



BAGAMOYO DISTRICT COUNCIL



INVESTMENT PROFILE

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PREAMBLE

As of the Bagamoyo District Council, it is my honor to present this Investment Profile, a comprehensive guide for both local and international investors interested in the multitude of opportunities our district offers. Bagamoyo is a district rich with potential, and we welcome you to explore the diverse possibilities available across various sectors.

From real estate and beach development to tourism, hotels, and hospitality, the options for investment are vast and promising. Agriculture, Mari culture, mining, agri-business, animal husbandry, and manufacturing further showcase the wealth of opportunities awaiting you in Bagamoyo.

We take great pride in our commitment to creating a supportive and conducive environment for investors and are dedicated to ensuring that your experience in Bagamoyo is both rewarding and enjoyable. Come and experience the unique blend of hospitality, culture, and opportunity in the Bagamoyo District. We warmly welcome you to be part of our growing community and to contribute to the vibrant future of Bagamoyo.



Hon. Mohamed Usinga
District Council Chairman – Bagamoyo

ACKNOWLEDGMENT

We extend our deepest gratitude to all who contributed to the preparation of the Bagamoyo District Council Investment Profile. Special thanks go to the Heads of Departments whose leadership and expertise were invaluable throughout this process. Their guidance and commitment to excellence have been essential in compiling this comprehensive profile.

We also wish to acknowledge the citizens of Bagamoyo. Your support and enthusiasm for our district's growth have been instrumental in shaping this profile. The insights and cooperation of local business entities have provided us with critical perspectives that have enriched the content and direction of this document.

Additionally, we are grateful to the numerous individuals whose dedication and hard work have been pivotal in bringing this investment profile to fruition. Your efforts ensure that Bagamoyo is well-represented and poised to welcome and support new investments.

To everyone involved, your contributions have been vital, and we look forward to seeing the positive impacts of your endeavors in the continued growth and development of the Bagamoyo District. Thank you for your dedication and support.

EXECUTIVE SUMMARY

Welcome to Tanzania and the Bagamoyo District Council, a place to truly find peace of mind. This Bagamoyo District Investment Profile is in harmony with Tanzania's broader investment strategies, specifically focusing on opportunities at the Council level. It supports the vision of the Pwani Region, and is aligned with Third National Five Year Development Plan 2025-2026 (FYDP III). Furthermore, it aims to implement the development paths outlined in the Local Government Authorities (LGAs) Development Plans.

This investment profile provides in-depth information for both local and international businesses and individuals, encouraging them to take advantage of the investment prospects in the Bagamoyo District Council, thereby stimulating growth and development in businesses and enterprises. It aims to strengthen Bagamoyo Council's competitive advantage in traditional areas and new economic sectors. The profile also aims to increase the productivity of key primary sectors and industries, thus sustainably enhancing GDP and promoting inclusive and resilient economic growth necessary for enhancing community development and the well-being of residents in the Bagamoyo Council, the Pwani Region, and across Tanzania.

In this pursuit, the Bagamoyo District Council commits to prioritizing investment initiatives and providing political and moral support, as well as attractive incentives and comprehensive services to investors who establish a presence within the Council. The Executive Director of the Bagamoyo District Council and his team, along with the Council Chairman, are dedicated to creating a favorable policy, regulatory, and business environment and are available to discuss further details on strategic and viable opportunities for interested local and international investors.

I would like to extend my heartfelt gratitude to the Heads of Departments and Sections of the Council and their teams for their efforts in creating this profile. While it is not possible to individually thank everyone, my appreciation goes out to all individuals from

the Bagamoyo Council who contributed in any manner to bringing this investment profile to fruition. I warmly invite you to invest in the Bagamoyo District Council and assure you of our unwavering support to ensure your investments are successful and mutually beneficial.

It is important to note that Bagamoyo District, rich in historical and cultural significance, offers tourism investment opportunities with its ancient ruins and stunning coastlines. As a coastal area, Bagamoyo also presents promising opportunities in fishing, agriculture, real estate and related processing sectors.



Mr. Shauri Selenda
District Council Executive Director

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ABBREVIATIONS AND ACRONYMS

AIDS	Acquired Immunodeficiency Syndrome
ARV	Antiretroviral
CBOs	Community-Based Organizations
DAWASA	Dar Es Salaam Water Supply Authority
EBM	Education Business Management
EPZA	Export Processing Zone Area
HIV	Human Immunodeficiency Virus
IPD	Inpatient Department
MKURABITA	Mpango wa Kurasimisha Rasilimali na Biashara Tanzania
NGOs	Non-Governmental Organization
OPD	Outpatient Department
PPP	Public-Private Partnership
RUWASA	Rural Water Supply Authority
TANESCO	Tanzania National Electric Supply Company
TTCL	Tanzania Telecommunication Company Limited

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CHAPTER ONE: INTRODUCTION

1.0 Introduction

Bagamoyo District Council is a prominent tourist and historical hub in Tanzania, renowned for its rich cultural heritage and historical architecture that warrants preservation. This district is famous for its significant historical and cultural sites, including the renowned Kaole ruins, the departure points of Dr. David Livingstone's body, the Old Boma, the Catholic Museum, which houses one of Africa's oldest cathedrals, and the historical sites related to the slave and ivory trade. Additionally, Bagamoyo boasts a stunning expanse of beaches along the western coast of the Indian Ocean, stretching from Saadani in the northeast to the mouth of the Zinga River in the south, where luxurious hotels offer accommodations.

Historically, the name "Bagamoyo" originates from the Arabic-Swahili term "Bwagamoyo," meaning, "rest your heart," or from the Swahili "mahali pa kupumzisha moyo wako." The area served as a key hub during the slave trade era, being a frequent stopping point for Arab boats transporting enslaved people between the East African coast and Zanzibar.

The investment climate in Bagamoyo is becoming increasingly attractive, due to initiatives such as the planned establishment of an Export Processing Zone Area (EPZA) in the Zinga and Kiromo wards, and the Business and Property formalization Program (MKURABITA), which has facilitated construction of the District and Village land registries, authorised Bagamoyo master Plan provide conducive condition for investors to invest in area with land use plan.

