river by.</td>
<td>Agriculture and quarrying</td>
<td>There is no factory nearby</td>
</tr>
<tr>
<td>Ving’andi</td>
<td>Ecology Tourism</td>
<td></td>
<td>1600 Ha</td>
<td>Village Council</td>
<td>15 Km from the road, No electricity, there is a river by.</td>
<td>Agriculture</td>
<td>There is no factory nearby</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Livestock</td>
<td>5,792.98 Ha</td>
<td>Village Council</td>
<td>16 Km from the road, No electricity, there is a river by.</td>
<td>Agriculture and Livestock keeping</td>
<td>There is no factory nearby</td>
</tr>
<tr>
<td>Mafumbi</td>
<td>Agriculture</td>
<td></td>
<td>2,818.14 Ha</td>
<td>Village Council</td>
<td>6 Km from the road, There is no electricity</td>
<td>Agriculture</td>
<td>There is no factory nearby</td>
</tr>
<tr>
<td>Visegeze</td>
<td>Industries</td>
<td></td>
<td>1,600 Ha</td>
<td>Citizen</td>
<td>3 Km from the road, There is nearest electricity</td>
<td>Agriculture and Livestock</td>
<td>Cement factory</td>
</tr>
<tr>
<td>Vikumburu</td>
<td>Hunting Tourism</td>
<td></td>
<td>22,622.01 Ha</td>
<td>Village Council</td>
<td>10 Km from the road, There is no electricity</td>
<td>Agriculture</td>
<td>There is no factory nearby</td>
</tr>
<tr>
<td>COUNCIL</td>
<td>LOCATION</td>
<td>KIND OF INVESTMENT</td>
<td>SIZE OF THE AREA</td>
<td>KIND OF OWNERSHIP</td>
<td>INFRASTRUCTURE</td>
<td>COMMON LIVELIHOOD AROUND THE AREA</td>
<td>EXISTING INDUSTRIES</td>
</tr>
<tr>
<td>----------</td>
<td>----------</td>
<td>-------------------</td>
<td>--------------------------</td>
<td>-------------------</td>
<td>--------------------------------------------------------------------------------</td>
<td>----------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Mtunani</td>
<td>Agriculture</td>
<td>10,898.19 Ha</td>
<td>Village Council</td>
<td>2 Km from the road, There is no electricity.</td>
<td>Agriculture</td>
<td>There is no factory</td>
<td></td>
</tr>
<tr>
<td>Panga la Mwingereza</td>
<td>Antiquities</td>
<td>16,764.77 Ha</td>
<td>Village Council</td>
<td>3 Km from the road, There is no electricity,</td>
<td>Agriculture</td>
<td>There is no factory</td>
<td></td>
</tr>
<tr>
<td>Sofu</td>
<td>Eco Tourism</td>
<td>5,014 Ha</td>
<td>Village Council</td>
<td>11 Km There is no electricity.</td>
<td>Agriculture</td>
<td>There is no factory</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Beekeeping</td>
<td>116 Ha</td>
<td>Village Council</td>
<td>11 Km from the road, No electricity.</td>
<td>Agriculture and Livestock</td>
<td>There is no factory</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Livestock and Poultry etc</td>
<td>1,553.30 Ha</td>
<td>Village Council</td>
<td>10 Km, No electricity.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gwata</td>
<td>Agriculture</td>
<td>8,210 Ha</td>
<td>Village Council</td>
<td>3 Km from the road, No electricity. There is river nearby.</td>
<td>Agriculture and Livestock</td>
<td>There is no factory</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Livestock and Poultry</td>
<td>3,500 Ha</td>
<td>Village Council</td>
<td>3 Km from the road, No electricity. There is river nearby.</td>
<td>Agriculture and Livestock</td>
<td>There is no factory</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Eco Tourism</td>
<td>14,300 Ha</td>
<td>Village Council</td>
<td>5 Km from the road, No electricity there is river near by</td>
<td>Agriculture</td>
<td>There is no factory</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Forest</td>
