



ALEX WALKER'S SERIAN

DEVELOPMENT PROSPECTUS AND BUSINESS PLAN

PROPOSED LAMAI PERMANENT TENTED CAMP

IN

SERENGETI NATIONAL PARK

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A. CORPORATE /COMMERCIAL PROSPECTUS OF THE INTERESTED PARTY

1. Overview

Alex Walker's Serian consists of a series of pristine luxury camps located in the impressive wilderness of Serengeti National Park in Tanzania and Maasai Mara in Kenya. The Serian camps, like its Maasai language meaning 'serene', 'calm' or 'tranquil', are focused on offering a unique bush experience where one can have an intimate personal experience with the natural beauty of the wilderness. Alex Walker's Serian operates in both countries as different entities but with contractual ties to a parent company in the United Kingdom, U.K (Serian Ltd). In Kenya the Company owns and operates permanent camps in the Maasai Mara and the Mara North Conservancy. In Tanzania it operates seasonal tented camps in the Serengeti under "Alex Walker Safaris Ltd"

Alex Walker's Serian' provides a variety of bush activities where one can have wide access to the bush and have a personal intimate connection with the wilderness. These activities include among others walking safaris, fly camping and cultural tourism activities. The Company's objective is to demonstrate that there is more to a safari than driving around ticking big animals off a list.

It is the policy of Serian camps to set up camps and services that offer a natural connection to the bush therefore all the camps are all set up as natural as possible. *"There is an indescribable purity to being immersed in a wholly natural setting. Clean air, unspoilt and untamed, and animals that are truly wild: it's an unconditional environment that we are lucky to touch, and yet is untainted by our fingerprints. If you immerse yourself in it, osmosis begins to take effect, and the quietude and the beauty quietly infuse your being. In the company of our guides, you are among people innate to the place, who can unveil this way of life to you. They are attuned to its essence and can translate it by showing you to see through their eyes"* – Alex Walker

The very foundation of Alex Walker's Serian is constituted by a deep respect for the beautiful wilds of Kenya and Tanzania, as well as its people and cultures. The preservation of these precious spaces lies at the heart of The Company's ethos and practice, and this manifests itself in a number of ways. The Company understands that one of the keys to conservation is managing the way people interact with wild spaces, and the game that they harbour and that as human populations increase, the pressure on resources mounts therefore it is crucial to invest in ways that makes it profitable to local populations in order to keep conservation alive.

Other company affiliations:

United Kingdom Serian Ltd

This is the parent marketing company with the trade name Alex Walker's Serian Ltd. The Company facilitates and attends marketing shows in Europe, North America, Asia and Africa.

United Kingdom Serian Ltd also provides all Public Relations and marketing support for “Alex Walker’s Serian” to agent driven and direct sales. On the ground, camp developments are financially supported by this parent company.

The parent company also operated in Asia and the Americas where it organises privately guided trips to the Galapagos, Antarctica, Okavango, Congo and other adventure travel destinations through partnerships with local ground operators.

African Green

This company operates and sells client only to safaris to Kenya, Tanzania, Botswana, Uganda, Congo, DRC, Ethiopia, Namibia, South Africa and Zimbabwe. They provide high end private guided safaris to our fixed properties in combination with other experiences such as gorilla treks, Okavango delta tours, mountain treks in Ethiopia among others.

Alex Walker Safaris Ltd

This is a Tanzania registered and TALA licensed safari operating company that operates mobile seasonal tented camps in the Serengeti and the Ngorongoro Conservation Area Authority. The company also provides guiding support for other safaris sold through third party providers

Ol Tome’s Serian - Safari Operator

This company operates fixed camps in the Masai Mara and the Mara North Conservancy in Kenya. It also operates safaris on other third party properties.

About Alex Walker

Alex Walker spent his childhood with his father’s trackers, scouting the bush of Southern Tanzania, Kenya and the vast wilderness of Southern Sudan. With over 35 years’ experience guiding and outfitting safaris throughout East Africa; Alex has a keen a passion for walking and photography. He has formed a life out of his adulation for wild untouched spaces and he is the initiator of the Serian collection of camps. He is an advocate of conservation and has actively been involved in the formation of the Mara North Conservancy.

In 2014, he and another guide were both voted ‘Best Guide in Africa’ in the Good Safari Guide Awards, and in 2015 he won ‘Best Guide in Africa’ again, but on his own this time.

The company has a total of eight camps in the Serengeti- Mara ecosystem

Serian Camps in Masai Mara:

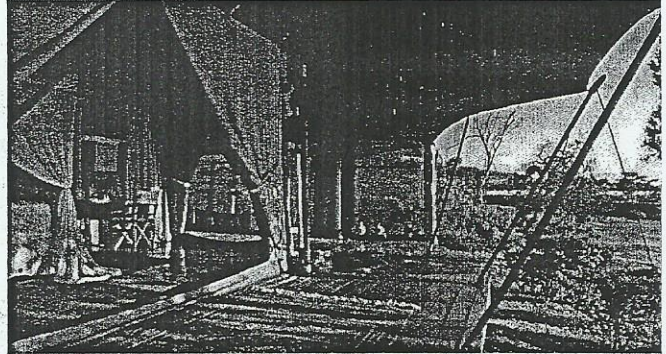
Serian 'The Original'

This was the first of Serian camps located at the private Mara North Conservancy.



Ngare Serian

The camp is located on the banks of the Mara.