Bagamoyo District offers numerous investment opportunities across various sectors. It invites both domestic and international investors to engage in mutually beneficial ventures in; Industry, trade, tourism, business centers, fishing, infrastructure development, mining, agriculture, livestock, and social services. The district is experiencing a surge in investments from individuals, households, communities, and institutions, spurred by proposals for establishing a harbor, an international airport, and the availability of educational and financial institutions, alongside its favorable climate and fertile land.

1.1 Ethnic Groups

The main indigenous group in the Bagamoyo District Council is the Wazaramo. However, due to the social and economic opportunities available in the district, other tribes have also moved to Bagamoyo to engage in various economic activities. Consequently, other ethnic groups in the council include the Chagga, Sambia, Kinga, and Sukuma.



Figure 1: Zaramo tribe in 1906

1.2 Population Size

According to the National Population Census conducted in 2022, the District Council had a total population of 205,478 people living in 84,216 households, with 101,827 males and 103,651 females. For 2024, the projected population of Bagamoyo District Council is expected to reach 218,330, comprising 108,448 males and 110,391 females, reflecting an annual growth rate of 3.2%.

A significant portion of the population, approximately 58%, is between the ages of 15 and 59. This demographic trend indicates increasing pressure on resources, particularly in terms of employment opportunities and skills development. As a result, there is a pressing need for enhanced investments in socio-economic services to meet the growing demand amid limited resources.

1.3 Weather and Climatic Conditions

The weather and climatic conditions of Bagamoyo District Council are inviting for various investment opportunities. The following part provides a detailed account of the same.

1.3.1. Climate

The District Council experiences a humid tropical climate, with seasonal temperatures averaging between 13°C and 30°C. There are two primary ecological zones: the Coastal Strip, characterized by savannah and bush, and the inland areas, which are pre dominantly covered with dense forests. The Coastal Strip tends to receive more rainfall compared to the inland regions, with annual precipitation ranging from 800mm to 1200mm. The short rainy season occurs from July to October, while the long rainy season typically spans from February to June. The climatic condition is favorable for various investment opportunities, including Tourism, Agriculture, and Fishing, just few to mention.

1.3.2. Drainage pattern

The district council is home to two major rivers, the Wami and the Ruvu. These rivers provide essential water resources for human consumption, livestock, and irrigation in the district. Both rivers ultimately flow into the Indian Ocean. Generally, the rivers are wide, shallow, and sandy, which facilitates agricultural irrigation activities.

1.3.3 Soil

Approximately 60% of the soil in Bagamoyo District consists of sandy soils, which are ideal for cultivating cassava, coconuts, and cashew nut trees. Loamy soils, making up 30% of the area, are well suited for growing food crops. The remaining 10% consists of developing, stony soils that primarily support natural forest areas, including mangrove swamps.

1.4 The Administrative Structure of Bagamoyo District Council

Administratively Bagamoyo District is divided into two divisions namely Mwambao and Yombo. It is further divided into eleven (11) wards, which are comprised of 8 villages and 167 sub villages.



Figure 2: Bagamoyo District Council HQ

2.0 The Investment Policy

The Investment Policy Objective of the District Council is to attract investors in the pursuit of ensuring the maximum utilization of economic resources and development of the Bagamoyo District Council, Pwani Region, and the entire Country.

2.1. Commitment to Stakeholders

The primary goal of our investment strategy is to achieve a consistent, superior return on investments for our stakeholders, including institutional clients, individual investors, and employees. We are deeply committed to building long-term relationships based on trust, transparency, and accountability. Through this investment profile, we invite you to learn more about how our disciplined approach to investing can lead to sustainable success.

2.2. Motives of Investing in Bagamoyo District

Bagamoyo's economic landscape encompasses a diverse array of sector prominently featuring tourism, agriculture, livestock, fishing, beachfront, sand mining, Mari-Culture, clusters of historic building and modern fish market, which underscore its significance in the development of the coastal region.

Bagamoyo potential for becoming an attractive tourism site has identified at the national level in the Tanzanian National Five-Year Development plan (2012-2026) which includes the development of a National culture complex at Kiromo area, Plot 58 and improving training infrastructure and facilities at Bagamoyo Arts and Culture Institute. Aligned with the visionary trajectory outlined in the Dar es Salaam master plan 2016-2036 and integrated industrial Development strategy, 2025, "Bagamoyo is envisioned as an industrial and logistic satellite city of Dar es Salaam providing access to international Market"

Bagamoyo location cuts across two development corridors , making it a strategic choice for developing a supplemental port for exporting goods, as such Bagamoyo was envisioned as an industrial and logistic satellite city of Dar es Salaam providing access to international markets, attracting large- scale land purchase and urban development. The port is yet to be constructed but rapid urbanization south of the council continues to sprawl toward Dar es Salaam.

Through consultation and participatory surveys, the Bagamoyo District Council has identified various investment opportunities within the district. The region's diverse natural resources, real estate potential, robust transportation infrastructure, hydroelectric power from local stations, and an abundant cost-effective labor force coupled with its prime location between Dar es Salaam City and Central Tanzania create numerous prospects for economic investment.

2.2 Available Investment Opportunities

The following part presents the investment opportunities available in Bagamoyo District Council. The following areas of investment identified as having viable investment opportunities, accompanied by their respective investment profiling matrices.

