

MISSENYI DISTRICT

1.0 Introductory notes:

Missenyi District is among eight districts in Kagera Region. It was established on 1st July, 2007 under the Local Government Act No. 7 of 1982, read together with Government Notice No.87 of 2007 after being subdivided from Bukoba District. It covers an area of 2,523 sq. km. It is situated on the west of Lake Victoria between Longitudes 300 48' and 310 49' East and Latitudes 1.000 00' and 10 30' South.

On the northern side, Missenyi District borders with Republic of Uganda, on the east lies Lake Victoria and part of Bukoba District Council. In the south lies Bukoba District while Karagwe District is located in western side

Looking at the distribution of the regional economy, Missenyi District Council has the highest per capita GDP in the region, ranging from TZS 2,767,397 in 2013, to TZS 3,068,050 in 2014 and TZS 2,672,439 in 2015 (NBS,2015)

1.1. Population size and growth:

Missenyi District population has experienced significant growth in the last decade. It increased by 32.6 percent between 2002 and 2012 from 152,786 people in 2002 Census to 202,632 people per the 2012 Population and Housing Census, resulting in a significant increase of 49,846 people during the inter-census period.

Taking into account the growth rate of 3.3% per annum, population size and movement of people both immigration and its fast traffic flow to and from neighboring countries of Rwanda and Uganda, Missenyi District is ideal area for investment in various social economic activities due to ever growing supply of raw materials, labor and market.

2.0 INVESTMENT ORPORTUNITIES:

2.1 Agriculture:

Missenyi District forms part of the vast Northern plateau of Kagera region, an area which is sandy and clay mostly flat and stretched with some (rock) hills. Most parts of the district lie between 1,300 Meters and 1,400 meters above sea level and form the main watershed of Kagera and Ngonzo Rivers flowing south westward into the woodlands and finally into the Lake Victoria.

The Kagera and Ngonzo Rivers in Missenyi District are important sources of water needed for agricultural uses and establishment of irrigation farming in the district. The Kagera River starts from Kakunyu ward, a boundary of Tanzania and Rwanda hills east of Karagwe District Council, flows through Kyaka Ward and finally pours water into the Lake Victoria.

The Ngoni River comes from the Muleba District Council and joins Kagera River in Bugorora Ward towards Lake Victoria.

2.1.1. Agricultural Zone

Missenyi District is classified into three zones of arable land (105,298.43 Ha) suitable for investment as hereunder specified:

i. Zone I- The high rainfall zone:

This zone covers parts of the Kiziba division having a very low density and competition between human and livestock requirements. It is experiencing a highly and reliable rainfall with an average of 1700 mm/year and hilly with altitude ranging between 1400 metres above sea level. The soils are deep dark reddish brown to red sandy clay loams.

Crops grown: Major crops grown in the zone are coffee, maize, beans and cassava.

ii. Zone II- The medium rainfall zone:

This zone covers the western parts of Kiziba division. It is an area which is in a very low to medium altitude, more concentrated along the narrow plains causing localized land shortage. The Zone has an average rainfall of 1,000 to over 1,400 mm/year with soils which are very dark grey silts and clays with brown sands and loams of low fertility and poor drainage.

Crops grown: Main crops produced in the said zone include cassava, groundnuts, beans and maize.

iii. Zone III- The Karagwe-Ankolean low rainfall zone:

This zone covers parts of the Missenyi Division having a very low density and competition between human and livestock requirements. It experiences a high and reliable rainfall with an average of 800 mm/year. The zone is hilly with altitude ranging between 1,300 metres above sea level. The soils are deep dark reddish brown to red sandy clay loams.

Crops grown: Major crops grown in the zone are coffee, maize, beans, cassava sugar cane and sunflower.

2.1.2 Investment Opportunities in Agriculture sector:

2.1.2.1 Food and Cash Crop Processing Industries

Missenyi District has an annual average total of 144,468.7 tones production of food crops and 32,548.6 tons of cash crops, mainly sugarcane and coffee. This production makes Missenyi district the potential area of investment as there is good supply of raw materials;-

Table : Estimated Production in Tones of Major Food and cash Crops:

Food Crops	2013	2014	2015	2016	2017	Total	Average
Maize	17,571.6	17,984.1	19,150.7	17,825.0	25,123.8	97,655.2	19,531.0
Cassava	16,082.8	17,025.0	15,890.5	17,818.1	19,400.2	86,216.6	17,243.3
Sweet potatoes	11,737.8	11,754.0	7,038.2	16,648.3	12,501.7	59,680.0	11,936.0
Beans	25,209.8	24,103.8	36,525.1	59,548.7	40,932.4	186,319.8	37,264.0
Banana	88,450.4	91,192.9	12,422.1	87,614.9	12,791.6	292,471.9	58,494.4
Coffee	4,439.0	4,463.7	4,476.0	4,505.7	4,493.9	22,378.3	4,475.7
Sugarcane	8,046.0	8,092.4	8,118.4	8,156.5	8,151.6	40,564.9	8,113.0
Vanilla	100	101	101	102	102	506	101.2