Serian's Nkorombo Mobile

Nkorombo is Serian's tented mobile camp, set on a private riverside site in the Masai Mara Reserve.



The Nest

The tree houses are located on the western side of the Mara River



Serian Camps in Serengeti National Park:

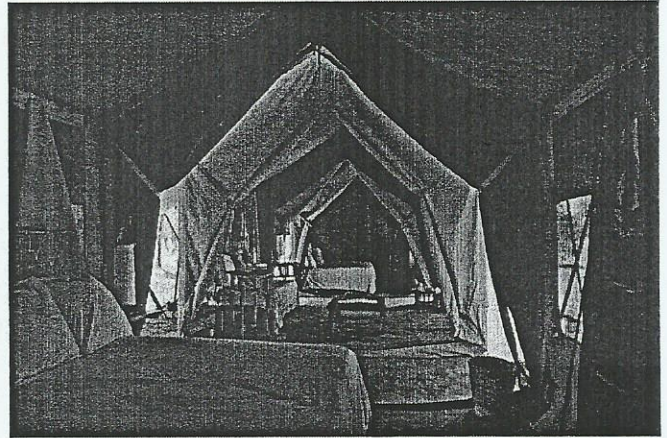
Serian's Serengeti North

Serian's Serengeti is a mobile camp set 2 kilometres from the Mara River.



Serian's South Serengeti

Serian's Serengeti is a mobile camp set up at southern during the wildebeest-birthing season.



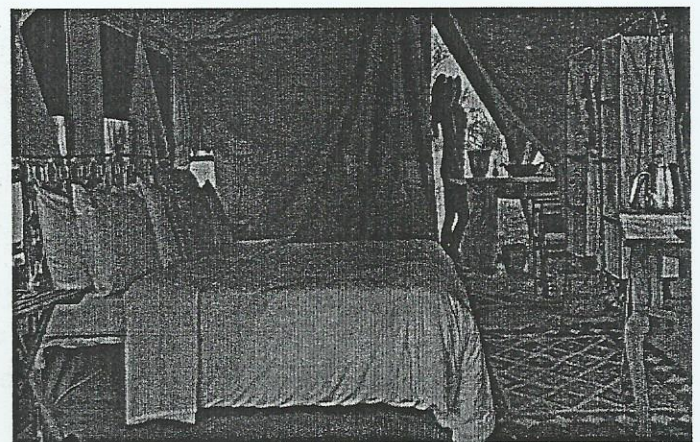
Seian's Serengeti Mobile Lamai

This camp is situated at Lamai in Serengeti National Park.



Serengeti's Mobile Kusini

This movable camp is set to make the most of the wildebeest migration in the south from December to May



Enhancing visitor experience

Walking and Fly-camping

The Company also offers a number of activities including walking safaris and fly-camping where a client spends the days walking, and the nights sleeping in tents that moves each day offering a new site every night. The short walks give a chance to get away from the trails and beaten tracks, and immerse in the environment in a way that the noise and speed of vehicles don't permit

Game Drives

Alex Walker Safaris offers game drives in Serengeti National Park where all clients are furnished with their own exclusive vehicle, and private spotter and guide so as to provide a good experience. The effect of this is profound, because it makes the client the captain of their own ship and they can do what they like, when they like. The game drives are accompanied with excellent picnic breakfast and lunch.

Cultural tourism

The Company introduces the culture of Tanzania's Serengeti National Park surrounding villages including the Ngorongoro crater to its clients. The clients get to walk with Maasai warriors and learn from their age-old wildlife experience in the bush when one spends a night at Serian's Serengeti South which employs Maasai and Hadzabe guides.

Corporate social responsibility

The Company is always ready to provide simple assistance to Serengeti National Park particularly the Northern Zone with use of vehicles and staff to help fix roads and bridges. It further provides financial support and local labour to clear bridges at Kogatende and contributed to borehole development and schooling through TATO.

Alex Walker Safaris employs 80% of their staff locally from the areas in which they operate, from Kibaso or Tabora B, Kakessio, Endulen or Makau. This has always been The Company's policy. They contribute to education by sponsoring individuals through MWEKA and other local guiding schools.

In other areas The Company has also contributed to providing rain guttering and water tanks in Kusini at SGS. In the NCAA they have built a food store for Kakessio school, refurbished classrooms and provided toilet blocks. In addition they seasonally employ up to 40 local Maasai in order to help provide some income for the local economy. They are the single largest employer of Maasai in the NCAA when they operate there.

Awards

The Safari Awards History for Alex Walker's Serian:

Best In Africa

SAFARI AWARDS RESULTS HISTORY - AFRICA						
Year	Category	W	RU	3rd	HC	F N
2017	Best Community Focused Safari Property					★ ★
2017	Best Design					★ ★
2017	Best Ecologically Responsible Safari Property					★ ★
2017	Best Family Safari Experience					★ ★
2017	Best Location					★ ★
2017	Best Safari Cuisine					★ ★
2017	Best Value Safari Property					★ ★
2016	Best Design					★ ★
2016	Best Ecologically Responsible Safari Property					★ ★
2016	Best Family Safari Experience					★ ★
2016	Best Location					★ ★
2016	Best Safari Cuisine					★ ★
2016	Best Safari Guiding Team			★		★ ★
2016	Best Value Safari Property					★ ★
2015	Best Ecologically Responsible Safari Property					★ ★
2015	Best Family Safari Experience					★ ★
2015	Best Safari Guiding Team					★ ★
2014	Best Safari Guiding Team					★ ★