Table 1: Business and Trade Center

Product	Shopping Malls (wholesale and retail shops, banks and automatic tellers' machines (ATMs), car parking, restaurants, offices, etc.)
Potential target areas	Bagamoyo District Council has allocated plots for construction of shopping malls at; Ukuni 5,882 sqm.
Accessible	These areas are accessible via tarmac road.
Power and Energy, Telecommunication	Electrical power poles almost lay along the area (national grid) this will easier the installation to the building. Telecommunication services are abundant through different services providers TTCL, Vodacom, Airtel, Tigo, Halotel and Zantel.
Market situation and expectations	With a population of 205,478, there is a significant rise in investment ventures to meet the growing demand from tourists, passengers, and residents. The district council hosts one major university, numerous government and non-government institutions, and several colleges, all of which rely on Bagamoyo town as their primary shopping hub. However, due to the town's scenic beauty and rich historical heritage, there are limited spaces available for constructing new buildings to serve as commercial centers. These would ideally function as multipurpose facilities.
Target market segments	Target market is small business firms, entrepreneurs, law chambers, financial institutions, and travelers passing through Bagamoyo-Msata highway. etc.
Future expectations	Demand will tend to be high due to various offices opened and operated in Bagamoyo and this is due to various economic potentials available. This investment will solve to some extent the problem of shopping in Bagamoyo.
Energy and communication	The site has all necessary facilities including; Electricity, road network and water. There also available communications networks (telephones).
Quality demands	Expecting to deliver services with high quality, which will meet international standards of shopping Mall.
Type o investor	Strategic investor with capital to construct shopping mall, experience and operational strategy.

	Model of operation is joint venture between Bagamoyo district council and investor. The policy of private public partnership will be obliged.
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Table 2: Sports and Culture: Construction of Football Playing Ground

Product	Football playing ground.
Potential target areas	Bagamoyo District council allocated plots for construction of Football playing ground at; Kingani 20,234 sqm. The area is surveyed
Accessible	Good accessible with road network
Target market	Local and international football clubs, local and international exhibitions, political parties, and religious meetings.
Future expectations	Demand will tend to be high due to fast growing of sports industries, also fast population growth needs improved social services.
Energy and communication	The site has all necessary facilities including; Electricity, road network and water. There also available communications networks (telephones).
Quality demands	Expecting to deliver services with high quality, which will meet international standards of stadium.
Type of investor	Local and foreigner full equipped with capital to invest and experienced investors are invited. Model of operation is joint venture between Bagamoyo district council and investor. The policy of private public partnership will be obliged.

Table 3: Sports and culture: Construction of playing Stadium

Product	Fukayosi stadium
Potential target areas	Fukayosi ward allocated plots for construction of Football playing ground at; Mwavi village 16,000 SQM. The area owned by Village Council.
Accessible	Good accessible with road network
Target market	Local and International football clubs, Locals and international exhibitions, Political parties and Religions
Future expectations	Demand will tend to be high due to fast growing of spots industries, also fast population growth needs improved social services.
Energy an communication	The site has all necessary facilities including; Electricity, road network and water. There also available communications networks (telephones).
Quality demands	Expecting to deliver services with high quality, which will meet international standards of stadium. Within the stadium several sports ground will be included like basketball, table tennis, athletic, netball and volleyball.
Ancillary Investment	Construction of Hotels, Restaurants, Microcredits Offices, supermarkets barbershops etc.
Type of investor	<ul style="list-style-type: none"> • Strategic investor with capital to construct stadium, experience and operational strategy. • Model of operation is joint venture between Bagamoyo district council and investor. The policy of private public partnership will be obliged.

Table 4: Infrastructure: Construction of Social Halls (5,882 sqm.)

Product	Modern social halls I. Social halls/meet room with capacity of 15 to 30 peoples II. Social halls/meet room with capacity of 30 to 50 peoples III. Social halls/meet room with capacity of 50 to 150 peoples IV. Social halls with capacity up to 250 peoples V. Social hall with capacity up to 500 peoples
Potential target areas	Bagamoyo district council has allocated 5,882 sqm at Ukuni plot No. 7 for construction of social halls.
Accessible	These areas are accessible via tarmac road by bus or other motorized vehicles.
Power, Energy, Telecommunication Services	Electrical power poles almost lay along the area (national Grid) this will easier the installation to the building. Telecommunication services are abundantly through different services providers TTCL, Vodacom, Airtel, Tigo, Halotel and Zantel.
Market situation	There is high demand for such facilities. Currently no such services. The available social halls are of old styles and no modern conference/meeting rooms.
Energy and communication	The site has all necessary facilities, including electricity, well-developed road network and clean water supply. There also available communication services (tele services). There is an opportunity of producing electricity from other sources like gas and diesel rather than relying on the electricity produced by TANESCO.
Target segments	Tourists, entrepreneurs, private and government organizations, communities, politicians, academic and training institutions, etc.
Ancillary Investment	Offering other Services like; Photo studios, Saloon, Financial institutions, Min supermarket, wholesale, and Retail shops, etc.
Market imperfection	Several expenses required to initiate the development of the infrastructure and facilities supporting the social and business halls.
Type of investor	<ul style="list-style-type: none"> • Strategic investor with capital to construct modern social halls and conference rooms that provide sufficient and reliable services to customers. • Model of operation is joint venture between Bagamoyo district council and investor. The policy of private public partnership will be adopted

Table 5: Industrial Area: Land allocated 8 Acres for Industrial Investment

Product	Large, medium and small manufacturing industries for production of different goods.
Potential target area	Mwavi village has allocated 32,000 sqm for any interested investors to invest. The area is potential for construction of fruits processing

	industries Mwavi village and near villages produce more than 220,545 tons of fruit per a season.
Energy and communication	The site has all necessary facilities, including electricity, road, and water. Communication services are also available (telephones and internet).
Target market	The target market is the foreign and local investors, population of Bagamoyo District, neighboring districts and regions.
Transport	Easily transportation of goods and resources due to availability of good road network and port.
Quality demands	Quality goods which meet international standards
Ancillary Investment	<ul style="list-style-type: none"> • Construction of warehouses for storing of products and raw materials. • Construction of hotels and guest houses • Construction of real estate housing.
Type of investor	<ul style="list-style-type: none"> • Private sectors with capital and technology to invest in industrial business are invited for negotiations. • Investment option is through adopt public-private partnership (PPP)

Table 6: Open Spaces and Recreational Facilities Development (47,855.00 sqm)

