



INVESTMENT POTENTIALS
FOR DODOMA NATIONAL
CAPITAL CITY
2023

DODOMA CITY COUNCIL

Investment Potentials in Dodoma National Capital City



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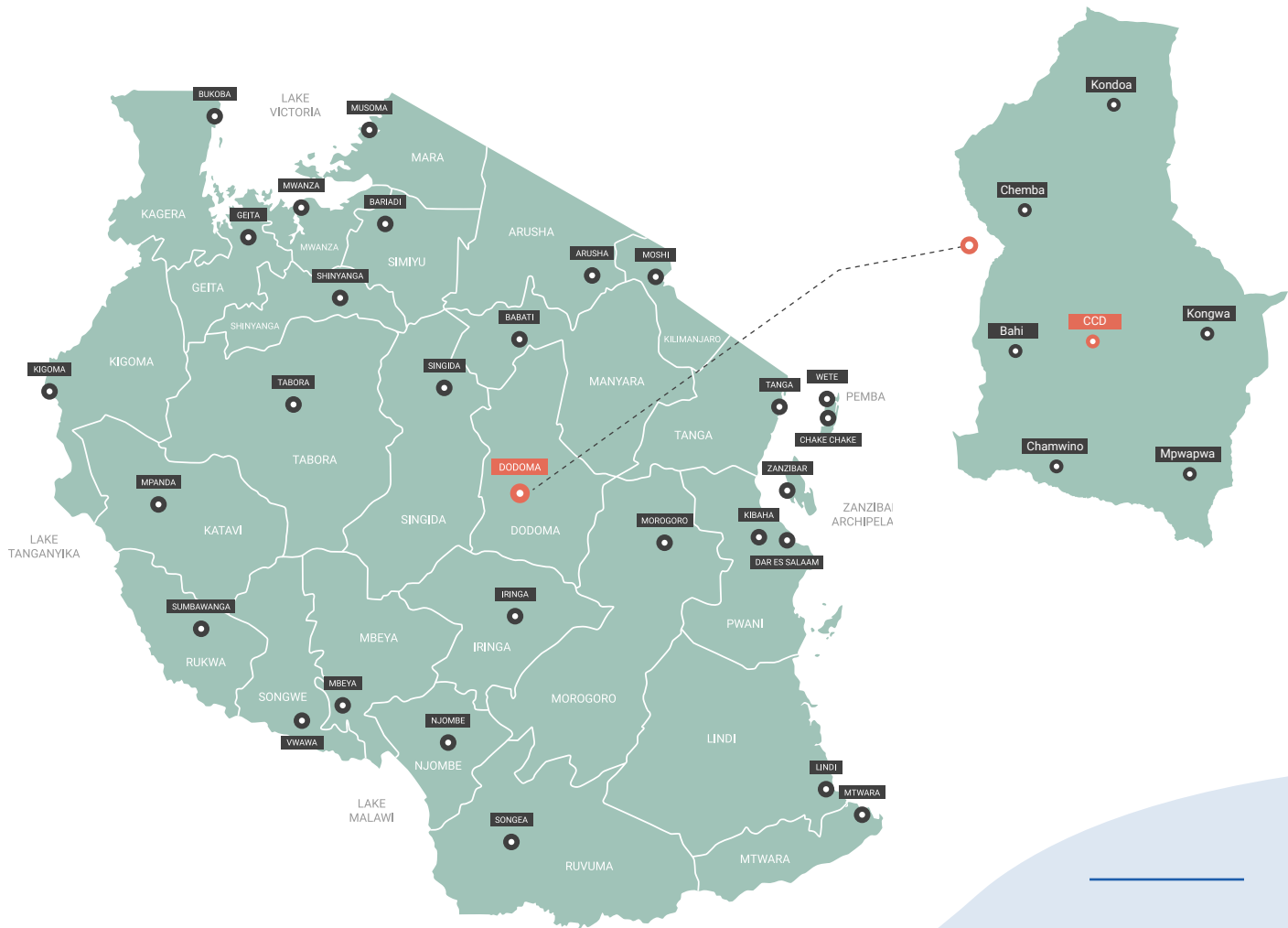
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1 Dodoma Background

Dodoma National Capital City is located in the middle of the country, it covers an area of 2,769 Square kilometres and a population of 765,179 (National population and housing census 2022)

