



ARUSHA DISTRICT COUNCIL

INVESTMENT PROFILE

DISCLOSE THE POTENTIAL OF ARUSHA DISTRICT COUNCIL

February, 2017

FOREWORD



I would like to welcome all esteemed investors to explore the irresistible opportunities provided by the Arusha District Council. Arusha District Council was established in 2007, the Council has a vision of to be a leading transformed Council that provides high quality services for Sustainable Development of the Community by 2025.

In order to increase competitiveness in attracting investors to our District Council, effort and initiative to identify, expose and promote investment opportunities available in Arusha District Council is going on. We are indeed determined to utilize potential areas owned by the Council, Communities and those own by private developer.

In this Investment Profile, we give you opportunities to realize your entrepreneurial ambitions and explore them. We believe in supporting our investors' aspirations as the Council. As we want to be one among the leading investment avenues in Tanzania.

In Arusha District Council investors are favoured with presence of suitable investment climate that will help you capitalize on untapped opportunities in Arusha and Tanzania as a whole.

Whereby investment can be done to the following areas of interests include tourism, processing industries, livestock and agricultural sector, beekeeping, sports and recreation centre, modern market, real estate, socio-economic services.

Investment climate is characterised by peace and stability, availability of raw materials, market, abundant natural resources, road and transportation network, electricity services and the strategic geographical location will support establishment and success of investments.

It is because of the above mention few facts we are proud to say that Arusha District Council is the best investment destination of your choice.

We welcome you to invest in Arusha, welcome to invest in Arusha District Council.

Dr. Wilson Mahera Charles,
DISTRICT EXECUTIVE DIRECTOR
ARUSHA DISTRICT COUNCIL

MANDATE AND FUNCTIONS

Arusha District Council is among the Local Government Authorities are mandated to play three main functions; Article 146 (2) (a)-(c) i.e.; -

1. Maintenance of law, order and good governance,
2. Promotion of economic and social welfare of the people in their jurisdiction and
3. Ensuring effective and equitable delivery of qualitative and quantitative services to the people within their areas of jurisdiction

In addition to the basic functions, according to Local Government Authorities Act, 2009, all local governments are charged with other functions and duties, as follows: -

- a) Formulation, coordination and supervision of the implementation of all plans for economic, industrial and social development in their areas of jurisdiction.
- b) Monitoring and controlling the performance of duties and functions of the council and its staff.
- c) Ensuring the collection and proper utilization of the revenues of the council.
- d) Making by-laws applicable throughout their areas of jurisdiction, and considering and improving by-laws made by village councils within their areas of jurisdiction.
- e) Ensuring, regulating and coordinating development plans, projects and programmes of villages and township authorities within their areas of jurisdiction.
- f) Regulating and monitoring the collection and utilization of revenue of village councils and township authorities.
- g) Subject to the laws in force, doing all such acts and things as may be done by a people's government.
- h) Making by-laws applicable throughout its areas of jurisdiction, and considering and improving by-laws made by village councils within their areas of jurisdiction.
- i) Ensuring, regulating and coordinating development plans, projects and programmes of villages and township authorities within their areas of jurisdiction.
- j) Regulating and monitoring the collection and utilization of revenue of village councils and township authorities.
- k) Subject to the laws in force, doing all such acts and things as may be done by a people's government.