Proposed product	Passive recreational open spaces comprise of parks and gardens.
Potential target areas	Bagamoyo district allocated Open spaces at Ukuni recreational open spaces, which comprise several parks and gardens with total area of 47,855.00 sqm (27,408 at Block 7 and 20,447 at Block 1). This area is not yet developed.
Power and Energy, Telecommunication	Electrical power poles almost lay along the area (National Grid) this will easier the installation to the building. Telecommunication services are abundantly through different services providers TTCL, Vodacom, Airtel, Tigo, Halotel and Zantel.
Accessible	These areas are accessible via tarmac road by bus or other motorized vehicles.
Target market segments	Local and international Tourist, visitors and travelers.
Processing	The district council has surveyed the area and mapped it Masterplan as recreational and open space.
Type of investors Recommended	All investors who are capable and interested and with experience of investing in development of Recreational areas and sand beaches. Investment option is through adopt public-private partnership (PPP)

Table 7: Meat and Animal Products Processing (8,481 sqm)

Proposed product	Modern abattoir with mini processing facility for animal by products e.g., Bone meal and blood meal.
Potential target areas and	8,481 sqm allocated at Zinga wards for Livestock market and Modern abattoir with processing unit.

locations	
Raw materials	Exotic and locally produced livestock and cattle from Fukayosi and Zinga auction market.
Power and Energy	Hydro-Electric and bio gas
Labor sources and market situation.	Locally available at low costs. Markets available for fresh meat within Bagamoyo district, Dar es Salaam city and Dodoma city. Export potentials of livestock byproduct to neighboring countries of Zanzibar, Oman, West Asia and Comoro. Hides/Skins to local leather industries and export to Europe and China. Bulk sales to institutions like schools, colleges, Hotels, Prisons and National services.
Market demand	There will be a high demand of such services because currently there is no such established business offering the same in services in the district.
Clients/ market chain	A large number of individuals, shops/traders, markets, groceries, bars/Hotels and institutions.
Transportation	Truck transportation on tarmac roads from Bagamoyo district to all major urban centers in Dar es Salaam, and Tanga.
Quality Standards	Fresh and high quality, preferably with minimum use of antibiotics for internal and export markets. Well sorted and graded, cleaned, safety processed and packed, stored and transported.
Ancillary Investments	Hotels, Lodges, Freezing/cooling/cold rooms for products storage, biochemistry analysis laboratory, plants for compounding feeds, Commercial Feed lot, expert advice from livestock research Centre and Sokoine University of Agriculture. Require Industrialist with experience in food processing and marketing.
Type of investors recommended.	All investors who are capable and interested and with experience of investing in modern abattoir management. Investment option is through public-private partnership (PPP)

Table 8: Construction of Car filling station at zinga (2,428 sqm)

Proposed product	Filling station for fuels such as Petrol and Diesel
Potential target areas and locations	2,428 sqm allocated at Zinga wards for filling station
Power and Energy	Hydro-Electric are easily accessible
Labor sources and market situation.	Labor are locally available at low costs Demand for the fuel is highly needed due to location of the station in

	highway road.
Market demand	Medium
Ancillary Investments	Min supper market, fruit vendors, saloon and Dray cleaners
Type of investors recommended.	All investors who are capable and interested and with experience of investing in filling station. Investment option is through public-private partnership (PPP)

Table 8: Plot available for construction of Lorries parking (2,825sqm)

Proposed product	Lories parking /Car yard
Potential target areas and locations	2,825 sqm allocated at Zinga wards for construction of Lorries parking
Power and Energy	Hydro-Electric are easily accessible
Labor sources and market situation.	Labor are locally available at low costs Demand for lorries parking is highly needed due to location of the station in highway road.
Market demand	Medium to high
Ancillary Investments	Construction of Lodges, Hotels, and Dry cleaners.
Type of investors recommended.	All investors who are capable and interested and with experience of investing in Car yard operations. Investment option is through public-private partnership (PPP)

Table 10: Solid Waste Management and Recycling 20,000 sqm)

Proposed products	Solid waste products such as Plastics, papers, Compost, Metals and glasses
The market situation and expectation	Proper waste management and operation. Currently the district has no landfill site to manage its solid waste. However, it has a designed area of 20,000 sqm for construction of a modern sanitary landfill site. At present, the District uses this area as temporary dumping site. This dumping site facing many challenges, including low capacity to cope with increasing amount of waste generated per day, it has no fence to protect the site and is used for disposing untreated wastewater, which causes high risk to human beings. In line with a rapidly population, estimate indicates that the waste generation rate will increase to 70-111tons/day by 2030.
Potential target areas	20,000 sqm of land allocated at Sanzale Magomen ward.
Raw materials	The concessionaire will also conduct any upgrades to the existing facilities, as well as any possible new facilities to reduce the waste for land filling e.g., composting facility/biogas facility and/or recycling facilities.
Future expectations	In addition, the concessionaire will be required to manage the closure and after-care process of the entire landfill. Prospective investors are encouraged

	to suggest the application of most cost-effective technologies and processes.
Ancillary investments	Concessionaire can use the litters collected to make composite for various agricultural uses, construction of plastic materials product by using plastic litters as raw materials.
Processing chain	There will also be a financial agreement on how to collect fees from households and sharing of proceeds between the two parties (the council and investor(s)).
Type of investors recommended.	All investors who are capable and interested and with experience of investing in solid waste management and landfill. Investment option is through adopt public-private partnership (PPP)

Table 11: Blue Economy (Mari culture): Investment in Large-Scale Production

Proposed products	Sea moss, Sea cucumber, and Crab fattening
Potential target areas/location	Along seashore areas of Changwahella-Mapinga- 400,000sqm, Zinga Mlingotini-800,000sqm, Dunda-800,000sqm, Kisutu 800,000sqm, and Makurunge-2,000,000.sqm.
The market situation and expectation	Market demand is high due to current low production of these three products. Currently, production is conducted locally that cannot meet all current market demand. The products are highly demanded due to their medicinal nature and industrial use.
The target market	The targeted market is Bagamoyo neighborhood, and customers from Dar es Salaam, and other regions, entrepreneurs, manufacturing industries for domestic use and for transportation.
Accessible	Good accessible with road network and marine vessels.
Quality standard	High quality produces due to favorable condition and use of available fisheries extension officers.
Ancillary investment	Processing and packaging of Sea moss, Sea cucumber and Crabs, Processing Sea moss to Medicine tablets, Soaps, Juices, and other byproducts.
Type of investor recommended	Local/foreign full equipped and experienced investors are invited; modal of operation is joint venture between farmers and the investor. Contract farming. The policy of PPP will be adopted

