

THE UNITED REPUBLIC OF TANZANIA

PRIME MINISTER'S OFFICE

REGIONAL ADMINISTRATION AND LOCAL GOVERNMENT

KISARAWA DISTRICT COUNCIL



DISTRICT INVESTMENT PROFILE

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Executive Summary

Kisarawe District is one among 8 Districts in Coast Region, it is 25 kms on the outskirts of Dar es Salaam City towards the East North. It's headquarter is about 15 minutes drive from Julius International Airport.

The district is endowed with abundant and unique natural resources to include reasonably fertile soil (heavy red loams on the rising ground of the foreland ridge and black soil in many valleys) together with miombo type and savannah natural vegetation in some parts especially in Chole and Mzenga Divisions. The natural forest reserves of Kazimzumbwi, Pugu and part of Selous Game Reserve in Vikumburu Ward are of special importance.

Bearing in mind the fact that agriculture, dairy farming, food processing, wild life management, handcraft making, hotel & tourism development are the district's major potential areas of investment, we have formulated the **vision to have a developed social – economic prosperous**. Thus, we are finding ourselves involved in the ongoing social economic changes as part of both national and global community and have aligned ourselves to march together with the rest of the world on the same direction. We are geared to improve the living standard of the communities through participatory planning and highly improved performance of the above mentioned sectors.

However, in recognition of the government's decision to distant itself from day to day operational activities and concentrate, instead, on its major roles of policy formulation, provision of social services, creating conducive environment for investment as well as the enforcement of law and order, we in Kisarawe are prepared to attract investment resources required, both human and financial from within and beyond the district borders, whether local or foreign. We are also eager to get **today's and not yesterday's technology**. We strongly believe our inspiration will come true through **private sector participation**.

Please join hands with KISARAWA communities to make their dream come true. You will never regret to have invested in Kisarawe

Mostly Welcome.

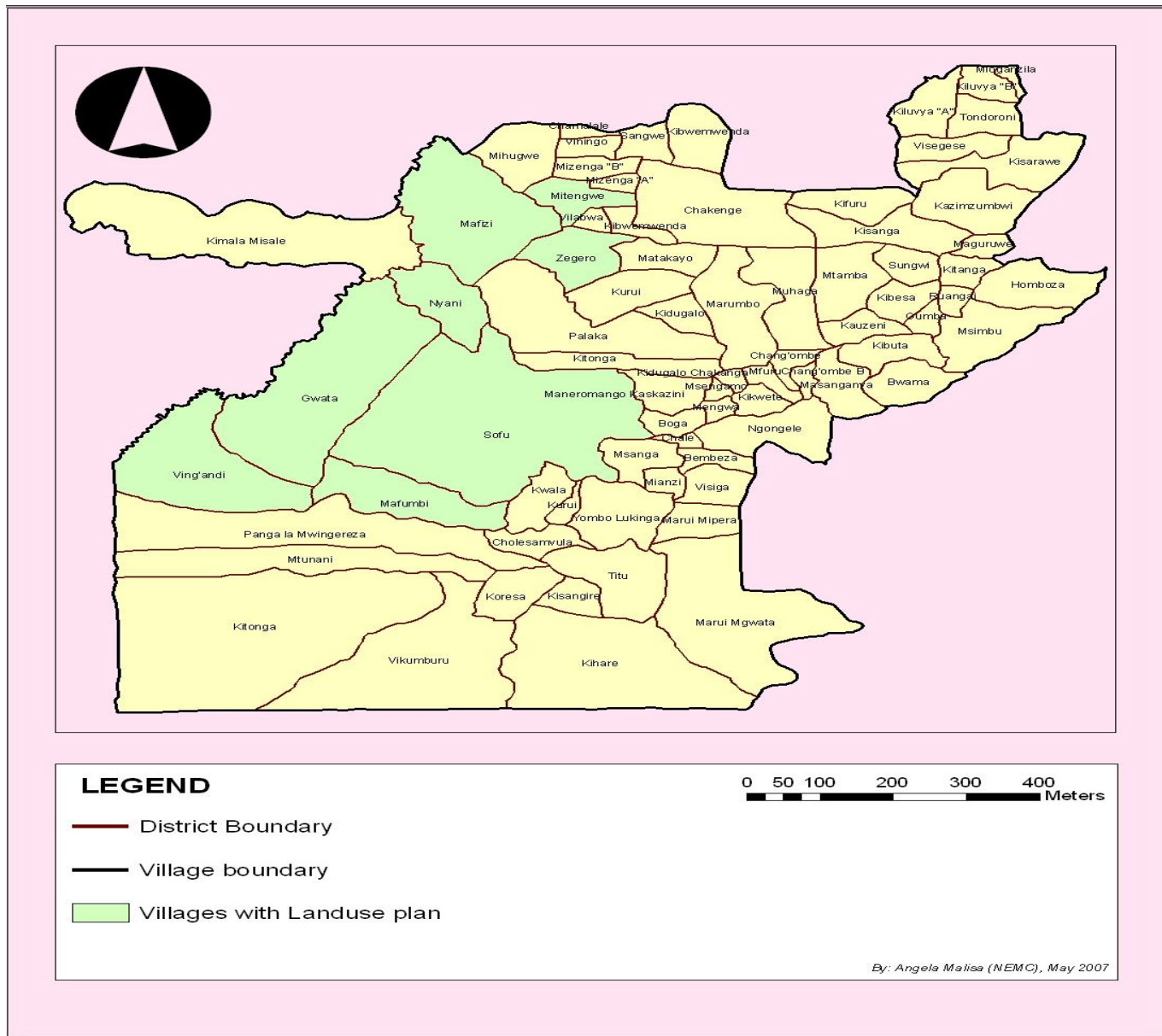
Mussa L Gama
District Executive Director
KISARAWA