Vision

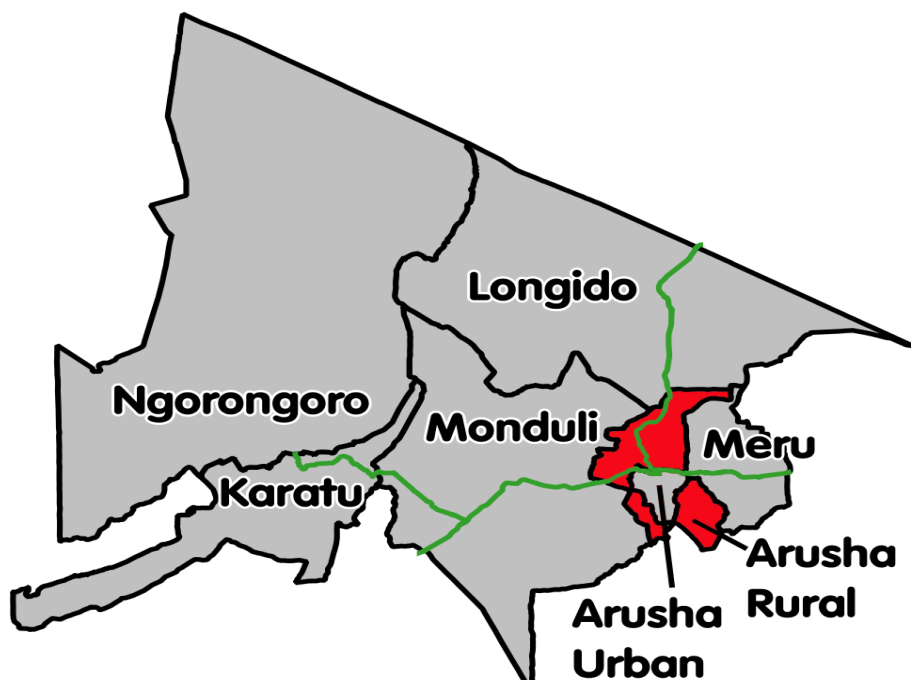
To be a leading transformed Council that provides high quality services for Sustainable Development of the Community by 2025.

Mission

To provide high quality services through effective and efficient use of available resources for Sustainable Development of the Community.

Core Values

1. Teamwork Spirit
2. Transparency and Accountability
3. Effective and Efficient Utilization of Resources
4. Anti-Corruption Environment
5. Good Customer Care
6. Stewardship
7. Evidence based decision making
8. Trust and Confidentiality
9. Integrity and Excellence



ARUSHA DISTRICT COUNCIL AT A GLANCE

History:	Arusha District Council was established in 1 st July, 2007. The Council has split from former Arumeru District Council thus forming Arusha District Council and Meru District Council.
Location:	The Arusha District Council, located in Arusha Region. It is boarded by the following Council; - Meru to the East, Monduli to the West, Longido to the North-West and Simanjiro to the South. It surrounds Arusha Municipal Council in both sides.
Ecological Zone:	There are two zones including the green belt of the slopes of mount Meru to the South. It is potential in banana, coffee and horticultural cultivation. Rainfall range from 800mm to 1000mm annually. The other zone is in the lowlands belt which is potential in production of maize, beans, cassava, peas, rise, pigeon peas cultivation and livestock keeping practiced on free ranch livestock keeping. Livestock keeping on the green belt is practiced on zero grazing approaches.
Economic Activities:	Agriculture, livestock keeping, culture tourism and small scale industries and enterprises.
Area:	Arusha District Council covers an area of 1446.692 square kilometres.
Population:	The Council is currently having a population of 323,198 being 154,301 males and 168,897 females with a population density of 227.4 and population growth rate of 3.4%. The average family size is 5 persons and the life expectancy is set at an average of 52 years based on the 2012 national Population and housing census report.
Administrative:	Arusha District Council is divided into three divisions (Muklat, Moshono and Enaboishu). It has 27 Wards, 67 villages, 256 suburbs and 72,289 households. Also there is one township authority of Ngaramtani.
Ethnicity:	The dominant ethnic groups residing in the district includes the Maasai and Meru tribes. There are other ethics groups like Chagga, Pare, Nyeramba, Mburu, Sukuma, Gogo and Rangi who migrated from the nearest Districts for trading and social issues.

POTENTIAL INVESTMENT OPPORTUNITIES

Potential Investors in Arusha District Council can take advantage of existing investment opportunities perhaps are ready to be utilised. Investment can be in different ways such as developing infrastructure, processing, manufacturing, commercial and service operations to the communities of Arusha District.

