



UNITED REPUBLIC OF TANZANIA
MINISTRY OF NATURAL RESOURCES AND TOURISM

TANZANIA WILDLIFE MANAGEMENT AUTHORITY
OFFICE OF THE CONSERVATION COMMISSIONER

Kingolwira Area, Dar es Salaam Road, TAFORI Building,
P.O Box 2658, Morogoro -Tanzania



INVITATION FOR INVESTMENT IN TOURISM FACILITIES

Date: 10th September, 2026

INVITATION TO SUBMIT APPLICATIONS FOR INVESTMENT IN TOURISM FACILITIES AND PROVISION OF SERVICES IN AREAS UNDER 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 23rd January, 2015. 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 lodges, tented camps and similar businesses. Other opportunities include operation of the existing and developed tourism facilities such as hostel, furnished camping sites and provision of tourism and related services. The following investment opportunities are advertised to the general public for interested and qualified person/s to apply: -

1. Mpanga Kipengere Game Reserve

Mpanga Kipengere Game Reserve, **“The Africa`s Leading Honeymoon Destination 2026”**, according to the World Travel Awards, is a breathtaking reserve of wild beauty and serene adventure. Covering an area of 1,574 square kilometers, the reserve stretches gracefully across the districts of Wanging`ombe and Makete in Njombe Region, and Mbarali in Mbeya Region, a pristine landscape, where nature, culture, and tranquility blend in perfect harmony!

Located just 87 kilometers from Mbeya City and 240 kilometers from Iringa Town, Mpanga-Kipengere is remarkably accessible through air, rail (TAZARA Railway) and a smooth tarmac highway that connects Mbeya to Iringa. The ease accessibility, combined with the area`s cool highland climate and stunning scenery, unfold a perfect destination for both domestic and international tourists seeking an authentic, pristine and refreshing wilderness experience.

The reserve`s attractions are as diverse as its terrain, from the invigorating Mpanga Waterfall massage and natural water slides, to heart-soothing retreats that restore mind and soul. For nature enthusiasts, Mpanga Kipengere offers thrilling peaceful bird-watching, picnic sites, wildflower tour, swimming in crystal-clear pools, and unforgettable filming locations framed by dramatic landscapes and endless skies while history lovers explore the territories once ruled by Chief Mkwawa and Chief Merere, whose legacies echo through the valleys. With more

than 100 stunning waterfalls, it is the pinnacle of waterfall destinations across the network of protected areas in Africa.

With a wealth of experiences, the reserve presents a prime opportunity for investors to develop eco-friendly resorts, lodges, luxury tented camps, adventure parks, tourist huts, zipline and cable car that complement the highland wilderness. These facilities would serve the growing number of visitors seeking adventure, serenity, and connection with nature, turning Mpanga Kipengere into a signature destination for mountain and eco-tourism in Tanzania. The reserve provides several captivating sites for investments as shown in table 1.

Table 1: Investment sites at Mpanga Kipengere Game Reserve

SN.	Area/Site	Coordinates	Size	Type of investment	Maximum beds/items
1	Miombo Ikovo	36L 0639245 UTM 8998734	7 acres	Tented Camp	40 Beds
2	Makutano	36L 636354 UTM 9002064	10 acres	High-end Lodge	50 Beds
3	Bustani	36L 0645931 UTM 8994628	8 acres	Eco-Dome Resort	20 Beds
4	Royal	36L 0636813 UTM 8995245	10 Acres	Luxury Eco-Lodge	50 Beds
5	Kipengere	36L 0636189 UTM 8992997	20 Acres	Luxury Nature Hotel	100 Beds
6	Luoga	36L 0633122 UTM 9010802	7 Acres	Tented Camp	50 Beds
7	Utengule	36L 0630751 UTM 9012357	12 Acres	Tented Camp	60 Beds
8	Ikovo Sports Arena	36L 0636269 UTM 9005030	10 Acres	Tourism sports complex	200persons

2. Wami Mbiki Game Reserve

Stretching across 2,466.58 square kilometers of pristine wilderness, Wami Mbiki Game Reserve stands as one of Tanzania's most promising conservation and tourism frontiers under the Tanzania Wildlife Management Authority (TAWA). Spanning Mvomero, Morogoro Rural, and Chalinze Districts, the reserve lies at the heart of connectivity easily accessible by road, rail and air.

From Dar es Salaam, visitors reach Wami-Mbiki in just 150 kilometers via the Dar–Morogoro highway, or 62 kilometers from Morogoro town. The Ngerengere Standard Gauge Railway Station, located only 45 kilometers away, and the Turiani Airstrip ensure effortless access for both local and international travelers, positioning Wami Mbiki as an ideal destination for sustainable tourism investment.

This vast reserve is a living mosaic of rivers, woodlands, floodplains, and rolling savannas, home to a spectacular array of wildlife that reflects Tanzania's natural splendor. Its beating heart, the Wami River, flows year-round, nurturing both life and adventure. Visitors to Wami Mbiki can indulge in a diverse portfolio of nature-based experiences, including sport fishing, game drive, bird watching, bush meals, nature walks, zipline and kayaking.