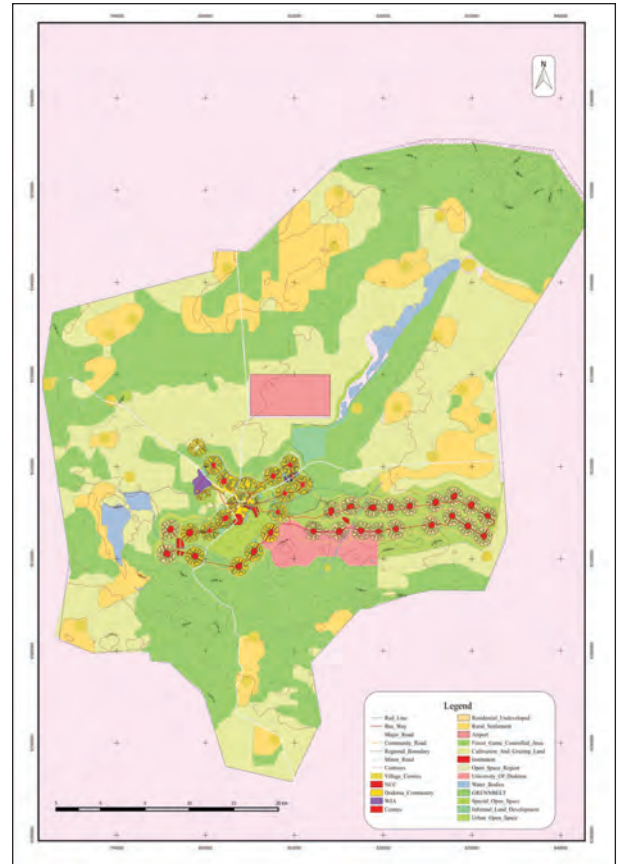
The history of Dodoma national capital city is traced back to 1973 when it was declared the National Capital City under presidential decree, since then series of successful events have followed. in 2017 the government shifted its function from Dar es Salaam to Dodoma . The rationale for the Government to shift its functions to Dodoma was propelled by;-

- Stimulating economic development of the central regions of Tanzania,
- Decongesting continued growth of Dar es Salaam city,
- Improving the well-being of the people and
- Redistributing economic benefits to the wider population of Tanzania.
- The decision also aimed at promoting city productivity and bringing government services geographically closer to the people.
- Other contributing factors included; the favourable climate of Dodoma, its unique natural landscape features and central location in the national context

