



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: 28th November, 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 23rd 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 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 is a breathtaking reserve of wild beauty and serene adventure. Covering 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, train (TAZARA Railway) and a smooth tarmac highway that connects Mbeya to Iringa. This easy accessibility, combined with the area's cool highland climate and stunning scenery, makes it a perfect destination for both domestic and international tourists seeking an authentic 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 a thrilling and peaceful bird-watching experience, picnic sites, wildflower tour, swimming in crystal-clear pools, and unforgettable filming locations framed by dramatic landscapes and endless skies. History lovers get an opportunity to explore the territories once ruled by Chief Mkwawa and Chief Merere, whose legacies echo through the valleys. With more than 50 stunning waterfalls, it is a top waterfall destination in the network of protected areas in Africa.

With such a wealth of experiences, the reserve presents a prime opportunity for investors to develop eco-friendly lodges, luxury tented camps, adventure parks, tourist huts, cable cars and zipline 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 indicated in table 1.

Table 1: Investment Sites at Mpanga-Kipengere Game Reserve

SN.	Area/Site	Coordinates	Size (m ²)	Type of investment	No. of beds/items
1	Kipengere Waterfall	36L 636189 UTM 8992997	20,000m ²	Permanent tented camp	100
2	Ikovo	36L 0639245 UTM 8998734	20,000m ²	Lodge/Permanent tented camp	140
3	Nyihemi Waterfalls	36L 636804 UTM 8998066	20,000m ²	Lodge Permanent tented camp	40
4	Luoga river	36L 636019 UTM 9001846	20,000m ²	Lodge permanent tented camp	100
5	Kipengere range	36L 642737 UTM 8991315	30,000m ²	Adventure Parks	NA
6	Ibaga plateau	36L 0645931 UTM 8994628	25,000m ²	Tourist huts	40
7	Nyaugenge Waterfalls	36L 633522 UTM 9012216	0.5km ²	Cable car/Zipline	1

2. 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, this easily accessible park offers investors a golden opportunity to be part of a growing tourism frontier. Makuyuni 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 that capture the essence of wild Africa and poses as a gateway to Tanzania exclusive wilderness.

Visitors are drawn not only by the wildlife but also by the park’s diverse range of experiences that includes thrilling game drives, nature walks, hiking, peaceful picnics, bush meals, camping under stars and culture 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 2.

Table 2: Investment opportunities at Makuyuni Wildlife Park

S/N	Area/Site	Coordinates	Size	Type of Investment	Capacity (No. Beds/Item)
1.	Mpingo	37M 179114 UTM 9616295	3 Acres	Lodge/Permanent Tented Camp	50
2	Choroa gate	37M 181537 UTM 9611357	3000m ²	Provision of food and beverage services on temporary basis	01

3. Kijereshi Game Reserve

Kijereshi Game Reserve situated at the edge of the legendary Serengeti Ecosystem, offers investors a front-row seat to one of nature's most spectacular dramas of the Great Wildebeest Migration. Covering an area of 82 square kilometers, this hidden gem in Busega District, Simiyu Region, lies just 130 kilometers from Mwanza City making it easily accessible while maintaining its pristine wilderness allure.

Strategically bordering the world-renowned Serengeti National Park, Kijereshi serves as a turning point for the wildebeest migration, creating a unique window for visitors to witness this awe-inspiring natural phenomenon. The reserve is teeming with iconic African wildlife, including lions, leopards, cheetahs, elephants, giraffes, zebras, wildebeests, impalas, and African wild dogs, a photographer's paradise and a dream for every safari enthusiast.

Kijereshi's captivating landscapes of open plains, acacia-dotted savannas, and seasonal watercourses provide a perfect setting for a range of eco-tourism adventures, including game drives, wildlife photography, walking safaris, cycling, bird watching, horse and camel riding.

By investing in Kijereshi Game Reserve where the migration turns and opportunity begins, you endeavor to pursue a mission that blends conservation, community and commerce thus ensuring that both nature and business thrive side by side. The available Investment opportunity in the reserve is indicated in table 3.

Table 3: Investment opportunities at Kijereshi Game Reserve

S/N	Area/Site	Coordinates	Size	Type of Investment	Capacity (No. Beds)
1.	Balanite	36M 0605059 UTM 9753452	3.55km ²	Permanent Tented Camp	50

4. 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 4.

Table 4: Investment Opportunities at Wami Mbiki Game Reserve

S/N	Area/Site	Coordinates	Size	Type of Investment	Item/Capacity (No. Beds)
1	Asgar	37M 386924 UTM 9307539	3km ²	Lodge/Permanent Tented camp	50
2	Kilima 4G	37M 0394069 UTM 9309309	3km ²	Lodge/Permanent Tented Camp	50
3	Giraffee Camp	37M 0389473 UTM 9305879	3km ²	Lodge/Permanent Tented Camp	80
4	Sungwindala	37M 0368683 UTM 9309484	3km ²	Lodge/Permanent Tented Camp	50
5	Maasai Camp	37M 9311851 UTM 0391219	3km ²	Lodge/Permanent Tented Camp	50
6	Mlima Tanzi	37M 0395031 UTM 9295807	3km ²	Lodge/Permanent Tented Camp	50
7	Entry Gate	37M 0395031 UTM 9295807	N/A	Rental and provision of curio and restaurant services	01

5. Swagaswaga Game Reserve

Swagaswaga Game Reserve, 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.