Table 12: Public Building at Beach - BADECO (2,286 sqm)

Proposed product	Any applicable and presentable beach front business
Potential target areas	Bagamoyo district allocated 2,286sqm plot no.7 at BADECO along

	seashore. This area is not yet developed.
Power and Energy, Telecommunication	Electrical power, Telecommunication services are abundantly through different services providers TTCL, Vodacom, Airtel, Tigo, Halotel and Zantel.
Accessible	These areas are accessible via tarmac road by bus or other motorized vehicles.
Target market segments	Local and international Tourist, visitors and travelers.
Processing	The district council has surveyed the area and mapped it Masterplan as commercial space.
Type of investors Recommended	All investors who are capable and interested with experience of investing in development of Recreational areas and sand beaches. Investment option is through adopt public-private partnership (PPP)

Table 13: Construction of Public Building

Product	Any public building like, Social Hall, House for rent, Offices, information Centre, Rest house (elders) e.t.c.
Potential target areas	Area allocated at Block N, 5493 SQM, area is mapped
Market situation	There will be a high demand of such facilities because currently there is no such services in the Bagamoyo and neighboring regions.
Energy and communication	Location has all necessary facilities including, availability of cheap land area, electricity, well developed road network and clean water supply. There also available communications (telephones) and internet services.
Target market	Homeless people and elders from Pwani and other neighboring regions.
Market imperfection	There are several expenses required to initiate the development of the infrastructure and facilities supporting this accommodation.
Type of investor	Strategic investor with capital to construct public house. The PPP Policy will be adopted

Table 14: Construction of Motor vehicle service point at Zinga (1,351)

Product	Motor vehicle service point
Potential target areas	1,351 sqm has allocated at Zinga ward for construction of garage
Market situation	There will be a high demand of such facilities because currently there is no such services at Zinga gongoni area.
Energy and communication	Location has all necessary facilities including, availability of electricity, clean water supply and road networks.
Target market	Highway vehicles, Zinga ward private car owners and others.
Market imperfection	There are several expenses required to initiate the development of the

	infrastructure and facilities supporting this accommodation.
Ancillary investment	Retail and wholesale shops for Vehicle accessories, motor vehicle service Centre, and wholesale and retail shop for motor vehicle accessories.
Type of investor	Strategic investor with capital to construct public garage. The PPP Policy will be adopted

Table 15: Construction of Motel at Sanzale

Product	Mortel - Accommodation Facilities
Potential target areas	Bagamoyo district council has allocated an area of 16 Acre for construction of Modern bus stand and supporting infrastructure including Hotel Building.
Market situation	There will be a high demand of such facilities because currently there is motel at near places.
Energy and communication	Location has all necessary facilities including, availability of electricity, clean water supply and road networks.
Target market	Passengers from District bus stand, High way tourist and locals
Market imperfection	There are several expenses required to initiate the development of the infrastructure and facilities supporting this accommodation.
Ancillary investment	Retail shops , Bar, saloons and dry cleaners
Type of investor	Strategic investor with capital to construct motel. The PPP Policy will be adopted

CHAPTER THREE: CURRENT ECONOMIC ACTIVITIES

3.1 Current Manufacturing Industries

In the Bagamoyo District Council, there are over fifty large and medium-sized manufacturing industries. Some of the prominent ones include Coast Concrete Pole, Samaki Plastic Bags, Hill Packaging, Connection Investment Company Limited, Elven Agriculture Company Limited, and Kamal Acetylene Limited.

Additionally, the District is home to more than 200 small-scale industries. However, many of these smaller industries are operating below capacity due to shortages of imported raw materials and other internal challenges. As a result, they struggle to compete with imported products from China and other Asian countries.

3.2 Commerce and Trade

Commerce and trade play a significant role in the livelihoods of the people of Bagamoyo District. In this open market economy, buyers and sellers engage freely to fulfill their needs. The main commercial activities, including both wholesale and retail trade, are concentrated in key areas such as the central business district of Soko Jipya, Magomeni, Soko la Samaki, and Zinga.

3.3 Agriculture.

Agriculture is a key economic activity for the people of Bagamoyo District. According to a household survey conducted in March 2021, approximately 57.5% of households rely on agriculture for their livelihoods. The district encompasses a total of 94,500 hectares of arable land, of which about 56,700 hectares are suitable for agriculture, yet only 19,575 hectares are currently being cultivated. Most residents engage in subsistence farming, which is marked by low production levels.

The district also holds significant potential for irrigation development, with reliable water sources from the Lower Ruvu and Wami Rivers. There are 23,600 hectares of land within the district suitable for irrigation, but only 1,972 hectares are currently being utilized for irrigation farming, leaving 21,628 hectares unutilized.

3.4 Livestock and Fisheries Activities

Livestock and fish products present high nutritional value for people across the country. The livestock population includes 274,017 cattle, 109,733 goats, 44,193 sheep, 6,627 donkeys, 373,890 poultry, and 10,372 pigs. Over the three years from 2019 to 2021, the district saw a significant increase in beef and milk production. Beef output rose from 811.3 tons to 15,888.9 tons, while milk production grew from 1,485,362 liters to 3,424,566 liters.

A household survey conducted in March 2021 revealed that about 2.7% of households are engaged in fishing activities, with more than 2,363 active fishermen in the district, comprising 2,348 men and 15 women, according to the 2018 Fishery Survey. Currently, the district lacks a fish processing industry. Hill Park Industry, located in Mapinga, only processes fish feed for local fish farmers. Most of the fish are sourced from the Indian Ocean, with the primary market being the Ferry International Fish Market in Dar es Salaam. Additional local markets include those in Kibaha, Mlandizi, Chalinze, Morogoro, and Dodoma.

3.5 Markets

Bagamoyo District Council serves as a bustling business hub, thanks to its role as a historic tourist destination and its strategic location as a transit point for travelers heading to Arusha, Morogoro, Tanga, Kenya, and other neighboring countries. The district is home to an estimated 27,190 traders engaged in a diverse range of entrepreneurial activities. These activities include tourism-related ventures, fish trading, production of construction materials, transportation services, and businesses showcasing local traditions. Additionally, the district hosts retail and wholesale shops, financial institutions, an Export Processing Zone Authority (EPZA), and a fish market.