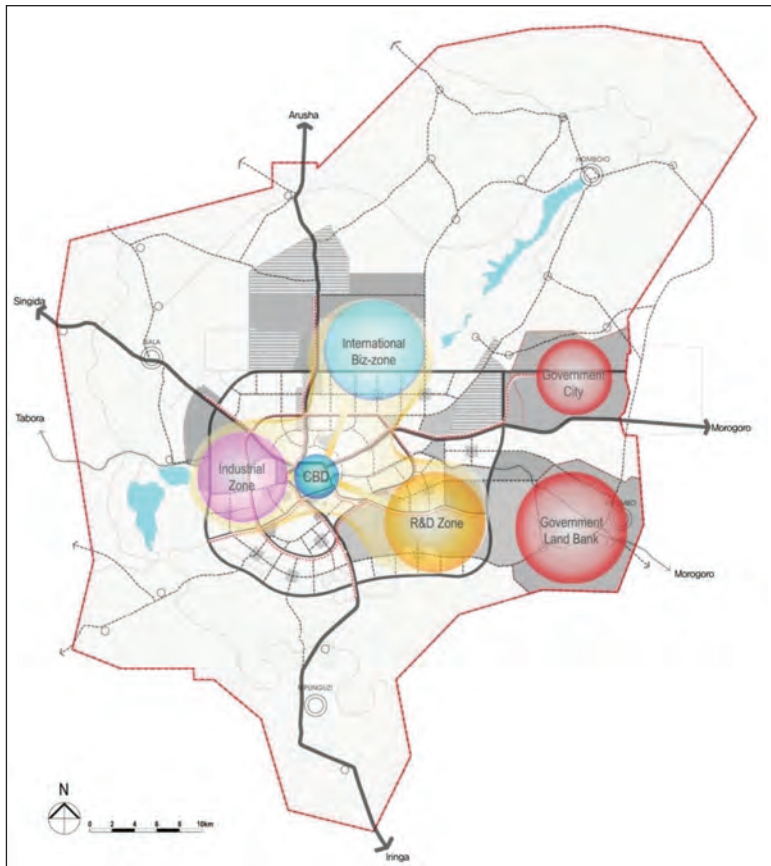


2 Development of Dodoma Capital city

The three master plans that guide development and growth of the city



1976 Master Plan



2010 Master Plan

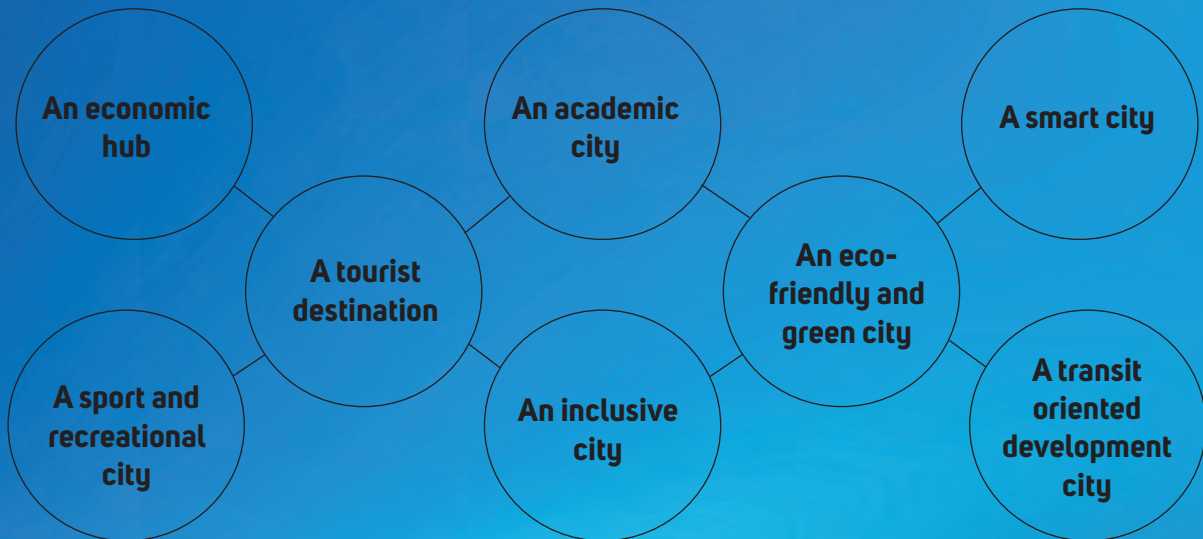


2019 Master Plan

3 The Future of Dodoma National Capital City

The Vision of Dodoma Master Plan is to make it:- Economically Competitive, Socially Inclusive, Environmentally Sustainable, Vibrant, Safe and Convenient

The mission for Dodoma master plan is to make Dodoma:-

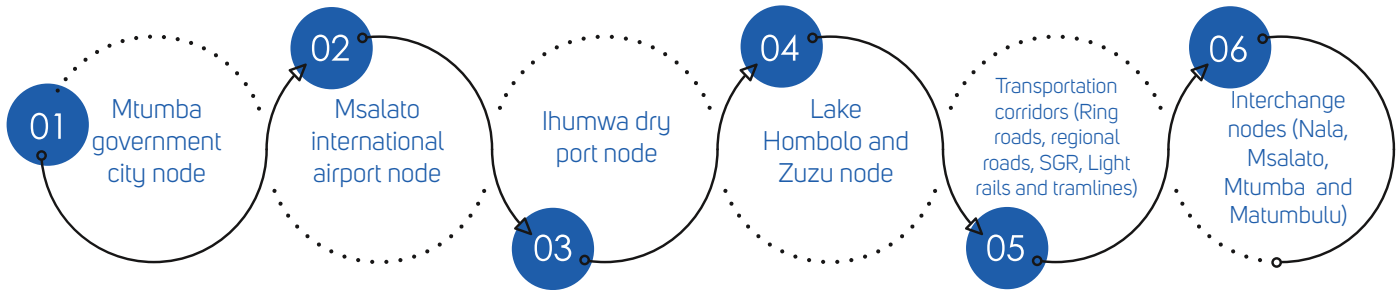


4 Investment in Dodoma

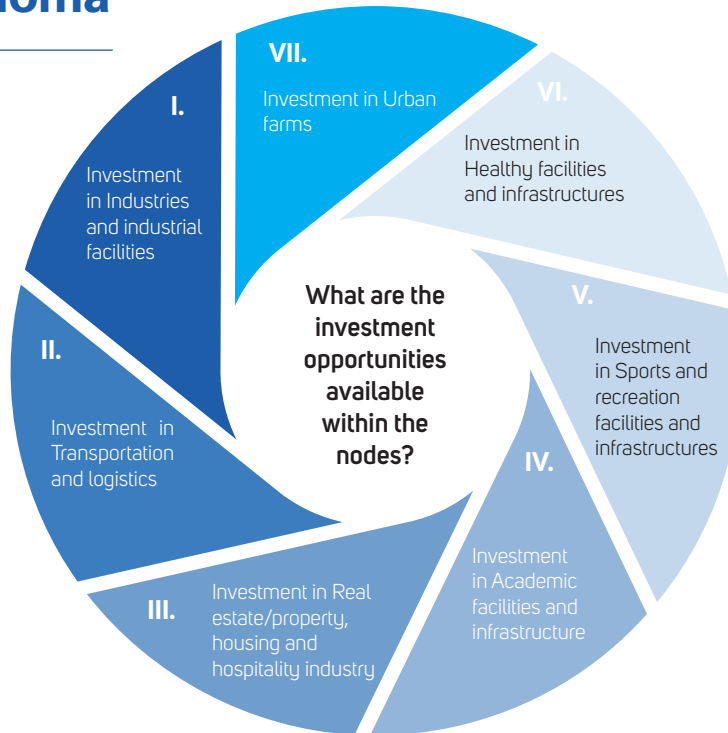
Why Investing In Dodoma National Capital City?)

- Dodoma city is the capital city of the United republic of Tanzania.
- It is the seat of state functions (government pillars)
- It is centrally located in the national context
- Accessible from all directions of the state
- Favorable climate
- Unique natural landscape features
- Rapid urbanization

5 Major investment nodes in Dodoma City



6 Investment Opportunities In Dodoma



I. Investment in Industries (heavy and light industries)

The Dodoma Master Plan provides opportunity to invest in both heavy and light industries.