CHAPTER ONE

1.0. District Profile

1.1 District Map

VILLAGES WITH LANDUSE PLANS



2. Geographical location

Kisarawe is one of 8 districts in Coast Region which situated between latitude $6^{\circ} 50'$ and 35° and between longitude $38^{\circ} 15'E$ and $39^{\circ} 30'E$. It borders Mkuranga District in the East and Morogoro district in the West and Ilala Municipal of Dar es Salaam City to the Northeast, Kibaha District to the North and Rufiji District to the South. The district covers an area of 4,464 sq.km.

3. Administrative Units, Organization structure

The Council is comprised of 13 departments namely Administration, Primary Education, Secondary Education, Water, Health, Works, Finance, Planning, Community Development, Agriculture, Livestock, Environment and Sanitation, Lands and natural resources. There are six sections which include ICT, Election, and Legal, Procurement, Bee keeping and internal audit. The district is also made up of four Administrative Divisions namely Mzenga, Chole, Sungwi and Maneromango which comprise of 17 Wards with registered 66 village and 235 hamlets.

4. Population size.

According to 2012 census the district is having a total population of 101,598 male 50,631 and female 50,967 with the average growth rate of 2.1% and the average household size is 4 people.

5. Climate, Soil and Topography.

The District has temperatures which vary between $28^{\circ}C$ and $30^{\circ}C$ with mean temperature of $29^{\circ}C$. There are two main rain seasons; the short rains which is popularly known as autumn, starts from October to December while the long ones, starts from March to early June. Average rainfall range from 1400mm to 1,600mm in the Eastern part of the district which covers Sungwi division and the Western parts covers Chole and Mzenga Division receive an average rainfall of 1000mm.

6. ECONOMIC ACTIVITIES.

6.1 Formal sectors

6.1.1 Agriculture

Agriculture sector employs almost 95% of the people of Kisarawe. Major cash crops include cashew nuts, coconuts and cassava. There are also tropical fruits such as mangoes, jackfruits and pineapple. Food crops grown include cassava as (staple food), maize, paddy, sorghum, and sweet potatoes.

The district has about 380,000 hectares of arable land of which 30,000 hectares or 0.78% has been cultivated. The fertile soil and rainfall allow a variety of crops to be grown.



Cassava crop under small scale production at Kisarawe

Cassava is the main crop which is grown at Kisarawe, it is used as food crop and at the same a cash crop. Cassava which is grown at Kisarawe is the best in the region and the main market for cassava is in Dar es salaam, Kibaha, Mkuranga and Rufiji.

Tables of Area and Production of some of these crops during 2007 – 2014
Estimated tonnage under major Food Crop Production.