The district council contains approximately five market centers, such as the Fish Market (Soko la Samaki – Dunda), Soko Jipya, Tandika market, Uhindini market and MIVARF Market. In response to rapid population growth, efforts are underway, spearheaded by the district investment forum in collaboration with public and private sectors, to develop modern market centers.

3.6 Cooperatives

The Bagamoyo District Council has 17 Co-operative and credit societies as follows: -

- Agriculture Marketing Co-operative Societies 4
- Savings and Credit Co-operative Societies 8
- Industrial Cooperatives 2
- Multipurpose cooperatives 3

3.7 Tourism

Bagamoyo District Council is renowned as a prominent tourist and historical destination in Tanzania. The district boasts a variety of cultural and historical structures preserved for their significance. Bagamoyo is rich in attractions that highlight its historical and cultural heritage, such as the famous Kaole ruins, the location where Dr. David Livingstone's body was brought, the Old Boma, and the Roman Catholic Museum, which houses one of the oldest cathedrals in Africa. It also served as a significant exit point for slaves and ivory. Additionally, visitors can enjoy the district's stunning and expansive beaches along the Indian Ocean coast.

3.7.1 Tourist Attractions

Bagamoyo Council is the major transit point for historical site tourists for the famous worldwide tourist attraction as follows:

- **Old Fort**
This house, constructed in 1856, is the oldest existing building in Bagamoyo. Initially used by Arabs until the 1870s, it subsequently served as a German military camp, a British prison, and a customs office as well as a police headquarters. Originally, the structure's purpose was to detain slaves before their transport to Zanzibar. Today, it functions as the headquarters for the Department of Antiquities.
- **Caravan Serai**
This is the place where caravan porters rested and prepared for journeys to and from the interior. It is said that caravan porters gave Bagamoyo its name as the place where "one's heart came to rest and relax after a long journey."
- **German Boma**
Built-in 1897 to replace Liku House as the German government's colonial administration headquarters and residence.

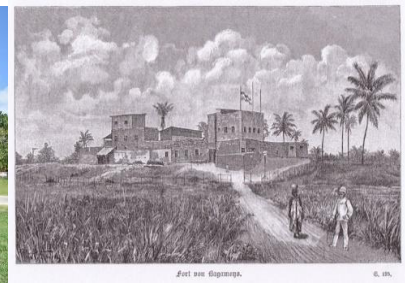


Figure 3: Bagamoyo Old Fort 2018 Figure 4: The old German Boma Figure 5: Bagamoyo Old Fort 1972

- **Old Bagamoyo Tea House**
One of the town's oldest buildings, notable for its authentic carved door.
- **Slave Port**
Waterfront area, now a fish market, where slaves transported to Zanzibar.
- **German Customs House**
Built in 1895, still in use as a customs house.
- **Mwambao Primary School**
Built in 1896, was the first multi-racial school. The school is still in use.
- **Hanging Tree**
Scaffold gallows where leaders of the Bushiri rebellion may have been executed in 1889.

- **German Cemetery**

Cemetery for German soldiers killed during the Bushiri War and other battles. The cemetery features twenty more graves from 1889.

- **Kaole Ruins**

Founded in the 13th century and located 5 km south of Bagamoyo. It includes ruins of two mosques and 22 tombs and is thought to have one of the oldest mosques in the East African mainland.

- **Holy Ghost Mission and Catholic Museum**

Catholic Museum is located at the old Sisters' House; the original Holy Ghost Church was built in 1872. Old Fathers' House, New Holy Ghost Church was constructed just before WWI, the cemetery for early missionaries, and a grotto built in 1876 by emancipated slaves living at the mission. Privately funded and managed.



Figure 6: Kaole ruins



Figure 7: Catholic Museum 1972



Figure 8: German Cemetery

- **Cross by the Sea**

On the waterfront close to the Anglican Church, this monument marks the establishment of the first Roman Catholic Church in East Africa, in 1868. Managed by Catholic Museum.

- **Anglican Church**

Donated by Anglican parish in 1974, 100 years after the death of Dr. David Livingstone whose body was carried on the church's door from modern-day Zambia before being taken to the UK via Zanzibar.

- **Liku House**

Built in 1885 and served as German Headquarters in East Africa until 1891 when the capital was transferred to Dar es Salaam. Served as German regional headquarters until offices moved to the Boma in 1897.

- **German Block House/Dunda Tower**

Built in 1889 as a defense tower to protect Bagamoyo during the Bushiri War.

- **Mwana Makuka Cemetery**

Muslim cemetery, with the oldest tomb in Bagamoyo, dating from 1793.

- **Fish market**

Waterfront location where fish landed daily and sold fresh, cooked or fried.



CHAPTER FOUR: SOCIAL SERVICES

4.1: Introduction

In comparison to national standards, the district maintains moderate levels of education, health, sanitation, and water supply services. Notable achievements are evident in the number of health facilities, availability of toilets, student enrollment rates, and educational infrastructure for both primary and secondary schools. However, financing public social services through council revenue becomes increasingly challenging due to the rapid

expansion of these facilities, driven by significant progress in the implementation of EBM (Education, Business, and Management) and water schemes.

In ensuring the sustainable maintenance and management of facilities in these sectors, a Public-Private Partnership (PPP) approach will be implemented.

4.2 Education

The Bagamoyo District Council encompasses 76 primary schools, with 45 being government-operated and 31 privately owned. Additionally, the district is home to 34 secondary schools, comprising 14 government schools and 20 private institutions.

School enrollments within the district are steadily increasing. In 2024, the primary school enrollment reached 43,275, up from 42,612 in 2023. Impressively, the secondary school enrollment rate for students who passed the Standard VII examination in 2023 stands at 100%, reflecting the success of the Secondary Education Development Program.