Areas designated for investment in Heavy industries

- Nala-chigongwe - closer to ring road, EPZA, regional road to Singida and lorry park,
- Msalato – closer to Airport, ring road, regional road to arusha
- Ihumwa – Closer to Marshalling yard, dry port, ring road, SGR Station)
- Mpunguzi – Closer to ring road, regional road to Iringa, Vine yards

Areas designated for investment Light Industries

- Proposed to be located at each District and Subdistrict centres (3 District centres and 20 subdistrict centres are proposed)

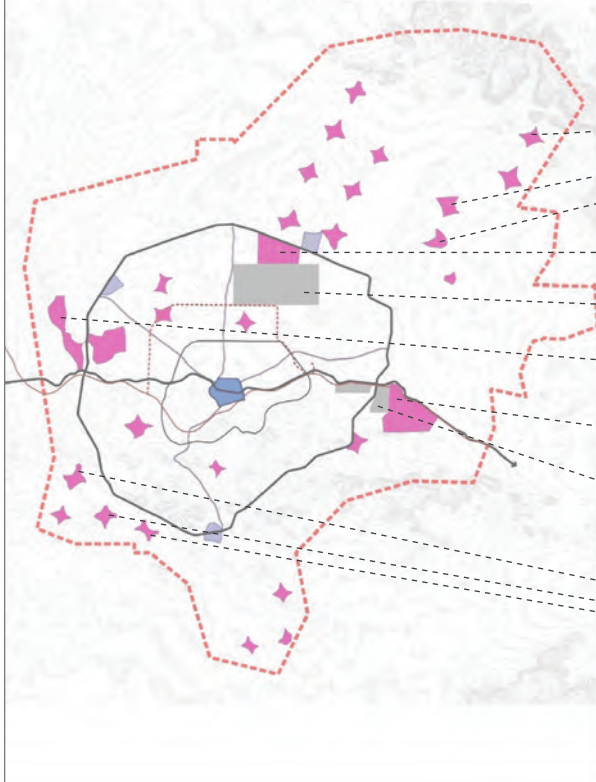
DISTRICT CENTRES

- Nala • Hombolo • Matumbulu

SUBDISTRICT CENTRES

- Hombolo - 10 • Zuzu - 10
- Nala - 2 • Matumbulu - 1
- Mnadani - 1 • Mpunguzi - 1
- Mbabala - 2 • Nghonghona - 2

**INDUSTRIAL INVESTMENT AREAS
IN DODOMA CITY**



- Light Industries and Service Industries
- Heavy Industries (Processing, Manufacturing and Packaging Industries)
- Msalato International Airport
- Heavy Industries (Processing, Manufacturing and Packaging Industries)
- Heavy Industries (Processing, Manufacturing and Packaging Industries)
- Dry Port and Marshalling yards
- Light Industries and Service Industries

Description of areas for industrial investment in Dodoma

	LOCATION	QUANTITY (Blocks/Plots)	SIZE (Ha)	ROLE OF THE GOVERNMENT	ROLE OF PARTNERS/ INVESTORS
Heavy Industries (4279Ha)	Nala Industrial	140	850	<ul style="list-style-type: none"> • Land acquisition • detailed planning and cadastral survey • Tittle deed processing • Building/ construction permits scrutinization • Provision of all necessary infrastructure to meet the requirements 	<ul style="list-style-type: none"> • Infrastructure development and construction • Development of projects • Partnership with the government in development and implementation of project
	Msalato	1	1182		
	Ihumwa	1	1966		
	Mpunguzi	1	281		
Light Industries (150Ha)	Nala District centres	10	30		
	Matumbulu District centres	10	30		
	Hombolo District centres	10	30		
	20 subdistrict centres	40	60		



7 Capital City Industrial Hubs

Nala Industrial hub Project by the City Council of Dodoma

The city council of Dodoma has designated a land about 20 kilometers away from the city centre and 2.2 kilometers from the outer ring road, the land is going to be developed as an Industrial hub that will accommodate industries of all categories, logistic facilities, storage facilities and hospitality facilities.

A total of 127 block plots have been surveyed and infrastructures development i.e. roads, power, water, communication lines is ,ongoing.

- Available plots uses the industrial hub
- Welding and garage industrial plot, Medical Industrial Plots, Textile industrial plots, Food processing industrial plots, Plastic industrial plots. Metal Industrial Plots Commercial plots and Recreational spaces