★ - Winner (W) ★ - Runner Up (RU) ★ - Third Place (3rd) ★ - Highly Commended (HC)
 ★ - Finalist (F)

In Tanzania

SAFARI AWARDS RESULTS HISTORY - TANZANIA

Year	Category	W	RU	3rd	HC	F	N
2017	Best Community Focused Safari Property				★	★	☆
2017	Best Design						☆
2017	Best Ecologically Responsible Safari Property					★	☆
2017	Best Family Safari Experience					★	☆
2017	Best Location			★		★	☆
2017	Best Safari Cuisine						☆
2017	Best Value Safari Property				★	★	☆
2016	Best Design						☆
2016	Best Ecologically Responsible Safari Property						☆
2016	Best Family Safari Experience						☆
2016	Best Location						☆
2016	Best Safari Cuisine						☆
2016	Best Safari Guiding Team	★				★	☆
2016	Best Value Safari Property				★	★	☆
2015	Best Ecologically Responsible Safari Property					★	☆
2015	Best Family Safari Experience	★				★	☆
2015	Best Safari Guiding Team	★				★	☆
2014	Best Safari Guiding Team	★				★	☆

★ - Winner (W) ★ - Runner Up (RU) ★ - Third Place (3rd) ★ - Highly Commended (HC)
 ★ - Finalist (F)

2. The Interested Party's Capacity and Capability for Developing and Managing the Proposed Investment

The Company has a very good reputation and is well established in the market place having been operating in the safari industry for over 30 years. Alex Walker Safaris is a member of TATO in Tanzania.

The Company is also a member of small marketing organisations such as XO Private, The Travel Mafia and ATTA and attends shows such as ILTM Africa, We Are Africa, PURE, WTM, ILTM Cannes. Alex Walker Safaris employs representatives in the USA, UK and Europe.

Alex Walker travels regularly around the world raising awareness, attending and giving lectures to organisations and schools as well as visiting local agents, both Africa specialists and boutique travel organisers.

The Company is financially capable of developing and managing the proposed facility. Please refer to the Sales Analysis (Table 1) and the Bed Night Analysis (Table 2) reports from one of Alex Walker's camps in Lamai.

Table1: Summary of the Lamai Seasonal Camp sales analysis report

Sales Analysis Report										
Lamai Seasonal from 2016 to 2017										
2016	Adults	Children	Total	Res count	Revenue (\$)	Yield	% of act b/n	% of pot b/n	% of res	TANAPA FEES (\$)
Jun-16	30	8	38	3	18,420	485	100	14	100	3,540
Jul-16	201	36	237	20	111,714	471	100	48	100	23,190
Aug-16	170	60	230	16	105,129	457	100	46	100	20,500
Sep-16	147	8	155	15	96,402	622	100	31	100	16,410
Oct-16	175	2	177	24	74,375	420	100	29	100	19,310
Total	723	114	837	78	406,040	2,455				82,950
2017	Adults	Children	Total	Res count	Revenue (\$)	Yield	% of act b/n	% of pot b/n	% of res	TANAPA FEES (\$)
Jun-17	79	28	107	9	59,506	556	100	30	100	9,530
Jul-17	255	27	282	27	166,573	591	100	51	100	28,860
Aug-17	219	37	256	24	175,533	686	100	46	100	25,200
Sep-17	71	-	71	9	49,044	691	100	13	100	7,810
Oct-17	120	8	128	12	71,267	557	100	23	100	13,440
Total	744	100	844	81	521,923	3,080				84,840

Table 2: Bed-night analysis report

Bed night Analysis Report													
Lamai Seasonal from 2014 to 2017													
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
2014													
Total occupied	319	361	139	0	0	4	407	408	360	383	77	123	2581
Potential													
Total room nights	496	448	496	480	496	480	496	496	480	496	480	496	
Blocked room nights	248	224	248	240	496	352	248	248	240	248	320	358	
Potential bed nights	496	448	496	480	0	256	496	496	480	496	320	276	
% Occupancy	64.3 1	80.58	28.02	0	0	1.56	82.06	82.26	75	77.22	24.06	44.57	
2015													
Total occupied	196	247	134	0	0	39	502	499	458	328	85	228	2716
Potential													
Total room nights	496	448	496	516	968	960	992	992	960	992	960	992	
Blocked room nights	341	308	341	498	732	704	620	620	600	624	872	782	
Potential bed nights	310	280	310	36	572	632	868	868	840	858	198	490	
% Occupancy	63.2 3	88.21	43.23	0	0	6.17	57.83	57.49	54.52	38.23	42.93	46.53	
2016													
Total occupied	317	232	167	24	0	92	588	543	289	435	24	156	2867
Potential													
Total room nights	992	872	744	720	744	720	744	744	740	852	836	868	
Blocked room nights	620	531	403	540	744	516	372	372	370	418	640	664	
Potential bed nights	868	798	806	420	0	476	868	868	880	1116	504	476	
% Occupancy	36.5 2	29.07	20.72	5.71	0	19.33	67.74	62.56	32.84	38.98	4.76	32.77	
2017													
Total occupied	245	422	230	48	5	195	592	537	155	228	58	128	2843
Potential													
Total room	854	728	806	780	806	780	806	806	780	806	780	806	

nights													
Blocked room nights	482	392	434	576	806	540	434	434	420	434	420	230	
Potential bed nights	868	784	868	476	0	640	992	992	960	992	960	1536	
% Occupancy	28.23	53.83	26.5	10.08	0	30.47	59.68	54.13	16.15	22.98	6.04	8.33	

3. A list of partners involved in financing the project

This project will be self-financing with bank loans and intra company loans

As shown in Table 1 above, the company has the capacity to leverage funds for investing in the project. The project is estimated to cost **USD 1,777,400** as shown in Table 2.

