



## INVITATION FOR PROPOSAL

Date: 14<sup>th</sup> August, 2023

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

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

The Tanzania Wildlife Management Authority (TAWA) was established as an autonomous corporate body under Section 8 of the Wildlife Conservation Act 2009 (Cap 283) through Government Notice No. 135 published in the Government Gazette on 9<sup>th</sup> May, 2014. TAWA became operational on 1<sup>st</sup> July, 2016 with core responsibilities of biodiversity conservation and sustainable management of wildlife resources outside National Parks and Ngorongoro Conservation Area. TAWA offers various investment opportunities related to development, operation and management of tourism facilities in form of hotels, lodges, tented camps or similar businesses. Other opportunities available include operation and management of the existing and fully developed tourism facilities such as Tourist bandas, hostels, camping sites and related services. The following investment opportunities are advertised to the general public for interested and qualified individuals/corporates to apply: -

#### 1. Makuyuni Wildlife Park

Makuyuni Wildlife Park is one of the conservation areas under the management of Tanzania Wildlife Management Authority. The Park is found within Tarangire-Manyara Ecosystem. The highly renowned park covers an area of 49 Square Kilometers and is located 70 km drive from Arusha City at the Arusha-Babati, Makuyuni – Karatu highways junction. Wildlife species available in this area include elephant, masai giraffe, buffaloes, oryx, wildebeest, lesser and greater kudu, African wild dog, lion, zebra and impala. Tourism activities conducted include hiking, picnic, game viewing, sports, camping, rock climbing, ziplining, nature walks, star gazing, sundowners and special events like cultural tourism from the adjacent Masai tribe, corporate meetings, anniversaries and bonanza. Through this offering, TAWA is floating Makuyuni Wildlife Park to the market to ONE INVESTOR who will invest in the five investment sites for accommodation facilities as indicated in table 1. Nevertheless, it should be noted that, the Park will be open for other tour operators to carry out other tourism activities other than operating accommodation facilities.

**Table 1: Investment sites at Makuyuni Wildlife Park**

S/n	Investment Site	GPS Coordinates	Size (Acres)	Type of investment	Number of beds
1	Ilaroi	0177021, 9620075	2	Eco Tented Lodge	50
2	Olmaroroi	0179090, 9616309	3	Eco Tented Lodge	60
3	Olmesera hill	0176758, 9618035	2	Eco Tented Lodge	50
4	Orubukoi	0176075, 9615221	2	Eco Tented Lodge	50
5	Sandal wood	0175610, 9617476	2	Eco Tented Lodge	50

NB: Coordinates taken under WGS, 84 system

## 2. Mpanga/Kipengere Game Reserve

Mpanga-Kipengere Game Reserve was established through the Government Notice No. 483 in 2002 with an area of 1,574 km<sup>2</sup>. The reserve borders two districts of Wanging'ombe and Makete in Iringa region and Mbarali district in Mbeya region. The reserve has unique flora and fauna, scenic beauty, cultural heritage features and is mostly renowned by its famous and exceptional cascading waterfalls as a "land of waterfalls and a paradise of flowers". Tourism activities include mountaineering, game viewing, swimming, picnic, filming, horse riding and bird watching. The area provides several sites for investments including existing rental facilities as indicated in table 2.

**Table 2: Investment sites at Mpanga-Kipengere Game Reserve**

S/n	Area/Site	Size (m <sup>2</sup> )	Type of investment	Number of beds/items
1.	Kipengere Waterfall	20,000	Permanent Tented camp	100
2.	Ikovo	20,000	Lodge	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
Existing Rental Facilities				
SN	Area/Site	Capacity	Type of Facility	Status
1	Merere	12	Tourist Bandas	Fully furnished and ready for use
2	Chafukwe entry gate	2	Curio shops	Rooms Ready for use
3	Ikovo	50	Ikovo Campsite	Fully furnished, dining, kitchen & washrooms. Ready for use

## 3. Kijereshi Game Reserve

Kijereshi Game Reserve was established in 1994 with an area of 65.7km<sup>2</sup>. It is located in Busega District in Simiyu Region. Strategically, the reserve borders Serengeti National Park and is a turning point of the great wildebeest migration. Tourism activities include game drive, walking safaris, cycling, bird watching and camping. Available Investment opportunities are indicated in table 3.