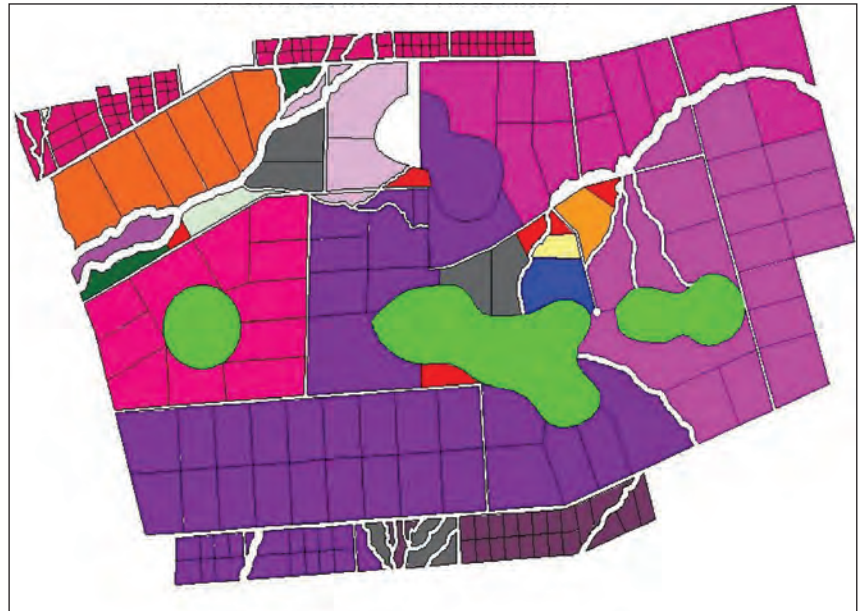
Capital City Industrial Hubs

Mpunguzi Industrial hub Project by the City Council of Dodoma

This is the second hub to be developed by the City Council of Dodoma.

The hub is found in the southern part of the city, it is located about 19 kilometers from the city centre, it falls along the outer ring road and closer to the highway to Iringa region and Mpunguzi vine yards.

Unlike the Nala hub, Mpunguzi hub will be developed to accommodate manufacturing, processing and packaging of grape products due to proximity of the vine yards



II. Investment in Transportation and Logistics In Dodoma

Transport and Logistics

- Roads (Morogoro road, Singida, Iringa and Arusha road)
 - » Regional roads and corridors- Potential for investment in transport facilities and services, parking spaces and facilities, shopping malls, hotels and business facilities, advertisement boards
- Dry Port – located at Ihumwa closer to ring road, Marshalling yard and SGR Station-
 - » Potential for investment in storage facilities, transport facilities, transportation services, clearing and forwarding services,
 - » Ring roads and ring roads corridors - potential for investment in transportation facilities, parking spaces and facilities, malls, recreational parks, hotels, petrol and filling stations, tourism facilities, urban farming and advertisement boards
- Busways (BRT) and corridors – potential for investment in infrastructure development, transport facilities and services, parking facilities and advertisement boards
- Airport and airport buffers – located at Msalato closer to outer ring road and regional road to Arusha
 - » Potential for investment in transportation services, clearing and forwarding services, hotels, hospitality facilities, malls, recreational facilities, housing, banking facilities and services and commercial facilities and services and free trade zone.

Investment Potentials in Dodoma National Capital City

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Tramline accommodated within the regional roads (Dsm, Iringa, Arusha and Singida roads)

Investment in transportation facilities

Ring Roads

--investment in hospitality services, malls and shopping centres, hotels and lodges, parking facilities and restaurants

Busways (BRT)

Investment in transportation facilities



Bus Terminals for all modes of transport

Investment in hospitality services, malls and shopping centres, hotels and lodges, parking facilities and restaurants

Standard Gauge Railway (SGR)

Providing opportunities for investment in logistics services and facilities



● **Msalato International Airport**

Investment in light industries, logistics services, storage facilities, hospitality services, malls and shopping centres, hotels and lodges, parking facilities and restaurants

● **Dry Port-Ihumwa**

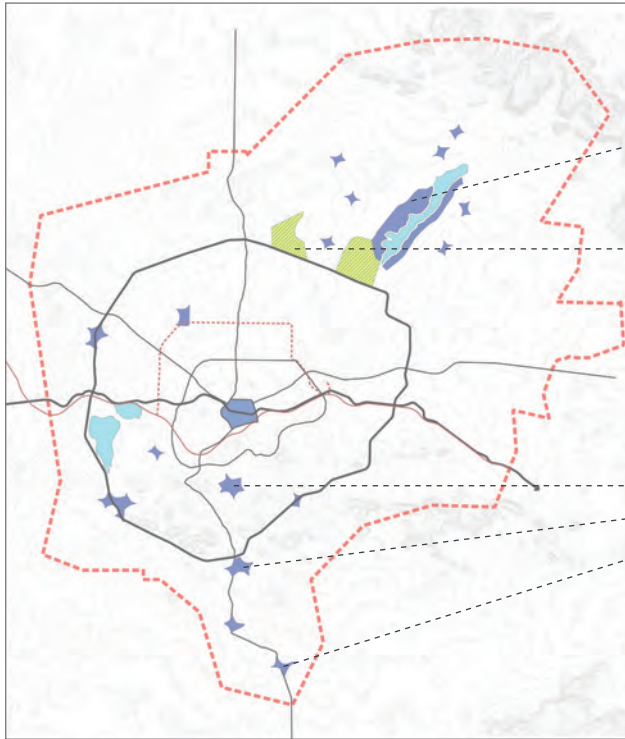
Investment in light industries, logistics services, storage facilities, hospitality services, malls and shopping centres, hotels and lodges, parking facilities and restaurants