3.1 Project cost estimates

The proposed Permanent Tented Camp in Serengeti National Park will have 6 tents for tourism accommodation. A restaurant and bar will be construction at an appropriate elevation. All camp facilities will be made of high quality canvas and fabrics whose colors will blend with the natural environment as per TANAPA specifications. All the tents will be raised on wooden plinth and treated poles. Then whole construction including mobilization of resources is estimated to cost **USD 1,777,400** as shown in the Table 3.

The estimated construction costs include the preliminary and detailed architectural designs, consultancy fees, contractor costs and transportation. The facility will be powered by solar energy and therefore budget includes cost for installation of solar panels, batteries and furnishing. Solar panel is preferred in order to minimize pollution and harmful emission form diesel-powered electricity generators.

Table 3. Overview of the proposed PTC Development Cost Estimates

Investment Breakdown	US\$/TShs. M
Land/Building	561,500/=
Plant	235,000/=
Vehicles	375,000/=
Furniture & Fittings	343,700/=
Pre-expenses	60,000/=
Others	74,000/=
Working Capital	128,200/=
TOTAL	1,777,400/=

1. Compliance with National Policies and Approved Park Plans

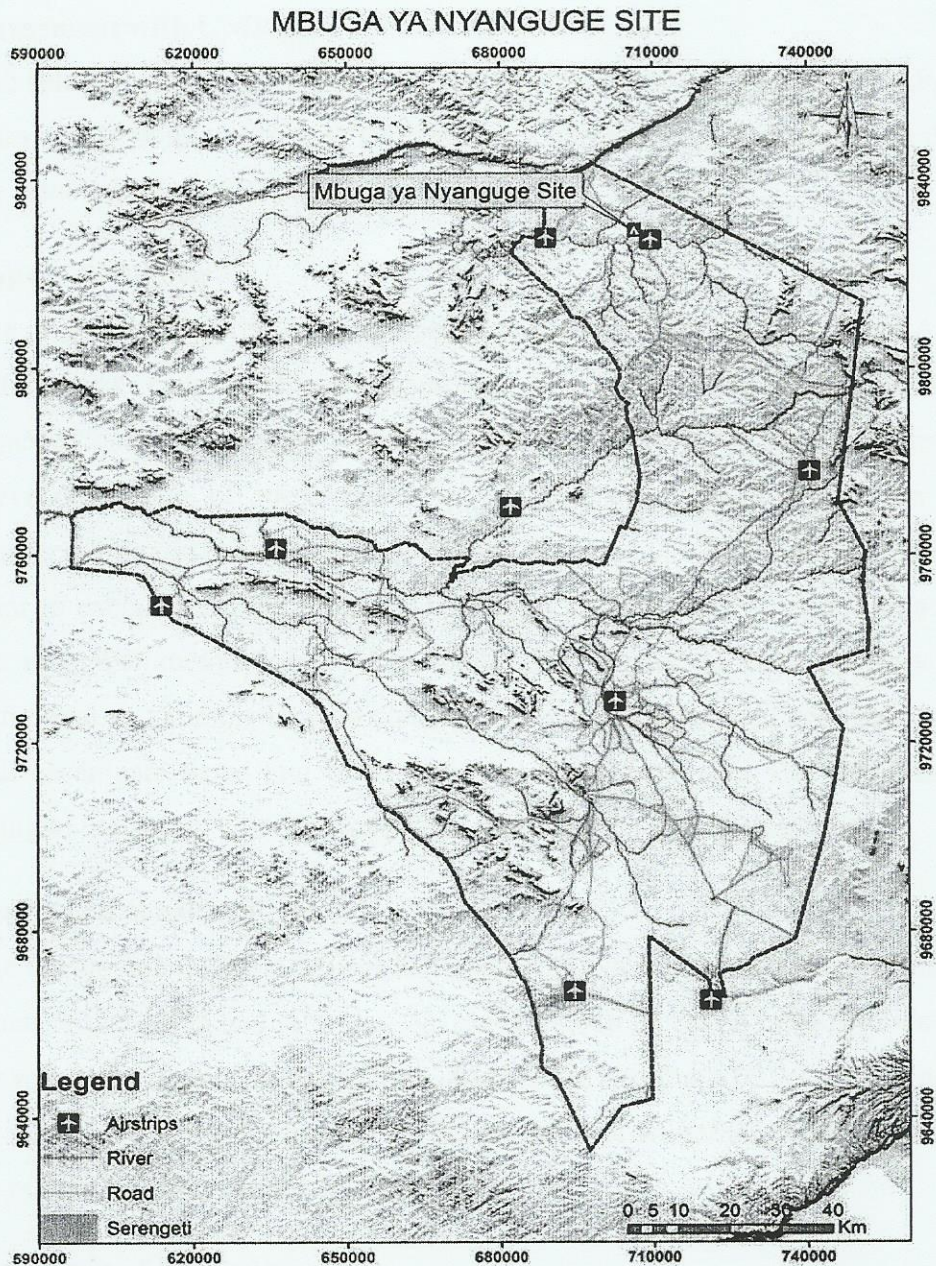
The development of the proposed PTC in Northern Serengeti is in accordance with the National Policies for National Parks in Tanzania; The Tanzania Tourism Policy and TANAPA Development Action Lease Procedures (DALP). The preparation of this Development Prospectus (DP) is in compliance with DALP. The mentioned policies all promote the increase in tourist accommodation facilities in National Parks, the facilities with minimum environmental impact. The proposed development will have a maximum of 6 tents, which is in line with minimum environmental impact emphasized by the aforementioned policies.