Sustainable improvements in school facilities and the learning environment are evident across all educational levels in the district. The availability of school furniture, such as desks, is at 90%, teacher availability is at 84%, and the presence of adequate buildings is at 74%.

4.3 Health and Healthcare.

Health and healthcare services are available throughout Bagamoyo District Council, with each ward having at least one health facility, whether managed by the District Council or the private sector. However, these services are not evenly distributed across ward; Central Business District (CBD) has a higher concentration of health facilities compared to the outlying rural wards.

The district offers three types of medical services: Hospitals, Health centers, and Dispensaries. In total, there are 41 health facilities, including 2 hospitals—one private and one government-owned—as well as 2 facilities owned by faith-based organizations. Additionally, there are 5 health centers, and 23 government-owned dispensaries, and the remaining dispensaries are operated by private entities.

The patient-to-bed ratio in hospitals is 93 people per bed. Despite the commendable efforts of the health department, several infectious diseases continue to impact residents. The most prevalent diseases affecting the district's population include:

Table 4: OPD Top Ten Diseases Under 5 Years in 2023

	OPD Diagnoses	Number of Diagnoses	%
1	Upper Respiratory Infections	23103	<i>35.8</i>
2	Urinary Tract Infections	8089	<i>12.53</i>
3	Diarrhea With No Dehydration	4261	<i>6.6</i>
4	Skin Infection, Non-Fungal	4133	<i>6.4</i>
5	Pneumonia - Severe & Non-severe	3825	<i>5.93</i>
6	Other Non-Infectious GIT Diseases	3776	<i>5.85</i>
7	Intestinal Worms	3004	<i>4.65</i>
8	Skin Infection - Fungal	2669	<i>4.14</i>
9	Diarrhea With Some Dehydration	1533	<i>2.38</i>
10	Acute Ear Infection	1121	<i>1.74</i>

Table 5: OPD Top Ten Diseases above 5 Years in 2023

	OPD Diagnoses	Number of Diagnoses	%
1	Upper Respiratory Infections	26311	19.99
2	Urinary Tract Infections	24862	18.89
3	Substance Abuse	5625	4.27
4	Hypertension	5068	3.85
5	Other Non-Infectious GIT Diseases	4917	3.74
6	Skin Infection - Fungal	4563	3.47
7	Peptic Ulcers	3649	2.77
8	Skin Infection, Non-Fungal	3649	2.77
9	Other Surgical Condition	3345	2.54
10	Intestinal Worms	3273	2.49

Table 6: IPD Top Ten Diseases Under 5 Years in 2023

S/N	IPD DIAGNOSES	NUMBER OF IPD DIAGNOSES	%
1	Pneumonia –severe and non-severe	195	15.3

S/N	IPD DIAGNOSES	NUMBER OF IPD DIAGNOSES	%
2	Low birth weight and prematurity complication	165	10.6
3	Acute diarrhea	151	9.32
4	Birth Asphyxia	142	4.24
5	Anemia mild and severe	132	3.66
6	Sickle cell Diseases	108	2.19
7	Burn	80	1.16
8	Urinary Tract Infection	71	0.9
9	Moderate Malnutrition	67	0.84
10	Psychoses	67	0.77

Table 7: IPD Top Ten Diseases above 5 Years in 2023

S/N	IPD DIAGNOSES	NUMBER OF IPD DIAGNOSES	%
1	Hypertension	195	15.3
2	Anemia mild and Severe	165	10.6
3	Pneumonia –sever and non-sever	151	9.32
4	Road Traffic accidents	142	4.24
5	Urinary Tract Infection	132	3.66
6	Peptic Ulcers	108	2.19
7	Diabetes Mellitus	80	1.16
8	Acute Diarrhea	71	0.9
9	Tuberculosis	67	0.84
10	Gynecological	67	0.77

4.3 HIV/AIDS

The propensity for behavioral change among people is quite low, even though the rate of HIV/AIDS transmission is alarmingly high in every health facility. Health education is essential in reducing HIV/AIDS rates and includes promoting condom use, encouraging early blood screening before transfusion, ensuring the safe handling of sharp instruments, and discouraging unprotected sex, particularly among teenagers. Group screening can be beneficial in identifying new cases, enabling early initiation of antiretroviral therapy (ARV), and providing necessary counseling to patients.

4.4 Water Supply

In the district, rivers serve as the primary water sources. The two largest permanent rivers are the Ruvu and Wami. The Ruvu River provides surface water for domestic and industrial purposes to residents of Dar es Salaam city, Kibaha, and Bagamoyo towns, with DAWASA utilizing the Lower Ruvu River for water supply. In contrast, RUWASA relies on the Wami River. Additional water sources in Bagamoyo include two deep wells located at Chombe Juu and Kulwi Chasiba, as well as 167 shallow wells that are spread throughout the district.

The estimated water demand for Bagamoyo District Council is 8,723,628 liters per day. However, DAWASA and RUWASA collectively supply only 8,414,980 liters per day, resulting in a deficit of 308,648 liters daily. This shortage is primarily due to limited water supply infrastructure, particularly in the water distribution network, which can be attributed to insufficient budget allocations for water supply within the district council.

4.5 Environmental Sanitation

This section presents the environmental issues in the district as follows:

4.5.1 Solid Waste Management

The solid waste generated in Bagamoyo include domestic waste, industrial waste, waste from markets, schools, bus stands, hospitals and shopping areas. It is estimated that the district generates about 54.8 tons of waste per day, which is equivalent to about 19,628.8 tons of waste per year. It is estimated that only 34% of the total waste generated are collected by the district council the remaining 66% of waste are not collected.

4.5.2 Liquid Waste Management

The current waste management system in the District influenced by varying settlement patterns. Managing liquid waste in unplanned areas is challenging due to limited access to cesspit empties in certain locations, coupled with inadequate space for constructing pit latrines and a high-water table.