Infrastructure	Investors can establish industrial and commercial parks, whereby projects entail construction of roads, utility systems, fencing and supporting administrative and service blocks. Infrastructure development opportunities vary from development of wholly owned private industrial and/or commercial parks to various forms of Private Public Partnerships (PPP) with Communities, Private Developer and Arusha District Council.
Manufacturing	Investors can establish manufacturing operations in within District though partnership with private developer and Communities. Among existing investment sectors in Arusha District Council micro-agro processing, cement processing, leather processing, forest and forestry products.
Trade and Services	Investors are welcome to establish trading and services operations.
Tourism	Investors can establish tourism developments projects like hotels, museums, amusements parks, in Laroi Crater, Napuk Water fall, night club and recreation.



Laroi Crater

WHY INVEST IN ARUSHA DISTRICT COUNCIL?

The following factors support desire to invest in Arusha District Council including; -

- Availability of good and fertile arable land for agricultural production,
- Potential areas for irrigation farming,
- Presence of Arusha Airport and Kilimanjaro International Airport,
- Large number of dairy cattle,
- Tourism destinations; Arusha regions has many famous national parks i.e. Serengeti, Tarangire, Lake Manyara, Arusha Par (Mt Meru), Ngorongoro Crater, and near to Mount Kilimanjaro park,
- Presence of International organizations offices in the city of Arusha and the proposed construction of other international organization offices at Lakilaki area (Arusha Dc), which has a total 468 hectares,
- Presence of Mount Meru-University,
- Availability of financial services,
- The fast growing economy,
- Peace and security and
- Good transportation infrastructures (tarmac road).



EXISTING POTENTIAL INVESTMENT OPPORTUNITIES

The following opportunities are available in Arusha District Council, whereby investors explore and invest; -

SATELLITE TOWN AT GOMBA

Gomba Estate Ltd has planned to establish a Satellite town around Gomba area with all necessary social services. In the first phase it is planning to construct 312 residential houses, each cover a plot of 612sq. The presence of these residential houses attracts investment opportunities for other investors. The Arusha District Council welcomes other investors to support the project by investing in other social and economic activities.

- Green groceries stalls given vegetable growers markets,
- Departmental stores,
- Financial institutions,
- Restaurants & Bars and
- Car Parking

Owned by Gombe Estate



Proposed Satellite Town

Bus Stand Project - Gomba

Arusha District Council has an area for bus stand project, this area is located at Gomba and it has 4.4 acres, reserved for construction of a bus stand. This area is surveyed with title deed potentiality the area is accessible there is a need of bus stand given that Gomba area is growing at a higher rate.

Modern Market at Gomba

Arusha District Council has another area for construction of modern market; this area is located at Gomba. This area is surveyed and has 3.8 acres with title deed.

UNIVERSITIES DESTINATIONS

In Arusha District Council there is presence of Universities which is an opportunity to other investors to invest in other learning related projects in social and economic services such as recreation centres, real estate, hostels, pubs. Investment may be either by acquiring land or getting into partnership with land owners.

Nelson Mandela University

The Nelson Mandela African Institute of Science and Technology main premises will be located at Bwawani Ward.

Mzumbe University - Arusha Branch

Ongoing project of establishment and expansion of Mzumbe University by construction of Arusha branch at Manyire village in Mlangarin ward. The project is now under survey, before construction begin.

Mount Meru University

This is running university located at Ekeywa village in Oltrumet ward, along Arusha – Namanga road.

Aga Khan University

To be established and cover some part of Musa and Mateves wards.



BURKA AREAS

Arusha District Council has plots for business and recreation centre located at Burka area. Area is suitable for gymnasium, fitness centre, football ground, exercise rooms, sports and leisure centre. Plot has size of 3.27 hectares. Second plot has size of 6002-meter square for modern market.

The area is; -

- Surveyed area with title deed
- Situated Arusha City along Arusha – Dodoma road
- Surrounded by high class communities
- Closed to Arusha airport,
- Owned by Arusha District Council

MANUFACTURING INDUSTRIES

There are two medium scale industries namely; TARPO Industries (T) LTD and TIGAAT East Africa LTD. Mateves is among 27 Wards of Arusha District Council, it is very close Ward to large scale industry known as 'A to Z Net Healthy Olyset' deal with treated Mosquito net Manufacturer. In addition there are 76 Small scale Industries including: Carpentry, saw mills, Garages, Milling machines, Workshops, Tomato/Chill Source parking and Book printers. We would appreciate to get Investors in Medium and Large Scale Industries.