<td>24,432.35 Ha</td>
<td>Village Council</td>
<td>6 Km from the road, There is no electricity, There is river near by</td>
<td>Agriculture</td>
<td>There is no factory</td>
<td></td>
</tr>
<tr>
<td>Homboza</td>
<td>Residency</td>
<td>5,000 Ha</td>
<td>Citizen</td>
<td>3 Km from the road, The area is near by electricity</td>
<td>Agriculture and Livestock</td>
<td>There is no industries nearby</td>
<td></td>
</tr>
<tr>
<td>Marui</td>
<td>Agriculture</td>
<td>7,200 Ha</td>
<td>Village Council</td>
<td>15 Km from the road, No electricity</td>
<td>Livestock Agriculture</td>
<td>There is no industries nearby</td>
<td></td>
</tr>
<tr>
<td>COUNCIL</td>
<td>LOCATION</td>
<td>KIND OF INVESTMENT</td>
<td>INFORMATIONS OF THE AREAS FOR INVESTMENT</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>--------------</td>
<td>-------------------------------</td>
<td>-----------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>SIZE OF THE AREA</td>
<td>KIND OF OWNERSHIP</td>
<td>INFRASTRUCTURE</td>
<td>COMMON LIVELIHOOD AROUND THE AREA</td>
<td>EXISTING INDUSTRIES</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Village Council</td>
<td>5 Km from the road, No electricity</td>
<td>Livestock, Agriculture</td>
<td>There is no factory</td>
<td></td>
</tr>
<tr>
<td>Kurui</td>
<td>Industries, Agriculture</td>
<td>2,100 Ha</td>
<td>Village Council</td>
<td>5 Km from the road, No electricity</td>
<td>Livestock, Agriculture</td>
<td>There is no factory</td>
<td></td>
</tr>
<tr>
<td>MAFIA</td>
<td>Kungwi</td>
<td>Factories for Sunflower, Coconate and Simsim processing</td>
<td>District Council</td>
<td>14 Km from main road and 14 km from electricity AREA Project is on progress</td>
<td>Agriculture</td>
<td>There is no factory</td>
<td></td>
</tr>
<tr>
<td>Kilindoni</td>
<td>Fish processing factories</td>
<td>26 Ha unsurveyed</td>
<td>District Council</td>
<td>0.5 km from the main road and there is electricity</td>
<td>Fishing activities</td>
<td>There is no processing factory</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Vegetable Industries</td>
<td>7 Ha unsurveyed</td>
<td>District Council</td>
<td>2 km from the main road.</td>
<td>Fishing and Agriculture</td>
<td>There is no factory</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Recreation centers</td>
<td>unsurveyed 237 Acres</td>
<td>District council</td>
<td>0.5 km from the road</td>
<td>Fishing and Agriculture</td>
<td>No factory</td>
<td></td>
</tr>
<tr>
<td>Banja and Jojo</td>
<td>Tourism centres</td>
<td>50 Ha unsurveyed</td>
<td>citizens</td>
<td>2 km and 45 kms respectively from the road</td>
<td>Fishing and Agriculture</td>
<td>No factory</td>
<td></td>
</tr>
<tr>
<td>RUFIFI</td>
<td>Rufiji River Basin</td>
<td>Paddy Agriculture</td>
<td>It requires Compassion</td>
<td>No permanent infrastructure</td>
<td>Agriculture</td>
<td>No factory</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Kipugira</td>
<td>Cassava Agriculture</td>
<td>It requires Compassion</td>
<td>No permanent infrastructure</td>
<td>Agriculture, and Irrigation Scheme</td>
<td>No factory</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Kipo</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Ngorongoro</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Kilimani</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Ruwe</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Mkongo</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