Additional investment potential lies in riverfront hospitality ventures, adventure tourism infrastructure, and visitor service centers offering dining, leisure, and cultural experiences. By investing in Wami Mbiki Game Reserve, you contribute to a sustainable future, one where

adventure, conservation, and community benefit thrive together. Various investment opportunities are available for interested applicants as indicated in table 2.

Table 2: Investment opportunities at Wami Mbiki Game Reserve

S/N	Area/Site	Coordinates	Size	Type of Investment	Item/Maximum Capacity (Beds)
1	Asgar	37M 0386924 UTM 9307539	3km ²	Lodge/Permanent Tented camp	50 beds
2	Mtalawanda	37M 0394069 UTM 9309309	3km ²	Lodge/Permanent Tented Camp	50 beds
3	Giraffee Camp	37M 0389473 UTM 9305879	3km ²	Lodge/Permanent Tented Camp	50 beds
4	Sungwindala	37M 0368683 UTM 9309484	3km ²	Lodge/Permanent Tented Camp	50 beds
5	Maasai Camp	37M 0391219 UTM 9311851	3km ²	Lodge/Permanent Tented Camp	50 beds
6	Mlima Tanzi	37M 0387944 UTM 9308578	3km ²	Lodge/Permanent Tented Camp	50 beds
7	Mkongo	37M 0387944 UTM 9308578	N/A	Rental and provision of food and beverage services	01
8	Mwidu Gate	37M 0392708 UTM 9277292	N/A	Provision of curio shop services	01

3. Swagaswaga Game Reserve

Swagaswaga Game Reserve, is a destination that seamlessly blends natural beauty with deep cultural heritage. Covering an impressive 871 square kilometers across Chemba and Kondoa Districts, the reserve is conveniently located just 145 kilometers from Dodoma City along the Arusha–Dodoma Highway, offering excellent accessibility for both domestic and international tourists.

Dodoma Wildlife Park, is famous for its diverse and fascinating wildlife, providing a sanctuary for species that define Tanzania's wild essence. What truly sets this reserve apart, is its extraordinary Rock Art intricate, schematized paintings that whisper stories from centuries past. These timeless artworks make Dodoma Wildlife Park the only park in Tanzania where wildlife, culture, and history intertwine in such a distinct and captivating manner.

The reserve's sweeping savannas, rocky outcrops, and tranquil bush land landscapes, create a perfect setting for nature based and socio-cultural tourism experiences, including game drives, guided tours of ancient Rock Art sites, walking safaris, bird watching, cultural safaris, educational and archaeological tourism. By investing in Dodoma Wildlife Park, you become part of a powerful story that celebrates, Tanzania's natural wealth, ancient art and sustainable tourism future. The park has one site for investment ideal for rent by interested operators (table 3).

Table 3: Investment opportunities at Swagaswaga Game Reserve

Area/Site	Coordinates	Size	Type of Investment	Maximum Capacity
Bwana Miti	36M 0786376 UTM 9448302	2km ²	Lodge/Permanent Tented Camp	50 beds

4. Makuyuni Wildlife Park

Nestled within the breathtaking Tarangire–Manyara Ecosystem, Makuyuni Wildlife Park stands as one of Tanzania’s emerging jewels under the Tanzania Wildlife Management Authority (TAWA). Conveniently located just 70 kilometers from Arusha City along the Arusha – Babati highway, the easily accessible park offers investors a golden opportunity to be part of a growing tourism frontiers. The Wildlife Park, is a paradise of charismatic wildlife, home to iconic species such as the rare fringed eared oryx, elephants, giraffes, buffaloes, zebra, greater and lesser kudus, lions, leopards and gazelles. The park’s dramatic landscapes ranges from rolling hills with varying shapes to the views of Lossimngori mountain ranges and escarpments that paint a vivid panorama and captures the essence of wild Africa and poses as a gateway to Tanzania`s exclusive wilderness.

Visitors are drawn not only by the wildlife but rather than the park’s diverse range of experiences that includes thrilling game drives, nature walks, hiking, peaceful picnics, animal hideouts, bush meals, camping under stars and cultural tourism. Investing in Makuyuni Wildlife Park means joining Tanzania’s growing ecotourism movement, where conservation meets opportunity, and nature rewards those who dare to dream sustainably. The Park provides several captivating sites for investments as indicated in table 4.