2. The type of development or activity desired

The proposed development will be for a Permanent Tented Camp (PTC), which will comprise of a maximum of 10 guest units. The camp will offer luxury accommodation within a natural Serengeti environment where guests can enjoy the wilderness in a luxury setting. The camp will have a restaurant and a bar for camp guests. All the facilities will be made with wood and canvas as per TANAPA PTC requirements as stipulated in the DALP document and they will have colours that will blend well with the natural environment.

3. Park location to be impacted by the project

The Permanent Tented Camp will be located at the Low Use Zone in northern Serengeti at Lamai in Kogatende area. The site areas will be surrounded by trees at Mbuga ya Nyanguge area. It will be a low impact but high end PTC with a maximum of 10 tents.



4. The specific site description as per site selection criteria in the Development Action Lease Procedures (DALP):

4.1 Existence of a GMP/EIA

Serengeti National park has an approved General Management Plan (GMP) in place. An Environment Impact Assessment (EIA) study will be conducted prior to the development of the PTC.

4.2 Agreement with GMP/EIA

The selected site for the PTC was identified and approved by the TANAPA Planning team and is in line with the GMP zoning scheme in the Low Use Zone that permits the establishment of PTCs.

4.3 Impact to wildlife

The project will take place at an already designated camping area where Alex Walker Safaris has been seasonally camping. The observation from the Company's experience from camping at this site is that guests and staff facilities have not prevented usage of these areas by the resident wildlife which are apparently unaffected by the presence of the existing facilities. An EIA study will be conducted prior to execution of the project. The project will be implemented with adherence to the recommendations of the EIA study. The impact of each development action individual and cumulatively is considered minimal because all construction resources will accentuate wood and canvas with guidance from the. The site location is not going to block any wildlife movement, reproduction or dispersal area.

4.4 Vegetation considerations

The development of this project will have minimal surface disturbance and will leave much of the site in natural order. All the tents will be set on raised wooden platforms for minimum impact on vegetation. During the execution of the project no trees will be cut. The Company provides its guests the best wilderness experience as possible by maintaining the natural environment.

4.5 Avoidance of flood plains

The projected development is not located at or near any floodplain. All floodplains will be avoided in this project. The impact of each development action will be in accordance with the guidance from the EIA study conducted prior to execution.

4.6 Avoidance of resources of special concern

The resources of the most concern in Serengeti National Park are wild dogs and rhinos. The project area is not located at or adjacent to any resource of special concern. However, if such resources will be discovered at the site, guidance will be

sought from the Serengeti National Park management and all resources of special concern will be carefully avoided. The development will take place in guidance from the Environment Impact Assessment (EIA) study prior to execution.

4.7 Impacts of cultural, socio-religious and archeological sites

The project area is not located at or adjacent to any cultural, socio-religious and archeological sites. However, if such resources will be discovered at the site, guidance will be sought from the Serengeti National Park management to move the development facilities without destroying such cultural, socio-religious and archeological resources.. The development will take place in guidance from the Environment Impact Assessment (EIA) study prior to execution.

4.8 Shoreline and coastal zone considerations

The propose development of a permanent tented camp is not located at or near any shoreline or coastal area.

4.9 Avoidance of primary view sheds

The Company seeks to offer a PTC facility that retains most of the park's natural character to fully allow tourists to enjoy the natural quietness and the diverse scenery of Serengeti. We will guarantee that this resource significance is not compromised through appropriate design combined with the environment that will not cause any intrusion to the natural view sheds of the park.

4.10 Impact to hydrology and water resources

The project area is not located at or adjacent to any rivers or water sources. The development will take place in guidance from the Environment Impact Assessment (EIA) study prior to execution.

4.11 Topographical considerations

Trees on low land with no steep slopes surround the project site. Most facilities will make use of the tress at the site however the impact of each development action will consider EIA environmental guidelines, which will be established prior to the construction. No landscaping will not be required at the development site.

4.12 Geotechnical/soil considerations

There are no records of the existence of any geologically sensitive fault lines or geotechnical affected areas at the proposed PTC site.

4.13 Proximity to park boundary

The proposed site is at the *02 15 14 S; 034 59 19 E* at northern Serengeti. The site is 25 kms from the park boundary.

4.14 Proximity to utilities

The Markets located in Mugumu and Mwanza are a good destination for fresh food and camp staff requirements. That will be served by our Toyota pick-up 4WD.

4.15 Ability to increase park security

The increased human activities in this area due to the construction of a PTC in the proposed site area will expose it to more tourist use. Tourist activities will be more than any other time and in turn it will also increase the frequency of vehicle movements in the area, which will deter illegal activities in the area especially poaching.