Swagaswaga is famous for diverse and fascinating wildlife, providing a safe haven for species that define Tanzania's wild essence. But what truly sets this reserve apart is its extraordinary Rock Art intricate, schematized paintings that whisper stories from centuries past. These timeless artworks make Swagaswaga the only reserve in Tanzania where wildlife, culture, and history intertwine in such a distinct and captivating way.

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 Swagaswaga Game Reserve, you become part of a powerful story one that celebrates Tanzania's natural wealth, ancient art and sustainable tourism future.

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	Coordinates	Size	Type of Investment	Capacity/Status
1.	Bwana Miti	36M 0786376 UTM 9448302	2km ²	Lodge/Permanent Tented Camp	50 beds
2.	Nau Valley	36M 0785982 UTM 9434983	3km ²	Tented Camp	50 beds
3.	Swagaswaga HQ	36M0769371 UTM 9424101	4,800m ²	Swagaswaga Hostel	18 furnished rooms
4.	Simbo	36M 0791096 UTM 9448305	2km ²	Lodge/Tented Camp	50 beds

6. Pande Game Reserve

At the entrance of the East and Central African peaceful City "Dar es Saalam", inaudibly abodes an eye catching and life springing wilderness, Pande Game Reserve! Located in Kinondoni and

Ubungo Municipalities, the reserve covers an area of 15.39 square kilometers, accessible through road, air, railway and sea at about 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. Within its spheres, a vacation craving soul from all walks of life is entertained with amazement of thick forests, songs of Aves, gaze of captivating wildlife and breeze of winds from the Indian Ocean. Its vessels portray myriad tourism enchantments like sports, cycling, walking safaris, picnic, game drive, canopy walks, bird watching, wellness retreats, swimming, trail run and camping. The reserve is graced with astounding investment opportunities for Interested persons as indicated in table 6.

Table 6: Investment Opportunities at Pande Game Reserve

S/N	Area/Site	Coordinates	Size	Type of Investment	Capacity (No. tents/cabins)
1.	Bwawani	36M 5008863 UTM 9261241	10,000m ²	Provision of food and beverages and camping services	50

7. Lundo and Mbambabay Islands

In the serene waters of Lake Nyasa, within Nyasa District, Ruvuma Region lies two untouched treasures, Lundo Island and Mbambabay Island with hills that rise gracefully above the lakeshore. Together, they form one of Tanzania's most captivating and untapped eco tourism haven, where water, wildlife and culture blend in a charismatic way.

These destinations offer breathtaking biodiversity, pristine beaches with crystal-clear waters making them ideal sanctuaries for both relaxation and adventure. Their tranquil setting, combined with the dramatic backdrop of the lake and surrounding hills, creates an atmosphere of pure escape a paradise waiting to be discovered by visionary investors. Visitors can immerse themselves in a rich tapestry of experiences, including snorkeling, scuba diving, kayaking, sport fishing, hiking and cultural safaris.

These islands and hills present a unique opportunity for sustainable tourism development, perfectly aligned with the global demand for ecofriendly, high end travel experiences. Their untouched nature and year-round appeal make them ideal for establishing luxury tented camps or eco lodges that offer exclusivity, tranquility and perfect blend with nature.

Investing in Lundo Island and Mbambabay Island and hills means embracing a vision where luxury meets sustainability and where every sunrise over Lake Nyasa brings new hopes and possibilities.

The islands are ideal for investment in luxury tented camps as indicated in table 7.

Table 7: Investment Opportunities at Lundo Island

SN	Area/Site	Coordinate	Size	Type of investment	Number of tents
1.	Lundo Island	36L 0689760 UTM 8758626	3,725m ²	Luxury tented camps	20
2.	Mbambabay Hills	X-694957.5 Y-8751020	6,400m ²	Luxury tented camps	30

GENERAL REQUIREMENTS FOR APPLICANTS

Interested applicants must fulfil the following requirements:

- (a) Own a company dully registered in Tanzania and provide a certified copy of Certificate of Incorporation, Memorandum and Articles of Association, updated and detailed Company information from BRELA, TIN certificate and Tax clearance

- certificate. A foreign individual may apply and upon a successful bid, 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 with financial projections of twenty (20) years for lodge/permanent tented camp, adventure parks, tourist huts and cable Car/Zipline; and five (5) years for other related investments in light of the prevailing Non-Consumptive (Wildlife Utilization) Regulations, 2016 and its amendment.
 - (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) Pay a non-refundable site application fee as prescribed in Wildlife Conservation (Non-Consumptive Wildlife Utilization) Regulations, 2016 and its amendment. 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 1.3 Billion for investment in a Lodge/Permanent Tented Camp, Adventure Parks, Tourist huts and Cable Car/Zipline or TZS 50,000,000 for other investments.
 - (i) All bidders are advised to conduct site visits to the respective areas at their own convenience and cost prior to submission of the applications;
 - (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 232934205 or visit our offices at TAWA Head Office, TAFORI Building, Morogoro or Tourism and Business Services Offices 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 to the Conservation Commissioner's office to not later than 26th January, 2026 at 3:00 pm. 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

Marked: **“DO NOT OPEN BEFORE 3:00 PM on 26th January, 2026.**

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