Table 4: Investment opportunities at Makuyuni Wildlife Park

SN	Area/Site	Coordinate	Size	Type of investment	Capacity
1.	Olmaroroi	37m 0178042 UTM 9617753	3 acres	Eco – tented lodge/ Tented Camp	60 Beds
2.	Olmesera	37m 0176758 UTM 9618035	2 acres	Eco – tented lodge/ Tented Camp	50 Beds
3	Ilaroi	37m 0177021 UTM 9620075	2 acres	Eco – tented lodge/ Tented Camp	50 Beds
4	Orubukoi	37m 0176075 UTM 9615221	2 acres	Eco-tented lodge/ Tented Camp	50 Beds
5	Sandal wood	37m 0175610 UTM 9617476	2 acres	Eco-tented lodge/ Tented Camp	50 Beds
6	Animal Hideout	37M180434 UTM9614543	Rental and operate a premium wildlife hideaway offering an intimate and immersive wilderness experience. The facility will feature a sophisticated lounge offering high-quality food and beverage services, along with two exclusive self-contained suites tailored for honeymooners, wildlife photographers and high-end safari guests seeking privacy, comfort and unparalleled wildlife experiences.		01
7	Choraa Gate	37M 181537 UTM 9611357	65m ²	Provision of curio shop services	01

5. Pande Game Reserve

Pande Game Reserve was established in 1990 by GN No. 461. The park is located in Kinondoni and Ubungo Municipalities and covers an area of 15.39 square kilometers. The

park is ideal for investment in an ecological Lodge that caters for tourist accommodation facilities as indicated in table 5. Tourism activities include cycling, walking safaris, picnic, game drive, bird watching and camping.

Table 5: Investment opportunities at Dar es Salaam Wildlife Park

SN	Area/Site	Coordinate	Size (m ²)	Type of investment	Capacity
1.	Jomeke 1	X 508456.86 Y 9261347.82	300	Provision of food and beverage services	01
2.	Creater 4	X 508712.0 Y 9258058.64	1	Provision of zipline, quad bikes and food & beverage services	01
4.	Bwawani 2	X 508849.79 Y 9261253.75	250	Provision of food and beverage services	01
5.	Swimming pool	X 508575.93 Y 9260636.95	50	Provision of food and beverage services	01

6. Ruhila Zoo

Established in 1967, Ruhila zoo has an area of 3 Km² and is situated within Songea Municipality about 8 kilometers from Songea town. It harbors more than 71 plant, 15 mammal and 27 bird species. Tourism activities ideal for this area include game viwing, canopy walking, cycling, cultural tour, camping, bush meal, events hosting, kids' recreation and sports. Ruhila Zoo has investment opportunities as described in table 6.

Table 6: Investment opportunities at Ruhila Zoo

SN	Area/Site	Coordinate	Size	Type of investment	Capacity//Item
1	Ruhila Zoo	36L 0786299 UTM 8824321	70,000M ²	Hotel	50 beds
2	Ruhila Zoo	36L 0787807 UTM 8824512	3,000M ²	Rental and operation of the kid's facility	01

GENERAL REQUIREMENTS FOR APPLICANTS

Interested applicants must fulfil the following requirements:

- Own a company dully registered in Tanzania and provide a certified copy of Certificate of Incorporation, Memorandum and Articles of Association, provide updated and detailed Company information from BRELA, TIN certificate and Tax clearance certificate. A foreign person may apply and upon being successful, register the company and submit the required documents;
- Provide the physical and email address of the applicant;
- Submit a business plan relating to the proposed undertaking with financial projections of twenty (20) years for lodge/permanent tented camp and five (5) years for other related investments in light of the prevailing Non-Consumptive (Wildlife Utilization) Regulations, 2016 and its amendment.
- Comply with the General Management Plan or Resources Management Zone Plan of the area or the Land Use Plan as the case may be;
- Prior to construction, carry out Environmental and Social Impact Assessment and obtain approval from the competent Authority where applicable;
- Pay a non-refundable site application fee of TZS 500,000 for investment in Permanent Tented Camp or Lodge per each investment site and TZS 200,000 for

any other tourism related services per each investment. All applicants are advised to collect relevant control numbers from our nearest office for the payment of the application fee and attach payment receipt/s prior to submission of the application.

- (g) For existing company, submit a proof of financial capability by providing the past three years Audited financial statements;
- (h) Have a minimum investment capital of TZS 1 Billion for investment in a Hotel, Lodge/Permanent Tented Camp and TZS100,000,000 for provision of other related investments.
- (i) All bidders are advised to conduct site visits to the respective areas at their own convenience and cost;
- (j) A successful applicant shall sign a Concession Contract with the Conservation Commissioner on the modalities of establishing the investment or operations;
- (k) Interested eligible bidders may obtain more information through cc@tawa.go.tz or call +255 719 218 952 or visit our offices at TAWA Head Office, TAFORI Building, Morogoro or Tourism and Business Services Office in Arusha and Dar es 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 in hard copy marked: **“DO NOT OPEN BEFORE 15:00 Hours Local time on 1st October, 2026** at the Tanzania Wildlife Management Authority, TAFORI Building, Second Floor, Room No. 56 on or before 01st October, 2026 at 15:00 Hours Local time (EAT). The opening of the applications will take place at the Tanzania Wildlife Management Authority, TAFORI Building, Second Floor, Room number No. 53 at 15:30 Hours Local time (EAT). For more information, please contact;

Conservation Commissioner,
Tanzania Wildlife Management Authority,
Dar es Salaam Road-Kingolwira Area,
TAFORI Building,
P.O. Box 2658,
Morogoro -Tanzania.
Tel: +255 23-2934205

NB: Regardless of the circumstances, bids submitted late shall not be accepted for evaluation.