Source: Missenyi Executive Director's Office (Agriculture Department), Missenyi DC, 2019

a) Crop production: Banana

Banana is a staple food and a major source of carbohydrate to majority of people in Missenyi District. Banana is the leading food crop, accounting for 35.8% annual average percent of the area planted with major food crops.

Large market of banana exists, major ones being those for local consumptions especially in urban areas such as Bukoba municipal, Mwanza, Dar es Salaam. Others include those in Uganda and Rwanda where banana is exported as raw materials for beverage, wine and food industries.



Banana plantation in Missenyi district

b) Crop production: Beans

Missenyi district continues with putting efforts in maintaining food security through beans production, where by common beans is the second major food crop planted in the district. Land area planted with beans accounts for 25% of the overall land area planted with all major food crops of 192,485 ha

Missenyi has abundant demand for beans due to high demand from neighboring countries ie Uganda, Sudan, Rwanda and Burundi.

With the advantage of location, large arable land (over 105,000Ha of land) and suitability of irrigation scheme, Missenyi District is the right place for investment in beans production.

c) Crop production: Maize

This is another major food crop in Missenyi district which too plays a big role in maintaining food security. It ranks third in food crop production charts and its land area under cultivation stands at an annual average of 8,869.2 ha.

d) Crop production; Cassava

It is drought resistance crop which also helps in maintaining food security in Missenyi district. In terms of planted land area, cassava rank fourth of the major food crop and accounted for 9.1 percent of the overall land area planted with all major food crops and stands at an annual average of 192,485 ha as shown in table 3 above.

e) Crop Production: Sweet potatoes

Over the reference period shown in Table 3 above, sweet potatoes rank fifth food crop. It is planted on a land area with annual average of 13,574 ha

f) Crop Production: Sugarcane

Among the three giant cash crops, sugar cane ranks first with 64% of all land cultivated for cash crops (48,565 Ha).

Missenyi district produces average 52,000 tones of sugar cane per annum, this increase in sugar plantation is high at over 8,000Ha per year for the past five years

g) Crop Production: Coffee

Coffee is the second major cash crop in Missenyi District Council. Over the period of five years, coffee has grown to tremendous growth of annual average of 4,476Ha land which is equivalent to 35.3% of the district's total land area planted annually.

h) Crop Production: Vanilla

Vanilla ranks third among cash crops production in Missenyi district with the land averaged annually at 101.2Ha.

Vanilla cultivation is not a wide spread as it is a new crop in the area. It though commands a very sound investment due to its good price and high economic returns.

i. Irrigation schemes (20,463Ha):

No .	Location of the area	Size of the area	Owner of the area	Survey status and certificate of occupancy	Existing infrastructures
1.	Kashaba/ Kyaka (Kyakakera irrigation scheme)	163Ha	Missenyi District council	Surveyed but no certificate of occupancy	A network of drainage canals covering 40 acres (primary, secondary & tertiary canals), two culverts, a graded gravelled road and incomplete water diversion weir, metrological station, water is available (from Ngono river) and the area is close to Ikimba dam of Bukoba rural, electricity is available at a junction to Kyakakera (easier to make extension from the source) , Mobile communication from various companies is available year round (VODACOM, ARTEL, TIGO and HALOTEL)

No .	Location of the area	Size of the area	Owner of the area	Survey status and certificate of occupancy	Existing infrastructures
3.	Byeju/ Nsunga	500Ha	Private people	Not surveyed and no certificate of occupancy	There is a graded gravel road and thus the area can easily be accessed, mobile phone communication is available (VODACOM, ARTEL, TIGO and HALOTEL) .
4.	Kajunguti/ Kyaka	1000 Ha	Private people	Not yet surveyed and no certificate of occupancy	Health facilities are available , there is electricity, available water supply, a tarmac main road from Bukoba to Mutukula passes nearby the area, mobile phone communication from various companies are available(VODACOM, ARTEL, TIGO and HALOTEL) year round
5.	Buchurago/ Bugorora	2000 Ha	Privately owned	Not yet surveyed and no certificate of occupancy	Health services are available (there is a dispensary), there is electricity from REA, available water supply, proximity to a main tarmac road from Bukoba to Mutukula (10 Kilometers), mobile communication available year round (VODACOM, ARTEL, TIGO and HALOTEL)
6.	Mbale/ Kitobo (Nkenge irrigation scheme)	1300 Ha	Central government	Not yet surveyed but has a certificate of occupancy	There is electricity from REA, water is available (Ngono river), there is a year round passable gravel road connected to the area, a main tarmac road from Bukoba to Mutukula lies in the proximity of approximately 8 Kilometers, mobile communication is available (VODACOM, ARTEL, TIGO na HALOTEL
7.	Kabingo/ Bugorora	500 Ha	Private people	Not yet surveyed and no certificate	Available Health services, electricity, available water supply,