Type of crop	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Cassava	240.9	8340	10045	36450	25772.4	63036.4	66857
Maize	814.5	7506	1208.2	1444.6	1278.2	4306	3454
Sorghum	2290	1610	35.8	48	900	610	261
Paddy	8500	722	891.3	110	365	1069	590.4
Pulses	4603	3493.5	197.8	568.6	975.8	1120	178.1
S.potatoes	6000	34200	3170.7	355.5	3650	1326	1380
Total	22448.4	55871.5	15548.8	38976.7	32941.4	71467.4	72720.5

Crop production in tones (2007 – 2014).



Mango trees farm which is at Kurui ward which is under private ownership

Production of fruits from 2007 - 2014

Type of fruit	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14
Orange	657	692	1140	1148	1158	1158	1158
Mangoes	1163.2	1165.6	1166	1173	1173	1182	1190
Coconut	7680	7810	7992	7998	8753	8753	8760
Oil palm	1251	1370	1370	1370	1370	1370	1370
Cashew nut	10,000	10,000	10,100	10,100	10,100	10,100	10,170
Total	20767.6	21055.6	25943	25969	26734	27981.6	22648

Fruits production in tones (2007 – 2014).

6.1.2 Irrigation prospects

The District has large area potential for agricultural irrigation which covers about 5000 ha of which only 40ha are under irrigation at Mianzi village in Msanga ward

The District has planned to utilize the area potential for irrigation by tapping water from river the project which is worth 3,600,000,000 Tanzania shillings. Implementation of this project is expected to commence subject to availability of funds.

6.1.3 Livestock husbandry.

There are two main systems of Livestock keeping in Kisarawe District; these are the traditional free range grazing and the stall feeding systems. Important grazing grounds are found in Mzenga division (particularly Mafizi and Vihingo Wards), and Sungwi Divisions which support a significant number of the livestock population in the District. Stall feeding is normally practiced in Sungwi Division.

Livestock husbandry is an important income generating activity through selling milk, meat, skin, eggs and chicken.

Livestock populations in Kisarawe District 2013/2014

TYPES OF ANIMALS	2012		2013		2014	
	Indigenous	Improved	Indigenous	Improved	Indigenous	Improved
Cattle	323	1,949	211	2,073	8353	2459
Goats	8,780	23	8,788	33	8670	42
Sheep	289	-	305	-	899	-
Pigs	1,094	-	1,483	-	1315	-
Chickens	155,475	27,663	139,292	32,211	154,1	43,922
Dogs	2,278	-	2,298	-	3,112	-
Donkey	-	-	-	-	98	-

Source: Agriculture department data base.

Production potential of animal products.

ANIMAL	YEAR		
	2012	2013	2014
Milk (litres)	703,096	819,351	955,244
Eggs (trays)	112,343	142,861.4	128,130.8
Hides (pieces)	239	212	150
Beef (kgs)	18,750	26,375	29,875
Goat meat (kgs)	84	672	1,428
Pork (kgs)	250	350	450
Chicken meat (kgs)	900	1,300	1,500

Source. Agriculture department data base.

6.1.2 Industry and trade

With exception of one privately owned cement industry which is located at Kisarawe town, the District has no other heavy manufacturing industries; one industry for production of detergents is under construction. The district has set aside an industrial area specifically for investment in manufacturing industries; the area is located at Visegese in Kisarawe ward and is estimated to be 500 Ha. This area has already been surveyed and the area designs have been approved by the Ministry of lands.



Cement factory at Kisarawe District.

6.1.3 Bee keeping.

The district is very potential in bee keeping activity due to the natural vegetation which favors bee's habitat in the forests and the flowers. The activity of bee keeping in the District is mainly done under individual basis and in cooperate groups. The activity has proved to have economic benefits among the individuals who deal with the business.

Until June 2014, there were 23 groups in 23 villages which are involving themselves in bee keeping business, also there are 652 individuals who are doing bee keeping business. There are more than 200 beehives.

Bee keeping business status 2006/07-2013/14

Kipindi cha Mwaka	2006/07	2007/08	2008/09	2009/10	2010/11	2011 /12	2012/13	2013/14
Bee keepers	100	292	395	450	450	480	510	652
Local bee hives	92	92	92	92	93	93	93	108
Improved bee hives	70	95	145	297	389	564	604	816
Honey production (kg)	45	282	416	416	906	1,223	500	349
Wax production (kg)	1.5	8.5	13	13	27	133	16	12.1

Existing flower-patterned at Kisarawe is the major factor for the quality and best honey produced from Kisarawe (A nutritious natural honey with no additives). The main market of the honey produced is within the District and outside the District especially Dar es salaam region and the nearby Districts.