4.16 Proximity to development or activity to the visitor use areas

The nearest tourist facility is 12 kms for which we will share game viewing circuits. The facility will utilize the game viewing circuits in the North.

4.17 Site land use control

The site is in a low use zone. The development of the PTC is in line with this land use control plan as stipulated in the GMP.

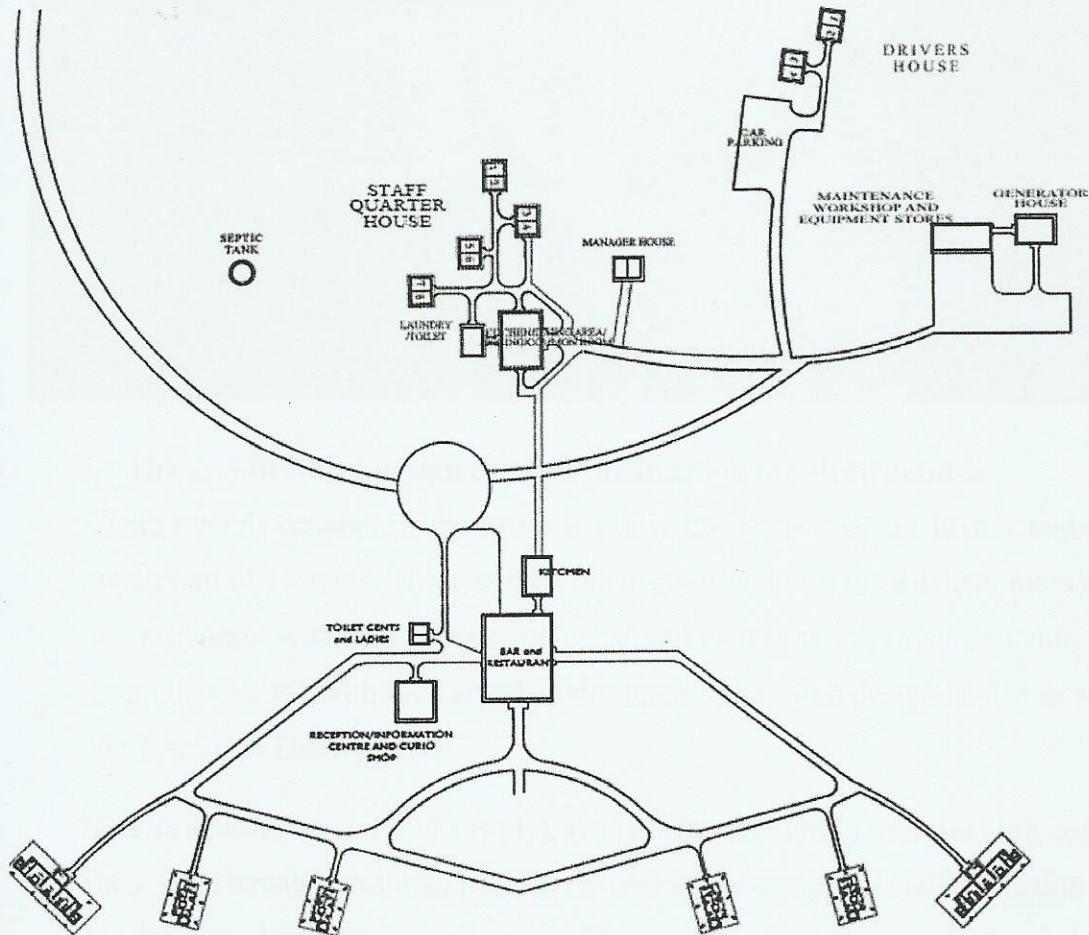
4.18 Site history

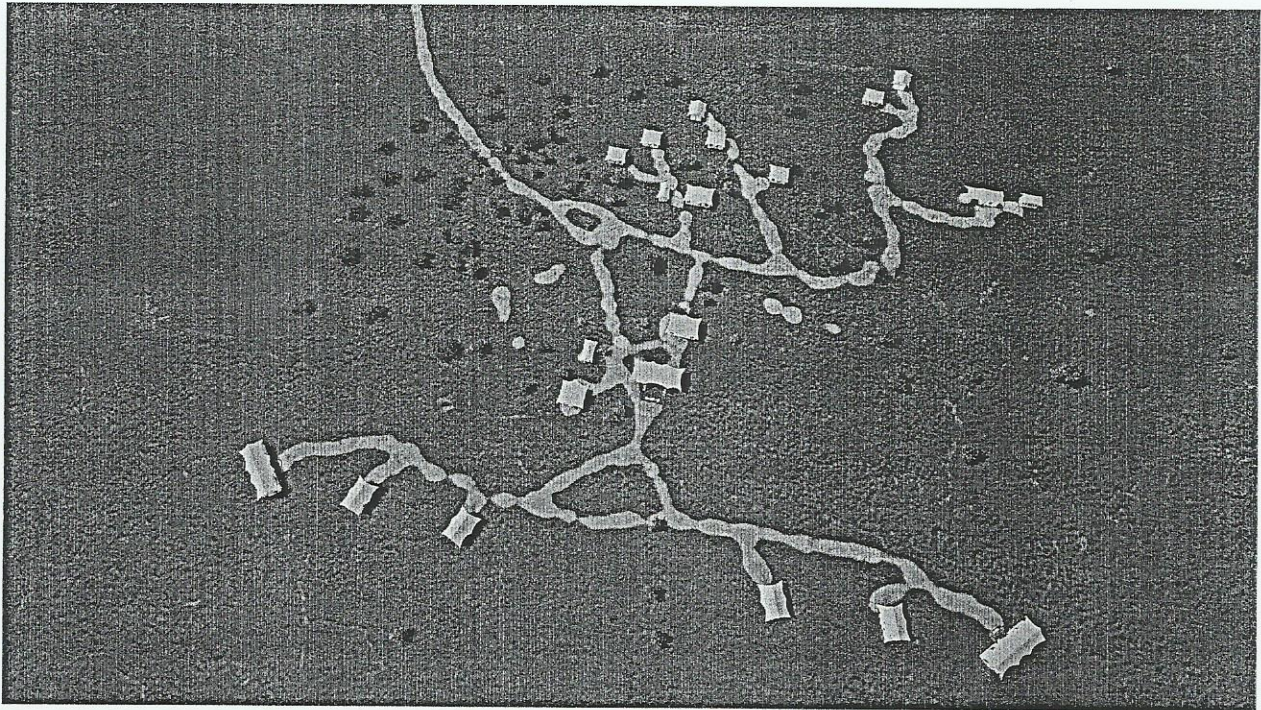
The site was originally designated for temporary/mobile camping. The site has no history of any activities natural or man made that compromise its suitability for the development of the PTC.