III. Investment in Real Estate and housing in Dodoma

Dodoma master plan provides potentials for investment in real estate, real properties, hotels, restaurants,

- Major investment areas for real estate and housing include
 - » Hombolo
 - » Kitelela and
 - » Mahomanyika
 - » Government city

- Investment at District centres and subdistrict centres include
 - » Shopping malls
 - » Hotels
 - » Banks
 - » Petrol stations
 - » Cinema halls
 - » Free trade zone
 - » Convention centres
 - » Conference halls
 - » Show rooms



Hombolo lake – Commercial and recreational buffer

Investment in hotels, restaurants, hospitality services, malls and shopping centres, hotels and lodges, parking facilities and restaurants

Housing Estates-Sites

Investment in apartments, hospitality services, malls and shopping centres, hotels and lodges, parking facilities and restaurants

Msalato International Airport

Investment in apartments, shopping centres, lodges, parking facilities

Description of Areas for Real Estate Investment in Dodoma

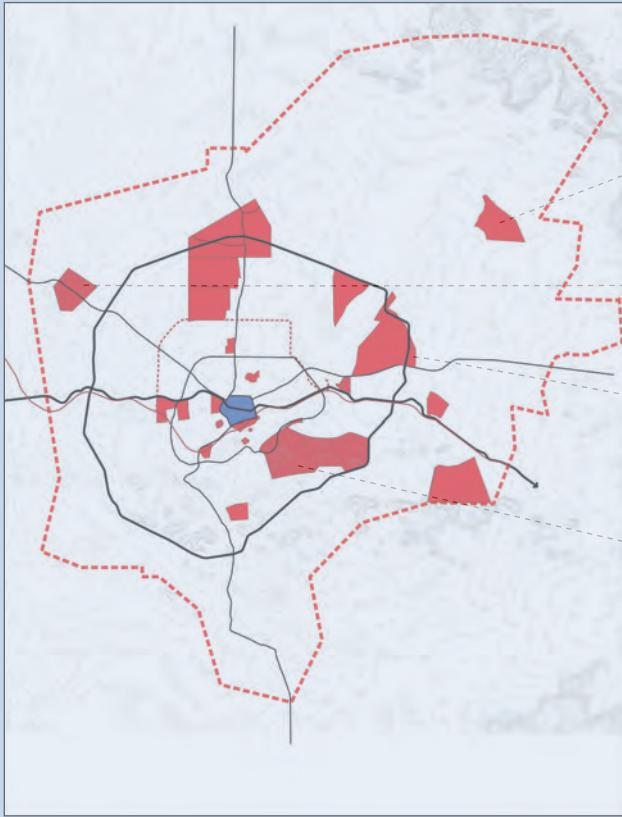
INDUSTRIAL	LOCATION	QUANTITY (Blocks/Plots)	SIZE (Ha)	ROLE OF THE GOVERNMENT	ROLE OF PARTNERS/ INVESTORS
Real estate and Housing investment	Hombolo	140	2378	<ul style="list-style-type: none"> • Land acquisition • Detailed planning and cadastral survey • Tittle deed processing • Building/construction permits scrutinization • Provision of all necessary infrastructure to meet the requirements 	<ul style="list-style-type: none"> • Infrastructure development and construction • Development of projects • Partnership with the government in development and implementation of project
	Kitelela	1	1602		
	Mahomanyika	1	1767		
	Government City	22	27.8		
	Mtumba Special Area	Nil	391.9		

IV. Investment In Academic and Innovation In Dodoma

- Master plan provides opportunities for investment in academic facilities including universities, colleges, schools, polytechnics, innovation centres and incubation centres.
- Facilities proposed at Nala-chigongwe, Hombolo, Matumbulu and Government city Nodes
 - » Universities
 - » Colleges
 - » Vocational training centres
 - » Polytechnic college
 - » Training centres
 - » Research centres
 - » Incubation centre
 - » Medium schools
 - » High tech and innovation centre
 - » University science and technology
- Facilities proposed at district, subdistrict, community and neighborhood centres
 - » Colleges
 - » Polytechnic college
 - » Primary schools
 - » Secondary schools

Investment Potentials in Dodoma National Capital City

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Hombolo Academic and Innovation Centre
Investment in Universities, Vocational training centres, research centres and schools

Nala academic and Innovation Centre
Investment in Universities, ICT Based colleges and Schools

Nala academic and Innovation Centre
Investment in Universities, ICT Based colleges and Schools