**Table 3: Investment opportunity at Kijereshi Game Reserve**

S/n	Area/Site	Type of Investment	Location	Number of beds
1.	Chocho	Lodges/Tented camps	0604115, 9756590	50
2	Madaraja mengi	Lodge/Tented camps	0612492, 9750873	50

## 4. Wami Mbiki Game Reserve

Wami-Mbiki Game Reserve was established as a Wildlife Management Area (WMA) in 2002 and was upgraded to a Game Reserve status through the Government Notice No. 457 of 25<sup>th</sup> June, 2021. The reserve covers an area of 2,466.58km<sup>2</sup> and is located at Mvomero, Morogoro Rural and Chalinze Districts. Tourism activities in this area include sport fishing, game viewing, kayaking, bushmeal, bush marathon and bird watching. The area has some tourism investment site opportunities as indicated in table 4.

**Table 4: 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	Fukili near Mbwewe	Permanent Tented Camp	100
3	Kijumpo near jive la Mtinya	Permanent Tented Camp	80
4	Entry gate	Curio shop	Room available for use

### 5. Swagaswaga Game Reserve

Swagaswaga Game Reserve was gazetted in 1997 with an area of 871km<sup>2</sup> by Government Notice number 72. It is located in Chemba and Kondoa districts in Dodoma region and a small piece of land falls in Singida district in Singida region. The reserve is a refuge for diverse wildlife species and the only reserve in Tanzania with a distinct style and schematized Rock Art Paintings marking it a unique destination for nature based and socio-cultural tourism. The area has one well developed hostel with 18 fully furnished rooms ideal for rent by an interested operator (table 5).

**Table 5: Existing facility for rent in Swagaswaga Game Reserve**

S/n	Type of facility	Mode of Investment
1.	Hostel with 18 rooms fully furnished	Management and operation of the Hostel by private operator

### 6. Pande Game Reserve

Pande Game reserve was established in 1990 by GN number 461. The reserve is located in Kinondoni and Ubungo Municipalities and covers an area of 15.39 square kilometers. Tourism activities include cycling, walking safaris, picnic, game drive, bird watching, ziplining and camping. The area is ideal for various investment undertakings as indicated in table 6.

**Table 6: Investment opportunities at Pande Game Reserve**

S/n	Area/Site	Type of Investment	Size/Status
1.	Crater	Eco Lodge	56 beds
2.	Pande Game Reserve Zoo	Management and operation of Pande GR Wildlife Zoo	110 Acres
3	Msakuzi and Jomeke Camping Sites	Rental of existing Msakuzi and Jomeke Camping Sites	Sites developed, ready for use
4	Bwawani	Kids Fun Zone	10,000 M <sup>2</sup>
5	Crater	Zipline	1000 M <sup>2</sup>

### 7. Ruins of Kilwa Kisiwani and Songo Mnara

The ruins of Kilwa Kisiwani and Songo Mnara are located in Kilwa district, Lindi region about 330km south of Dar es Salaam. It is bordered by Indian Ocean on the East and Selous Game Reserve at Liwale district on the West. The two sites are listed as World Heritage Sites based on their historical background and architectural significance coupled with their archaeological beauty and Swahili culture along the East African Coast from 9<sup>th</sup> to 19<sup>th</sup> Century. Available investment opportunities are indicated in table 7.

**Table 7: Investment opportunities at Ruins of Kilwa and Songo Mnara**

S/n	Area/Site	Type of Investment	No. rooms
1.	Kilwa Kisiwani	Beach Hotels	50
2.	Kilwa Songo Mnara	Permanent Tented Camp	50
3.	Tourism lounge	Operationalization (Curio shops, Tourist Restaurant and accommodation)	Developed, ready for use

### 8. Ruhila Zoo

Established in 1967, Ruhila Wildlife Park has an area of 3km<sup>2</sup> and is situated within Songea Municipality about 8 kilometers from Songea town. The Park harbors more than 71 plant, 15 mammal and 27 bird species. Tourism activities ideal for this area include canopy walks,

cycling, cultural tour, camping, bushmeal, events hosting, kids recreational and sports centre. The Park has investment opportunities as described in table 8.