4.19 All activity area locations

All camp activities will be restricted to designated camp areas but there will be occasional drives to other designated tourist areas of the park for tourist activities such as game viewing and walking safaris.

5. All structures and their locations





6. The architectural design concept justification for all structures

There overall concept of the camp is a low impact permanent luxury tented camp with a maximum of 15 tents. There will be other guest tents for the kitchen, mess/dining area and the restaurant with bar. The use of wood and canvas is to provide a natural theme for the camp that blends with the natural environment. The camp design is also in accordance with the TANAPA DALP

7. The access (tourist and supply), transport, circulation and parking concept

There is an existing trail that provides access to the camp. All staff and camp guests will use this designated trail to get to the camp. The internal circulation is will be on designated tracks as stipulated in DALP. Vehicles for tourist use and the supply of camp materials will be stationed at the camp. The camp will have 6 vehicles for game drives and 4 vehicles for camp support & deliveries. The camp will also have a garage that will be fully equipped to carry out regular vehicle services and repairs. There will be a designated parking shed at the camp.

8. The energy, sewage and utility concepts

8.1 Water system and storage

Water is an important resource for the complete development of the tented facility and justifies a separate paragraph and budget. It is planned to use water from a borehole and therefore a hydrological survey will be undertaken at the general site area. It is further proposed to use the submersible pump to get water from the borehole and through a piping system to a water reservoir tank of 20,000 litres which will be camouflaged. The investment in water is enough to guarantee reliable water supply for domestic use at the PTC.

8.2 Energy

The camp will be powered by hybrid generator/inverted solar energy for lighting and gas/solar heating where we expect minimum equipment services, maximum pollution-free energy production and reliable energy as well. The generator/ inverted solar power will power fridges, freezers and will be used to charge batteries and operate workshop equipment.

8.3 Sewage Disposal/Treatment

Sewage disposal is based on a system of consisting of saw-cut 4-inch plastic pipes laid in deep gravel filled soak French drains. Each cluster of two guest tents will have one gravel filled soak drain and several of these smaller drains will lead to the two main soak drains filled soak drains two side of the layout according to the prevailing drained pattern of the landscape at the site. All toilets will be flush water-borne type using about 5 litres per flush. Sewage is collected through a 120mmPVC pipes and 800 x 800 manhole network to an underground impermeable septic tank and on to a stone lined soak way pit.

9. Solid Waste Disposal/ Treatment

All camp waste material will be collected and disposed as directed by TANAPA waste management regulations. The camp will have an incinerator for disposing combustible waste and heat the water to maximize its uses it will also be used for washing up and for staff showers. The incinerated remains will be taken out of the park as per TANAPA waste management guidelines.

10. The construction access, transport circulation, parking concept

During the construction period the crew access will also be restricted at the designated trail. There will be a designated parking space at the site to restrict vehicles to designated places. The vehicles used at the construction camp will be controlled and monitored to minimize environmental impact at the site.

11. The construction material source and storage

Most of the construction material which are sustainable wood and canvas will be supplied locally from Musoma, Mwanza and Arusha except for the tents which will be made at an offsite location and brought to be fixed on wooden platforms.

12. The location, function and size of temporary construction facilities

The construction crew will be housed in temporary tents throughout the construction period. A water bowser will supply water used during the construction period and sewage will be dealt with by using a long drop system and will be pumped and filled in after construction. The size of the construction crew is expected to be 10 permanent on site crew. The crew will use 10 small tents for accommodation and 1 big tent for the kitchen and dining area. The construction crew temporary facilities will be placed according to the EIA study recommendations.

13. The storage and disposal of toxic material (for both construction and post construction phase)

There will be no use of any toxic material onsite during or after construction. Lubricants and oil waste from the generator and garage will be disposed as per TANAPA waste disposable guidelines.

14. The number size and type of construction equipment and transport to be used

The construction material will be supplied by 7 ton lorries during the construction period.

15. Construction process and timeline

The total construction (mobilization and demobilization) period for the project is expected to take 12 months.