6.1.4 Forestry

The National Forest police provide a framework for forestry management in Tanzania. It seeks to enhance the contribution of forestry sector to sustainable development and the conservation and management of the natural forests for the benefit of present and future generations. The policy also seeks to ensure sustainable supplies of forestry products and services by maintaining sufficient

forest area under effective management, to increase employment and foreign exchange earnings and trade. The forest policy seeks to ensure ecosystem stability through conservation of forest biodiversity, water catchments and soil fertility, and enhance the national capacity to manage and develop the forest sector in collaboration with other stakeholders.

Kisarawe District has a large areas of forest reserves of which many resources are obtained from them. There were 5 forest reserves covering about 10,588.5 Hectares up to 2006.

Forest reserves in Kisarawe District.

Code	Reserve Name	Ha
1	Kazimzumbwi Forest Reserve	4,862.5
2	Pugu Forest Reserve	2,410
3	Masanganya Forest Reserve	2,899
4	Chakenge Forest Reserve	316
5	Kisanga Forest Reserve	101

Source: Departments of Natural Resources & Forests.

Selous Game Natural Reserve has attractive, very rich array of flora and fauna, some endemic butterflies and various species of wild animals. It is very scenic, the climate is pleasant and there is good birdlife. A growing number of visitors are going there purposely for hunting but also the reserve can be used for picnics, holidaying etc, since the road is accessible. The area is also potential for construction of tourism hotels. The game is located about 90 km from the District headquarters.

6.1.5 Tourism.

The National Tourism Policy (URT, 2001) seeks to promote the economy and livelihood of the people, essentially contributing to poverty alleviation through encouraging the development of sustainable and quality tourism that is culturally acceptable, ecologically friendly, and economically viable. It also seeks to market Tanzania as a favoured tourist destination for touring and adventure in a country renowned for its cultural diversity. The national and District policies aim to provide a conducive climate for investment for developing ecotourism in selous game Nature Reserve, as well as cultural tourism.

7.0 District investment areas

There are various areas in the District which are suitable to invest as according to the suitability of the area on type of investment

INVESTMENT AREAS

NO	LOCATION	KIND OF INVESTMENT (Agriculture, Industries, etc)	INFORMATIONS OF THE AREAS FOR INVESTMENT					
			SIZE OF THE AREA (Ha) (and if surveyed or not)	KIND OF OWNERSHIP (Government/ Private owned compensation status)	AVAILABILITY OF INFRASTRUCTURE (roads, distance from main road,	SECURITY STATUS	NEARBY MARKET PLACE	PRESENCE OF FACTORIES/ ACTIVITIES IN THE AREA
1	Yombo Lukinga	Agriculture	2,048.85	Owned by Village Council	3 kms	No Disputes in the area	Dar es salaam and Mkuranga	No factories nearby
2	Ving'andi	Livestock keeping	1,633.68	Owned by Village Council	3 Kms	No Disputes in the area	Dar es salaam and Mkuranga	No factories nearby
3	Mafumbi	Livestock and Poultry	97.02	Owned by Village Council	3 Kms	No Disputes in the area	Dar es salaam and Kibaha	No factories nearby
		Mining Processing	29.47	Owned by Village Council	3 Kms	No Disputes in the area	Dar es salaam and Kibaha	No factories nearby
		Ecology Tourism	1600	Owned by Village Council	15 Kms	No Disputes in the area		No factories nearby
		Livestock Poultry	5,792.98	Owned by Village Council	16 Kms	No Disputes in the area	Dar es salaam and Kibaha	No factories nearby
4	Visegese	Agriculture	2,818.14	Owned by Village Council	6 Kms	No Disputes in the area	Dar es salaam and Kibaha	No factories nearby
		Industries	1,600	Owned by Citizen	3 Kms	No Disputes in the area		The area is nearby cement industry
5	Vikumburu	Hunting Tourism	22,622.01	Owned by Village Council	10 Kms	No Disputes in the area		No factories nearby
6	Mtunani	Agriculture	10,898.19	Owned by Village Council	2 Kms	No Disputes in the area	Dar es salaam, Mkuranga and Rufiji	No factories nearby
7	Panga la Mwingereza	Antiquities	16,764.77	Owned by Village Council	3 Kms	No Disputes in the area	Dar es salaam and Kibaha	No factories nearby