No .	Location of the area	Size of the area	Owner of the area	Survey status and certificate of occupancy	Existing infrastructures
	(irrigation area)			of occupancy	a year round passable gravel road connecting the area with strong bridge at Kabingo, a main tarmac road from Bukoba to Mutukula passes nearby the area, mobile communication available year round (VODACOM, ARTEL, TIGO and HALOTEL)
8.	Kakunyu/ Nsunga (Kagera sugar Estate)	15,000 Ha	Kagera Sugar Company LTD	Surveyed and has certificate of occupancy	Fully furnished with almost all the required infrastructures and there is a sugar production plant which operates almost to full capacity



Irrigation Infrastructures at Kyakakera –Kashaba

ii. Investment Opportunities in construction of Strategic Border Market.

Mutukula border has numerous resources and opportunities needed for strategic infrastructural development; Missenyi is the outlet highway to most of east and northern Africa Countries.

Missenyi district foresee the opportunity in building one stop border market at Mutukula urban, where 20 acres of land was surveyed and serviced ready for construction of the market.

Both individual private investors/ companies are invited to invest and work in ties with the government (Missenyi District) through public private partnerships (PPP)

This is the opportunity for local and foreign private companies to invest in there construction through PPP either through already prepared project proposals (solicited) or by being proactive in preparing the proposals (unsolicited).

iii. Investment in fertilizers and pesticides:

Opportunity exists in investment in production of agricultural inputs such as fertilizers, insecticides, tools and equipments in Missenyi district.

Soil infertility, plant pests and diseases are among factors which limit agricultural production in Missenyi District. Missenyi soils have for many years depended on application of chemical fertilizers for optimum crop harvests. Crops, such as maize, demand the use of chemical fertilizers for optimum harvests. Likewise, horticultural crops such as tomatoes require the use of pesticides for control of insect infestation and plant diseases.

The total chemical fertilizers distributed to farmers in 2012/13 to 2014/15 were 21,664 tons. In all agriculture seasons, inadequate supply of chemical fertilizer was a big problem which caused poor harvests.

Therefore, we call upon private investors to join hand with the government to supply the highly demanded fertilizers and pesticides to Missenyi District farmers.

iv. Investment in agro- processing industries:

Due to large production of food and cash crops such as maize, banana, maize, coffee and sugar cane, Missenyi is ideal area for investment in sorting and packaging industry for vegetables, fruits, juice, liquor, wine and recycles.

2.2 LIVE STOCK KEEPING:

Missenyi is blessed with vast alluvial soil rich in grass land that ranges from Kakunyu and Mutukula ward bordering Uganda, Mabale Ward crossing to Bukoba rural district, which is well suitable for livestock keeping.

Livestock keeping is the second most important economic activity after agriculture. Cattle (88,474) were leading in numbers for large and medium size livestock farms. Goats, sheep and other smaller livestock rearing is distributed evenly all over the district.

The land is commonly grazed with Ankole type of 95,456 cattle grazed in open ranches of Kakunyu and Mabale. Missenyi district is also blessed with other small and medium livestock

kept by small and medium income earners all over the district;- goats (49,118), sheep (3,459) and pigs (6,895). Indigenous chicken (60,066) were larger in number than broilers and layers (2,104).

With the increasing population of livestock, dairy, meat and skin processing industries with optimal production capacity need to be in place and Missenyi district ensures investors good supportive environment for the business.

Investment Opportunities in Live stock sector:

There are 3 small scale milk processing industries at Bunazi and one meat processing industry under construction at Mabale Ward.

Other areas that require great attentions are;-

- i. Investment in animal dispensaries
- ii. Animal produces (Milk processing industries), beef processing industries
- iii. Animal feed, investment in animal feeds especially cultivation of hey and other grass
- iv. Investment in cattle keeping both beef and milk species.