RUFIFI
- Rufiji River Basin
- Kipugira
- Kipo
- Ngorongoro
- Kilimani
- Ruwe
- Mkongo

Paddy Agriculture
- 50,000 ha
- 15,320 ha

It requires Compassion
- No permanent infrastructure

Agriculture
- No factory

Sugarcane Agriculture
- 21,002 ha

It requires Compassion
- No permanent infrastructure

Agriculture, and Irrigation Scheme
- No factory
<table>
<thead>
<tr>
<th>COUNCIL</th>
<th>LOCATION</th>
<th>KIND OF INVESTMENT</th>
<th>INFORMATIONS OF THE AREAS FOR INVESTMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>SIZE OF THE AREA</td>
<td>KIND OF OWNERSHIP</td>
</tr>
<tr>
<td></td>
<td></td>
<td>3,512 ha</td>
<td>Owned By Government</td>
</tr>
<tr>
<td>Thirteen Dams</td>
<td>Dams</td>
<td></td>
<td></td>
</tr>
<tr>
<td>at Utete, Tunge, Muyuyu, Ruwe, Selous Game reserve</td>
<td>Crocodile farming</td>
<td>3,512 ha</td>
<td>Owned By Government</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rufiji River</td>
<td>Rufiji River</td>
<td>20,380.30 ha</td>
<td>Owned By Government</td>
</tr>
<tr>
<td>-Kikale, -Mtunda, -Twasalie, -Maparoni -Mpala</td>
<td>Indian Ocean Photographic Tourism</td>
<td>220,153.10 ha</td>
<td>Owned By Government</td>
</tr>
<tr>
<td></td>
<td>Acqure culture</td>
<td>220,153.10 ha</td>
<td>Owned By Citizen</td>
</tr>
<tr>
<td></td>
<td>Sea Turtule Farming</td>
<td>220,153.10 ha</td>
<td>Owned By Citizen</td>
</tr>
<tr>
<td></td>
<td>Crab Farming</td>
<td>220,153.10 ha</td>
<td>Owned By Citizen</td>
</tr>
<tr>
<td>Rufiji Delta</td>
<td>Photograph Tourism</td>
<td>19,000.00 ha</td>
<td>Owned By Government</td>
</tr>
<tr>
<td></td>
<td>Hot spring</td>
<td>16 ha</td>
<td>Owned By Government</td>
</tr>
<tr>
<td></td>
<td>Utete Boma Building</td>
<td>5 ha</td>
<td>Owned By Government</td>
</tr>
<tr>
<td>COUNCIL LOCATION</td>
<td>KIND OF INVESTMENT</td>
<td>INFORMATIONS OF THE AREAS FOR INVESTMENT</td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td>--------------------</td>
<td>----------------------------------------</td>
<td></td>
</tr>
<tr>
<td></td>
<td>SIZE OF THE AREA</td>
<td>KIND OF OWNERSHIP</td>
<td>INFRASTRUCTURE</td>
</tr>
<tr>
<td>Kichi Forest (Unique Butterfly)</td>
<td>21641.021 ha</td>
<td>Owned By Government</td>
<td>No permanent infrastructure</td>
</tr>
<tr>
<td>Sea Shore Of Indian Ocean</td>
<td>9,231.20 ha</td>
<td>Owned by Government</td>
<td>No permanent infrastructure</td>
</tr>
<tr>
<td>Rufiji River Delta</td>
<td>104,642.03 Ha</td>
<td>Owned By Government</td>
<td>No permanent infrastructure</td>
</tr>
<tr>
<td>Nyamwage</td>
<td>4321.101 Ha</td>
<td>Villagers</td>
<td>No permanent infrastructure</td>
</tr>
<tr>
<td>Pastoralism</td>
<td>3522.221 Ha</td>
<td>Citizen</td>
<td>No permanent infrastructure</td>
</tr>
<tr>
<td>Rohoi, Delta, Kichi Hill</td>
<td>99,749.00 Ha</td>
<td>Owned By Government</td>
<td>No permanent infrastructure</td>
</tr>
<tr>
<td>Kichi</td>
<td>21641.021 Ha</td>
<td>Owned By Government</td>
<td>No permanent infrastructure</td>
</tr>
<tr>
<td>Landscape</td>
<td>21641.021 Ha</td>
<td>Owned By Government</td>
<td>No permanent infrastructure</td>
</tr>
<tr>
<td>Utete, Ikwiri, Kibiti And Mtawanya</td>
<td>254.33 Ha</td>
<td>Requires Compassation</td>
<td>No permanent infrastructure</td>
</tr>
<tr>
<td>MKURANGA Dundani/Mwana mbaya</td>
<td>700 hectares</td>
<td>Requires Compassation</td>
<td>Next to Kilwa road, close to National Grid and gas pipeline</td>
</tr>
<tr>
<td>COUNCIL LOCATION</td>
<td>KIND OF INVESTMENT</td>
<td>INFORMATIONS OF THE AREAS FOR INVESTMENT</td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td>--------------------</td>
<td>----------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Kisemvule (Global Industry Park)</td>
<td>25 Acres</td>
<td>Private developer</td>
<td>Next to Kilwa road, close to National Grid power and gas pipeline</td>
</tr>
</tbody>
</table>
Contact
Regional Commissioner's Office,
P. O. Box 30080 Kibaha, Pwani, Tanzania
Fax.No.+255-23-2402250/240215
E-mail: ras@pwani.go.tz
Website: www.pwani.go.tz