**Table 8: Investment opportunities at Ruhila Zoo**

S/n	Area/Site	Type of Investment	Number
1	Ruhila Zoo	Curio Shop	1
		Lodge/Permanent Tented Camp	1
		Kids Centre	1

### 9. Tabora Zoo

Tabora Zoo is located at Kiyungi Area-Tabora Municipality with an area of 28.15 acres and residential area of 7.52 acres. Renowned as Tabora Wildlife Park, the area harbors several tourist attractions including wildlife species like lion, leopard, cheetah, hyaena, wildebeest, reedbuck, warthog, zebra, duiker, impala, tortoise, grey parrot, peafowl and dik-dik. The Zoo has investment opportunities as described in table 9.

**Table 9: Investment opportunities at Tabora Zoo**

S/n	Area/Site	Size (m <sup>2</sup> )	Type of investment
1	Tabora Zoo	28,000	Business Centre (shopping mall, hotel, conference facilities etc.
		100	Kids Fun Centre
		100	Tourist Bandas
		100	Tourist Lodge

### 10. Lundo Island

Lundo island is located in Lake Nyasa within Nyasa District at 36L 693385 UTM 8752107 with an area of 20 hectares. The Ruvuma Regional Council handed the island to Tanzania Wildlife Management Authority in 2022. The area is rich in biodiversity with unique offerings including ornamental fish, superb beaches and varieties of wildlife. Tourism activities include beach tourism, swimming, snorkeling and scuba diving, canoeing/kayaking, hiking, ornamental fish viewing, game viewing, camping, filming, cultural tourism, sand bathing, bird watching and sport fishing. The area is ideal for investments in luxury tented camps as indicated in table 10.

**Table 10: Investment opportunities at Lundo Island**

S/n	Area/Site	Number of sites	Type of investment
1.	Lundo Island	2	Luxury tented camps

## 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.
- (b) Have a respective tourism license issued by the Tanzania Tourism Licensing Board
- (c) Established office premises and provision of Company Business Profile;
- (d) Submit a business plan relating to the proposed undertaking;
- (e) Have the capacity to carry out the business of non-consumptive wildlife utilization;
- (f) Comply with the General Management Plan or Resources Management Zone Plan of the area or the Land Use Plan as the case may be;
- (g) Carry out Environmental and Social Impact Assessment and obtain approval from the competent authority where applicable;
- (h) Sign a Concession Contract with the Conservation Commissioner on the modalities of establishing the investment or operations;

- (i) Pay a non-refundable site application fee of US\$ 10,000 for the five sites in Makuyuni Wildlife Park and US\$ 1000 for each site in other areas for development of tourism facilities and other fees as prescribed under the regulations or as prescribed by the Conservation Commissioner;
- (j) Submit a proof of financial capability by providing three years Audited financial statements;
- (k) Have a minimum investment capital of US\$ 7.5 million for Makuyuni Wildlife Park and US\$ 750,000 for other areas.
- (l) All bidders are required to conduct site visit to the respective areas at their own convenience and cost;
- (m) Bidding will be conducted through the National competitive Bidding (NCB) procedures specified in the Public Procurement Act, 2011 and the Public Procurement (Goods, Works, Non-Consultancy Service and Disposal of Public Assets by Tender) Regulations, 2013 – Government Notice No. 446 and are open to all eligible bidders.
- (n) Interested eligible bidders may obtain further information by calling +255765541176 or +255684448488 or visiting our offices at TAWA HQ, TAFORI Building Morogoro.
- (o) Comply with any other condition as may be prescribed by the Conservation Commissioner.

### **MODE OF ASSESSMENT**

The investment proposals will be subjected to normal tendering procedures in evaluating and awarding a concession area to the successful bidders.

### **SUBMISSION OF APPLICATION**

All proposals in one original plus two copies properly filled in and enclosed in envelopes must be delivered to THE CONSERVATION COMMISSIONER, before 12<sup>th</sup> September, 2023 at 12:00hrs. Marked: **“DO NOT OPEN BEFORE 12:00 PM on 12<sup>th</sup> September, 2023.**

Proposals will be opened promptly thereafter in Public and in the presence of Bidders' representatives who choose to attend in the opening at the Prefab - Conference Hall. (TAWA HQ)

All proposals shall be addressed to the following address

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

It should be noted that, electronic bids, late bids, portion of bids, bids not received and bids not opened at the bid opening ceremony shall not be accepted for evaluation irrespective of the circumstances.