2.3 TOURISM:

Not withstanding with other investment opportunities available, tourism industry is highly encouraged in the district due to availability of the following tourism ventures:

- i. The existence historical sites, world heritage forests of Minziro forest (25,717Ha) which crosses eight villages of Minziro, Kigazi, Kalagala, Kakindo, Mabuye, Igayaza, Byamutemba and Mutukula.
- ii. Rock paints found at Bwanjai, Bugandika, Kanyigo and Buyango
- iii. Minziro handcrafts and traditional handcraft for making clothings from tree barks (Embugo –in kihaya)
- iv. Pilgrimage at Mugana and Minziro conducted annually
- v. King palace (Bakama) at Gera, Kitobo and Bunazi

Investment Opportunities in Tourism sector:

- i. Despite of all these historical heritage Missenyi district has no single formal business as individual or company operating tour safaris, Tour guide operators, tourists hotels.

- ii. The area around Minziro forest reserve is suitable for construction of camp sites and zoos. Missenyi has experienced the steady growth of tourists for the past four years. Minziro forest has received over 39 foreign tourists and more than 100 locals. For the past three years, Missenyi pilgrimages of Mugana and Minziro have brought over 4,407 people and the tourists are expected to rise every year.
- iii. We invite investors in the field of hotels, construction of camps, recreational sites, safaris and tour guide investments around Mugana and Minziro.

2.4 FISHING:

Missenyi District Council is partly covered with Lake Victoria at Kanyigo and Kashenye wards.

The area has vibrant fishing business as it is close to Uganda waters and feeds the neighboring populations.

The area is developed with both commercial and residential properties over five acres of land is suitable for investment in Kashenye village.

Investment Opportunities in fishing sector:

There are over 115 houses at Kabindi which indicates the readiness of the port to investors especially in hotels, fishing industry and beach plots (at Bushago) which are ideal for construction of camp sites.

2.5 EDUCATION:

With the population of 202,632 growing at 3.3% annually, Missenyi enrolls students at a growing rate despite the shortage of education institutions.

YEAR	PRIMARY SCHOOL ENROLLMENT	SECONDARY SCHOOL ENROLLMENT	HIGH SCHOOL	COLLEGE ENROLLMENT	Opinion: There is high demand for private sector investment in education sector especially in construction of schools and colleges.
2016	8,810	1,520	115	0	
2017	9,249	2,688	193	0	
2018	7,324	3,006	131	0	
2019	6,998	2,835	211	0	

Investment Opportunities in Education sector:

- i. Construction of private primary school
- ii. Construction of secondary and tertiary schools
- iii. Construction of learning centers such as libraries, antiquities, museums
- iv. Construction of hostels and estate housing

Missenyi district has 11 plots surveyed and serviced for schools and 2 plots for college at Kyaka Bunazi and Mutukula urban. We are still working hand in hand with private sector to facilitate investment in education sector.

Missenyi district has planned to produce over 4000 plots of various uses at Kyaka Bunazi urban area, the area (plots) will be serviced with infrastructures and are proximity to Tanzania - Uganda high way. The projects are in schedule, they will be public before the end of December, 2019

Missenyi district has only five private primary schools and 22 government schools, the number which is very low compared to the ever growing enrollment of students in Missenyi district.

Table 2: Number of schools in Missenyi.

YEAR	PRIMARY SCHOOL ENROLLMENT	SECONDARY SCHOOL ENROLLMENT	HIGH SCHOOL	Opinion: There is high demand for private sector investment in education sector especially in construction of schools and colleges.
2016	8,810	1,520	115	
2017	9,249	2,688	193	
2018	7,324	3,006	131	
2019	6,998	2,835	211	

2.6 FINANCIAL INSTITUTIONS:

NMB and CRDB banks are the main financial institutions operating in Missenyi district

Due to the high population growth, high traffic flows and growth of businesses in Missenyi District, the district is an ideal place for financial institutions ranging from micro to macro finances.

Missenyi has evidenced the high rise in youth economic groups for the past five years at an average rate of over 100 groups per annum, this rise has created a rise in capital shared from 6.9 million to 19.4 million in 2017 to 2018. These groups mainly engage in small scale activities like plumbing, fishing, driving motor cycles (bodaboda), sand mining and rock quarrying and small businesses (pet traders) .

Self-employment in these sectors needs some preparation and capital input. This growth has created a rapid rural to urban migration whereby towns like Kyaka, Bunazi and Mutukula have experienced an increase in the number of formal and informal small scale businesses. As a result, it indicates that the district is the ideal place for investment in financial institutions as there is undisputable evidence on urban growth.

Investment Opportunities in Financial sector:

- i. Establishment of micro and macro finances
- ii. Establishment of community based organizations (CBOs)
- iii. Establishment of trades related to low and income earners



Kagera River Basin