ARUSHA MASTER PLAN AND SAFARI CITY

Arusha District Council will benefit from mega ongoing projects of Arusha Master Plan and Safari City Plan where covers some areas of the Council. Safari City project is implemented in Muriet Ward, very close to Mateves Ward. This offer some investment opportunities around Mateves.



Proposed Safari City



Proposed Arusha Master Plan 2035

SEKEI AREA

Construction of Modern Market at Sekei, the area for investment is owned by Arusha District Council, Sekei village and has 2.3 acres. The modern market's expected to have seven storey building and it will cost an estimated amount of Tsh 35 billion. The area is surveyed and has title deed. Different socio-economic activities such as conference facilities, banking halls, departmental stores, restaurants, Curio shops, supermarkets and Car parking will be included when the project take off.



A proposed building at Sekei

ECO-TOURISM OPPORTUNITIES

Arusha District Council has the following tourist attractions; -

Laroi Crater

The crater has a 300 meters deep below the sea level and size estimated to cover 1000 acres. Crater need an investment to conserve nature and also to proposed site to conserve endangered species of white rhino. Therefore, the species to be introduced in the crater. The area is owned by the village and the plan is to have tourist attractive sites such as wild animals, camp sites, and traditional dances, resting areas and natural walk and gift shops. The area is located south west and 25 kilometres from Arusha centre along Mbauda-Kiteto road. Ecological, found in

the crater are *panicum maximum*, *digitaria eriantha*, *urochloa mossambicensis*, *sporobolus nitens*, *dactyloctenium aegyptium*, *chloris pygnotric* and *themedra triandra*.



Laroi Crater



White Rhinos

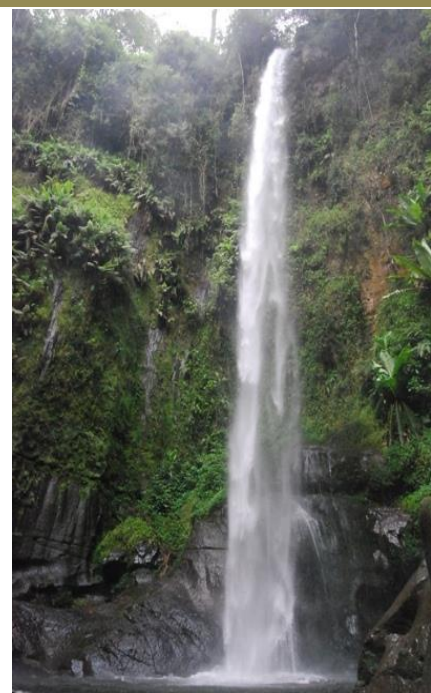


Acacia trees

NAPUK WATERFALLS

Located at Kiutu ward, currently the area is not well developed with required facilities such as resting sites, toilets, camping sites, walking infrastructure to and from waterfalls.

Therefore, investment is needed to develop and protect the waterfall. Its own by Oldadai village, located just adjacent to the foot of Mount. It is a source of themi river.

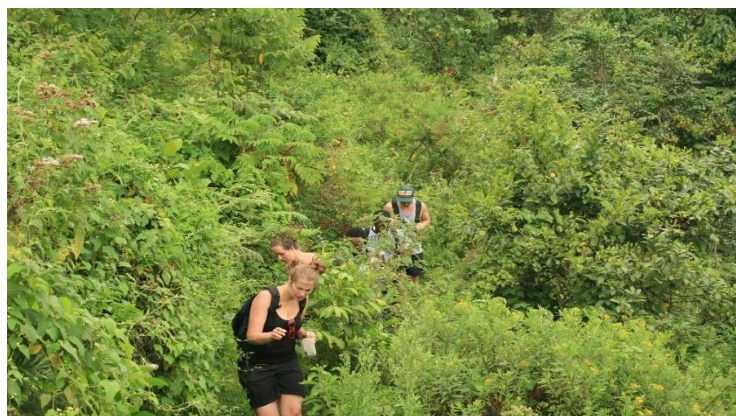


NGIRES WATERFALLS

Ngires waterfalls is situated in seven kilometres out of Arusha, on the slope of Mount Meru in Bagata Wards. Currently the area is not well developed with required facilities such as resting sites, toilets, camping sites, walking infrastructure to and from waterfalls.