Existing University of Dodoma (UDOM)
Largest University in Tanzania

Description of areas for academic facilities investment in Dodoma

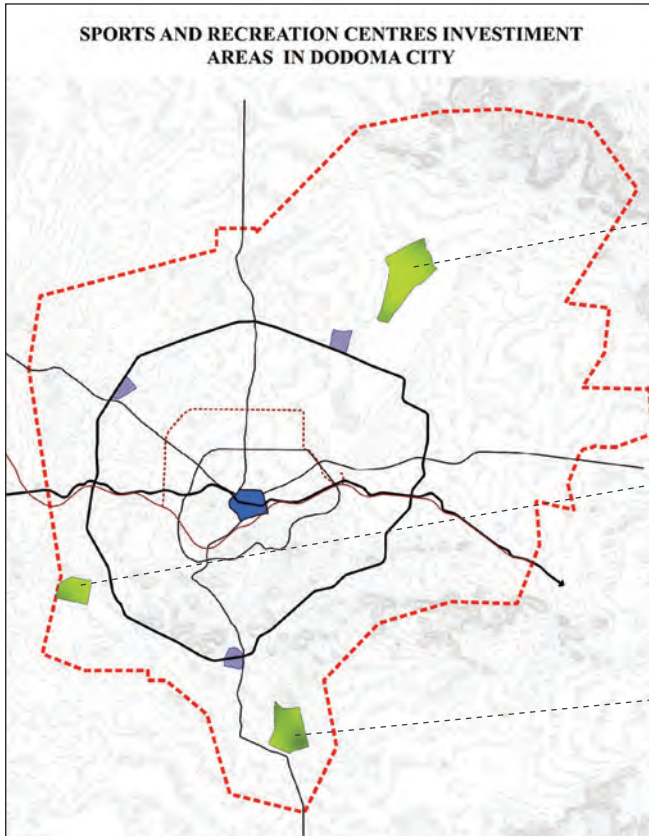
INDUSTRIAL	LOCATION	QUANTITY (Blocks/Plots)	SIZE (Ha)	ROLE OF THE GOVERNMENT	ROLE OF PARTNERS/ INVESTORS
Academic Facilities	Hombolo	140	2378	<ul style="list-style-type: none"> • Land acquisition • detailed planning and cadastral survey • Title deed processing • Building/ construction permits scrutinization • Provision of all necessary infrastructure to meet the requirements 	<ul style="list-style-type: none"> • Infrastructure development and construction • Development of projects • Partnership with the government in development and implementation of project
	Nala	1	1221		
	District centres	1	1767		
	Subdistrict centres	22	27.8		
	Community centres	Nil	391.9		
	Neighborhood centre				

V. Investment in Sports and Recreational Facilities in Dodoma

Sports and recreation centres-

- Sports centre- to accommodate sport fields, stadium, football grounds, hostels and hotels.
- Major sports centre proposed to be developed at
 - » Nala (Nala Stadium)
 - » Nzuguni (Nanenane- Stadium)
 - » Mpunguzi
 - » Mbabala
 - » District and subdistrict centres
- Recreational centres – to accommodate golf courses, children playfields, amusement parks, cultural and sport village, botanic gardens, zoo and aberration, open spaces, parks and urban squares.
- Major recreational spaces are proposed to be developed at Mtumba Special planning area (Government city/state house)
 - » District and subdistrict centres
 - » Community and neighborhood centres

**SPORTS AND RECREATION CENTRES INVESTMENT
AREAS IN DODOMA CITY**



Northwest Sport Centre

Investment in golf courses, stadiums, sport fields, football pitches, arena, play fields, amusement parks, botanical gardens, Zoo

Southwest Sport Centre

Investment in golf courses, stadiums, sport fields, football pitches, arena, play fields, amusement parks, botanical gardens, Zoo, Arboretum

Southern Sport Centre

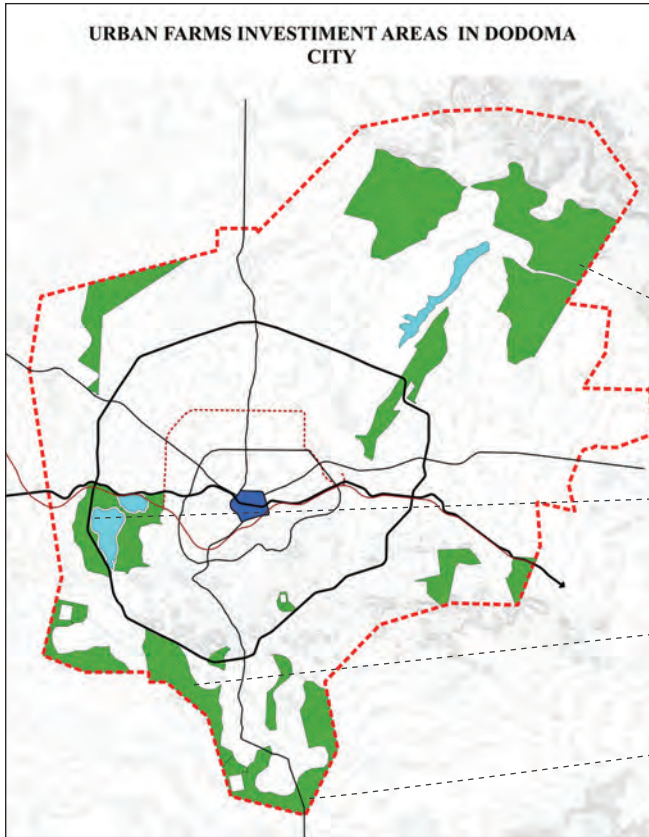
Investment in golf courses, stadiums, sport fields, football pitches, arena, play fields, amusement parks, botanical gardens