In contrast, planned settlements show significant improvement, with 82% of total households utilizing septic tanks (considered improved toilets) and 16% using pit latrines (unimproved toilets) in 2022. By 2023, the use of septic tanks in these areas increased to 88.9%, while reliance on pit latrines decreased to 11%. Bagamoyo lacks a centralized sewage system, so liquid waste managed through septic tanks, soak-away, and pit latrines



Figure 9: Sanzale dumping site

CHAPTER FIVE: THE PARTICIPATION OF INFORMAL SECTOR

5.1 Introduction

In the Bagamoyo District Council, the informal sector is increasingly becoming a crucial part of the economy. As the economic landscape shifts and real wages decrease, more

individuals are engaging in the informal sector, which plays a vital role by offering income opportunities to a large number of unskilled and otherwise unemployed people.

In response to this trend, the Bagamoyo District Council is implementing programs designed to create a supportive working environment for the informal sector. These initiatives include constructing business premises, providing credit facilities to women and youth groups, and offering training in entrepreneurship and financial management.

5.2 Women's Participation in Socio-economic Activities

There is potential to enhance and expand women's involvement in the socio-economic development of the Bagamoyo District Council. Credit schemes have proven effective in establishing and strengthening women's groups by providing them with access to credit and necessary technology, improving their marketing skills, and thereby enhancing their income-generating potential.

Each year, the Bagamoyo District Council allocates 10% of its revenue to support credit and loan facilities for women's groups. To further empower these groups, annual training programs on entrepreneurship, cooperative management, and financial management are conducted. This document provides evidence of these initiatives and their impact.

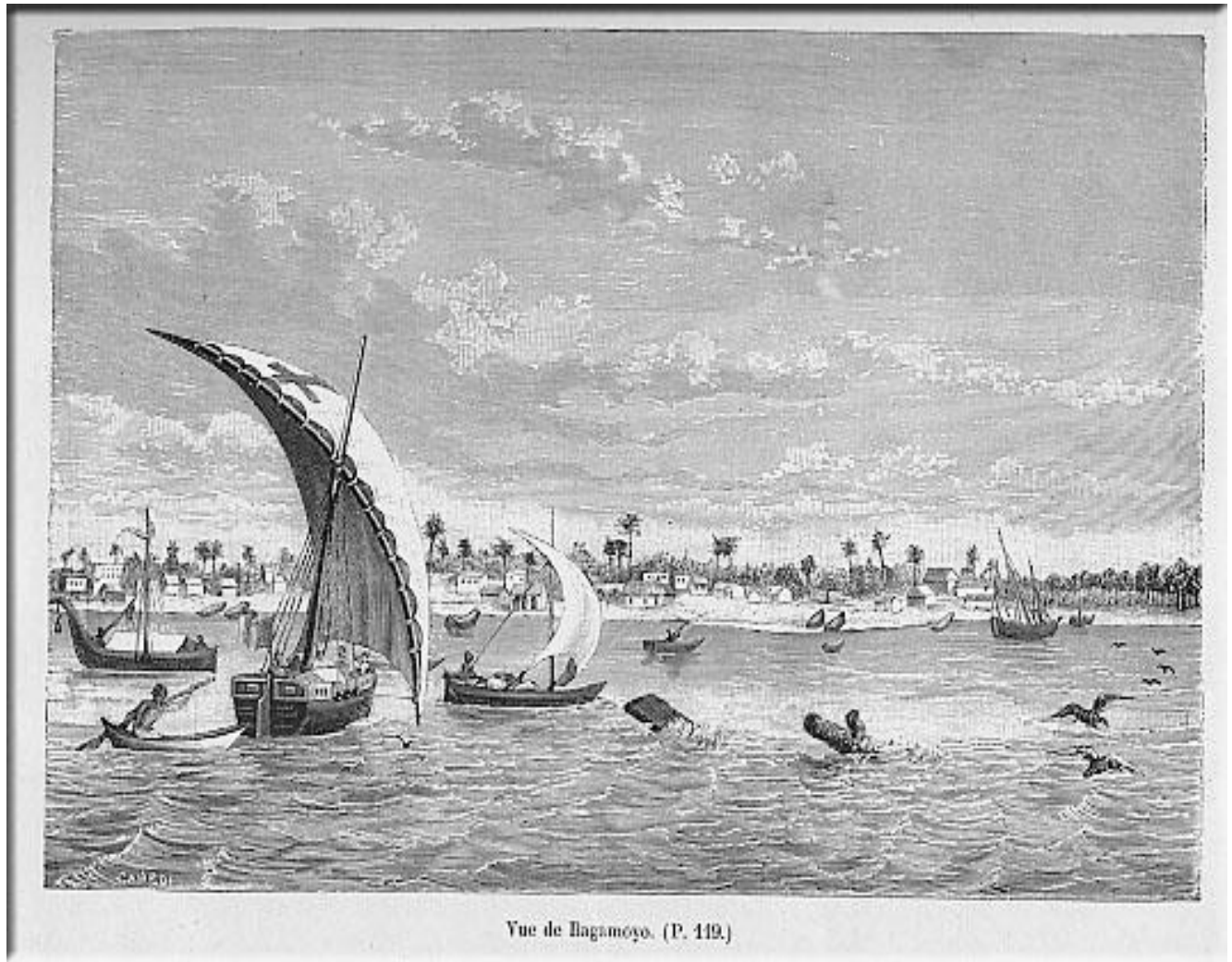
5.3 Infrastructures

The infrastructure issues, including those related to roads, transportation, electrical power, and telecommunications, are fundamental challenges affecting nearly all aspects of development in the Bagamoyo District Council. These issues have a significant impact on economic growth, migration decisions, and the provision of health, education, and sanitation services.

The district is primarily accessible via the Dar es Salaam-Bagamoyo-Msata highway, which links Bagamoyo to Dar es Salaam and other major regions, such as Morogoro, Tanga, Arusha, and Kilimanjaro. Additionally, there are regional road networks that connect Bagamoyo District to Kibaha Town Council, Mlandizi, and Saadani. The district's road networks span a total of 645.6 kilometers.

The majority of these roads, 457 kilometers or approximately 70.8%, are earth roads. Tarmacked roads account for 84.9 kilometers or about 13.2%. Gravel roads cover 101.4

kilometers, roughly 15.7%. In contrast, paved road networks are limited, spanning only 2.3 kilometers, or 0.4% of the total road length.



Vue de Ilagamojo. (P. 119.)