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			SIZE OF THE AREA (Ha) (and if surveyed or not)	KIND OF OWNERSHIP (Government/ Private owned compensation status)	AVAILABILITY OF INFRASTRUCTURE (roads, distance from main road,	SECURITY STATUS	NEARBY MARKET PLACE	PRESENCE OF FACTORIES/ ACTIVITIES IN THE AREA
8.	Marui	Livestock and Poultry etc	3027.28	Owned by Village Council	15 Kms	No Disputes in the area	Dar es salaam & Rufiji	No factories nearby
		Agriculture	7281.69	Owned by Village Council	15 Kms	No Disputes in the area	Dar es salaam & Rufiji	No factories nearby
9.	Sofu	Eco Tourism	5,014	Owned by Village Council	11 Kms	No Disputes in the area	Dar es salaam and Kibaha	No factories nearby
10.	Kurui	Livestock and Poultry etc	129	Owned by Village Council	5 Kms	No Disputes in the area	Dar es salaam & Kibaha	No factories nearby
		Agriculture	1987	Owned by Village Council	5 Kms	No Disputes in the area	Dar es salaam & Kibaha	No factories nearby
11.	Gwata	Beekeeping	116	Owned by Village Council	11 Kms	No Disputes in the area	Dar es salaam and Kibaha	No factories nearby
		Livestock and Poultry etc	1,553.30					
12.	Homboza	Agriculture	8,210	Owned by Village Council	3 Kms	No Disputes in the area	Dar es salaam and Mkuranga	No factories nearby
		Livestock and Poultry etc	3,500	Owned by Village Council	3 Kms	No Disputes in the area	Dar es salaam and Mkuranga	No factories nearby
		Eco Tourism	14,300	Owned by Village Council	5 Kms	No Disputes in the area		No factories nearby
		Forest	24,432.35	Owned by Village Council	6 Kms	No Disputes in the area		No factories nearby
		Residency	5,000	Owned by Citizen	3 Kms	No Disputes in the area		No factories nearby

8. Investment incentives

- Abundance of fertile land for agricultural investment.
- Nearness to J.K.Nyerere International Airport and Dar es salaam city which is the main market place.
- Favorable climatic conditions.
- Available electricity for industrial purposes
- All weather road networks in rural areas
- Availability of two railways systems (TAZARA and the Central line) for transportation of cargoes in and outside the District.
- Nearness to Selous Game Reserve for gaming and tourist activities.
- Availability of National Microfinance Bank (NMB) Kisarawe Branch for macro and micro financial transactions.
- Available health facilities at both ward and village levels which include health centers and dispensaries as well as the District hospital.

9. Financial institutions

There are very few financial institutions which provide services in the District, notwithstanding the economic output and potential of the district. The National Micro Finance Bank (NMB) alone has a branch in Kisarawe township but several good location such as Maneromango which is the centre of the district do not yet have banking facilities, especially to cater foreign visitors.

Conclusion

Tanzania promulgated the National Investment Promotion and Protection Act in August, 1990 to encourage foreign investment in the country. It stated the priority investment areas. The investment Act of 1997 update the National Investment Promotion and Protection Act and established the Tanzania Investment Centre (TIC) as an agency to coordinate and facilitate investment in Tanzania, it caters both local and foreign investors, performs all liaison work such as attending to enquires and facilitating project start up. The center also provides Certificate of incentives to approved foreign and locally owned projects. It has identified priority investment sector as being Agriculture, Mining, Tourism, Infrastructure Development, Financial Services, Aviation, Petroleum and Gas, Manufacturing and Construction.

The national effort to promote and facilitate investment is complemented at the district level by the vision and mission of Kisarawe District Council.

Kisarawe District has all necessary infrastructures to complement and support needed economic investment. It forms a hinterland to the commercial, industrial and administrative centre of investments.

Investors are invited to join us hand so as to make full utilization of available resources for economic development.