VI. Investment in Health Facilities in Dodoma

Health facilities - and Services-to accommodate referral hospitals, specialized hospitals, regional and district hospitals, health centres, dispensaries and specialized clinics and high tech laboratories;-

- Higher level Health facilities are proposed at: - (specialized, referral and regional hospitals)
 - » Mtumba special planning area
 - » District centres
- Lower level health facilities are proposed mainly within;- (health centres, dispensaries and specialized clinics and high tech laboratories)
 - » Subdistrict centres
 - » Community centres
 - » Neighborhood centres

URBAN FARMS INVESTMENT AREAS IN DODOMA CITY



VII. Investment in Urban Farming in Dodoma

Urban farms- to be accommodated in peri-urban area (outside the outer ring road)

○ **Northeast zone (Hombolo Zone)**

Fertile land for grape, horticulture and cereal crop.

○ **Western zone (Zuzu Zone)**

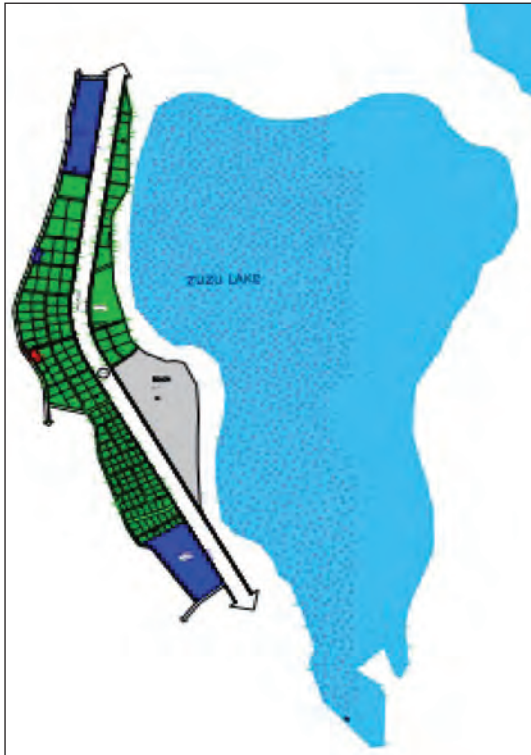
Fertile land for grape, horticulture and cereal crop.

○ **Southern zone (Bihawana Zone)**

Fertile land for grape, horticulture and cereal crop.

○ **Southern zone (Mpunguzi Zone)**

Fertile land for grape, horticulture and cereal crop.



Zuzu Lake



Investment in Hotels



Investment in urban farms

Capital City Urban Farms project Zuzu Urban Farms Project by the City Council of Dodoma)

The favorable climate condition in the Capital city supports grape farming twice a year (unlike our competitor- South Africa who have only one season p/a)

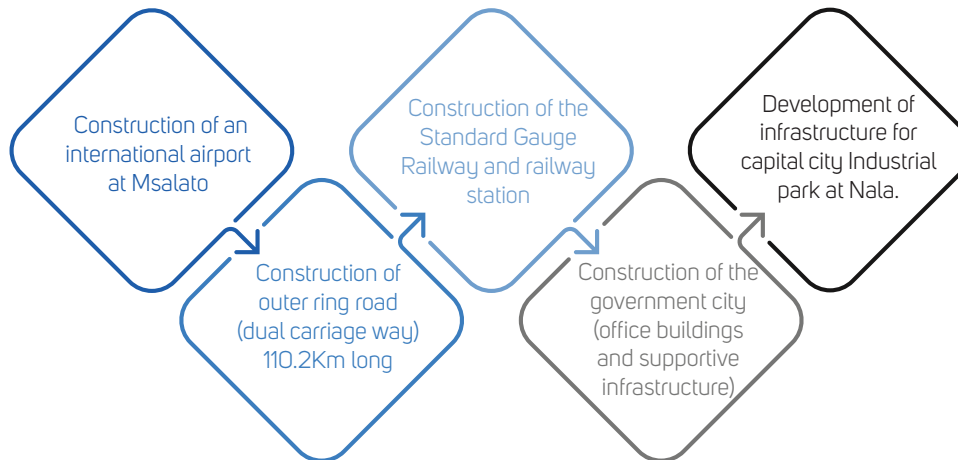
The city council of Dodoma has planned, surveyed and serviced with basic infrastructure a suitable land for vine cultivation with a total of 165 farm blocks.

The land is along the outer ring road and adjacent to Zuzu lake which is potential for irrigation.

8 Infrastructure Development Projects To Facilitate Investment

The government of the United Republic of Tanzania is currently executing infrastructure development projects in the Capital City that will foster the city's development and prosperity, contribute to higher productivity and growth, facilitate trade and connectivity and promote economic inclusion.

Major infrastructure construction projects in the capital city





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