Mode of Investment

The Arusha District Council is looking for partnership with private investors either foreign or local.



MODERN BEEKEEPING AND HONEY PROCESSING INDUSTRY

Arusha District Council has got the potentiality of beekeeping industry, especially in the following areas: - Oldonyosambu, Mwandeti, Bangata and reserved forest of Meru/USA. The proposed project will be implemented in migratory bases depending on availability of crops in the farms around the area.

In additional, processing unit need to be constructed and will spend almost two hectares Potentiality

- Availability of 1,000 acres for beekeeping activities, ready market both local & export.



- Existence of Mwandet beekeeping group
- A sample of Oldonyosambu area, a beekeeping can accommodate 600 beehives
- The communities have got elementary knowledge of beekeeping

Knowing that beekeeping project does not need land but it needs space.

Mode of Investment

The Council is looking for partnership with private investors either foreign or local to invest in modern beekeeping. The investors will be linked with local people who are dealing with beekeeping.



IMPROVING GRAZING LAND AT ILKURROT

The investment area is in Arusha District Council- Ilkurot grazing Land. The aim of the project is to improve Ilkurot grazing land (Ewas-o-Ilkurot), hence the following opportunities are available:

Construction of modern abattoir, detailed Range Management Plan includes charcoal dams, water trough, dip tanks, crushes, stock routes, pasture improvement and grazing management plans, bore holes run by Wind mills etc.



Animal fattening investment and dairy and meat processing industry.

Potentiality of the Area

The investment area has an estimated 50,024.9 hectares of land bordering Engalaoni village (Mwandet ward), Lengijave and Ilkurot villages (Olkokola Ward), Lemong'o, Oldonyowas and Losinoni villages (Oldonyosambu Ward)



including grazing areas of Marunda, Edoinyo-o-layok, Edoinyo-ngiro, Emuseregi, Oltepesi, Emarti, Ilkidotu, ngowarak, Olbabal, Eluai, Loloitikoishi and Engutuk-oiti. These areas already identified by District Land Use facilitating team (Participatory Land Use Management

Committee - PLUMC) in collaboration with National Land Use Plan Commission (NLUPC) as an investment area.

IMPROVING VALUE ADDITION TO AGRICULTURAL PRODUCTS



Arusha District Council has got the potentiality of land and farmers who practices small scale farming. All over the district, farmers do cultivate various crops for food and income generation. Food and Cash crops grown in the district are; Maize, beans, coffee, pyrethrum, Irish potatoes, sweet potatoes, bananas, pulses and horticultural crops. Value addition to agricultural produce and market accessibility is the prompt need of farmers for assurance of their income. Most of horticultural products are perishable and attentively they need aggressive action to address for improving

production, processing and marketing. Areas for potentiality are; Bangata, Bwawani, Nduruma, Mlangarini, Oldonyosambu, Sambasha, Ilkiding'a and Kimnyak Wards.

Potentiality

- Availability of arable land of 78,350Ha.
- Availability of 52,000 Households engaged in Agriculture.
- Existence of 10 horticultural grown groups.
- Existence of 1 collection centre in Midawe Village in Bangata ward.

Mode of Investment

The Council is looking for private partnership investors to invest in the Agricultural processing machines for horticultural and tuber crops.

CONTACT

Investors both local and foreign are welcome to invest through Public-Private Partnership (PPP), use contacts below;



District Executive Director

Arusha District Council

P.O. BOX 2330

Arusha, Tanzania

Tel: +255(0)27 2502737

Fax: +255 (0)27

2503701

ded@arushadc.go.tz

www.arushadc.go.tz