Phase 1: Construction of the PTC access road and borehole (2 weeks)

Phase 2: Construction of staff housing and bar and restaurant amenities (3 months)

Phase 3: Construction of the guest tents and other structures (3 months)

Phase 4: Furniture, Fixtures & Fittings (4 weeks)

16. The number of tourist's beds

The maximum number of tents is 10 tents with a maximum of 20 beds

Number of Staff beds (essential personnel only)

Staff housing for the camp will be at a wooden housing facility with 12 self contained staff rooms. The number of essential personnel for the camp is estimated to be 24.

17. The impact (both adverse and positive benefit) the project will have to local and regional communities (both short term and long term)

The park will benefit from the development of the PTC through entrance, airplane landing and camping fees payments by the tourist while the local economy will benefit from sales of agricultural products and employment as skilled labor during the construction period and when the camp starts operating.

18. Any significant actions or activities not listed above

The impact of unforeseen development actions will be dealt with according to Environmental guidelines with consultation from TANAPA

19. The project sensitivity to the environment

The proposed development will be sensitive to both the character and the ecological processes of the site area by boosting the natural environment and maintain the integrity of the natural processes in the site.

20. All mitigating measures to be taken to ensure minimum environment adverse impact

All recommendations and mitigation measures from the EIA study will be adhered to.

21. All adverse impacts that cannot be mitigated

All environmental management plans will be drawn to accompany the project and all adverse impacts that cannot be mitigated will be adequately addressed. The measure will include both

short term and long-term cumulative impact management measures. The guidance of national EIA guidelines on such mitigations will be sought.

22. Other Utility and Support Services

22.1 Fire control

The camp areas will be buffered by a firebreak and will be provided with suitable fire extinguishers

22.2 Security

Precautions against dangerous animals will be taken and guests will be cautioned not to walk around the camp area unescorted. Moreover, armed TANAPA Park Rangers usually secure tourist-use areas against any dangerous events or accidents throughout the tourist's seasons.

22.3 Disabled facilities

The PTC structures and amenities will accommodate disabled accessible features at all guest use areas.

23. Project social and economic significance

Upon successful completion of the project it will have the following social and economic impact to the country economy:

- Increase contribution to the Government treasury earning by way of VAT. Employment taxes income tax and other taxes paid to it by then lodge
- Contribute to the country foreign exchange earnings
- Generate 40 permanent employment opportunities of which 25 will be local
- Increase the supply of high quality top end accommodation services for foreign and local tourist to cater for the increase number of tourist arrivals visiting national parks in the northern tourism circuit.

24. Conclusions and recommendations

Conclusions

The financial and economic evaluation of the project shows that

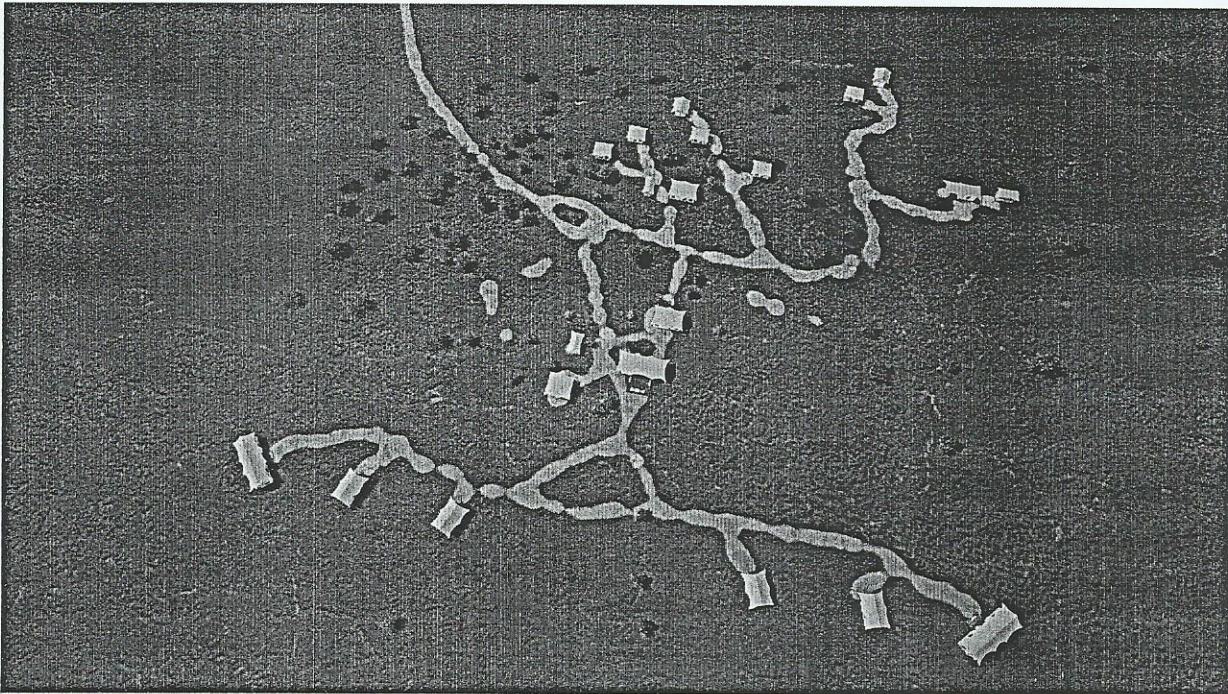
- The proposed project is commercially attractive and economically viable
- The government will benefit in ways of taxes.

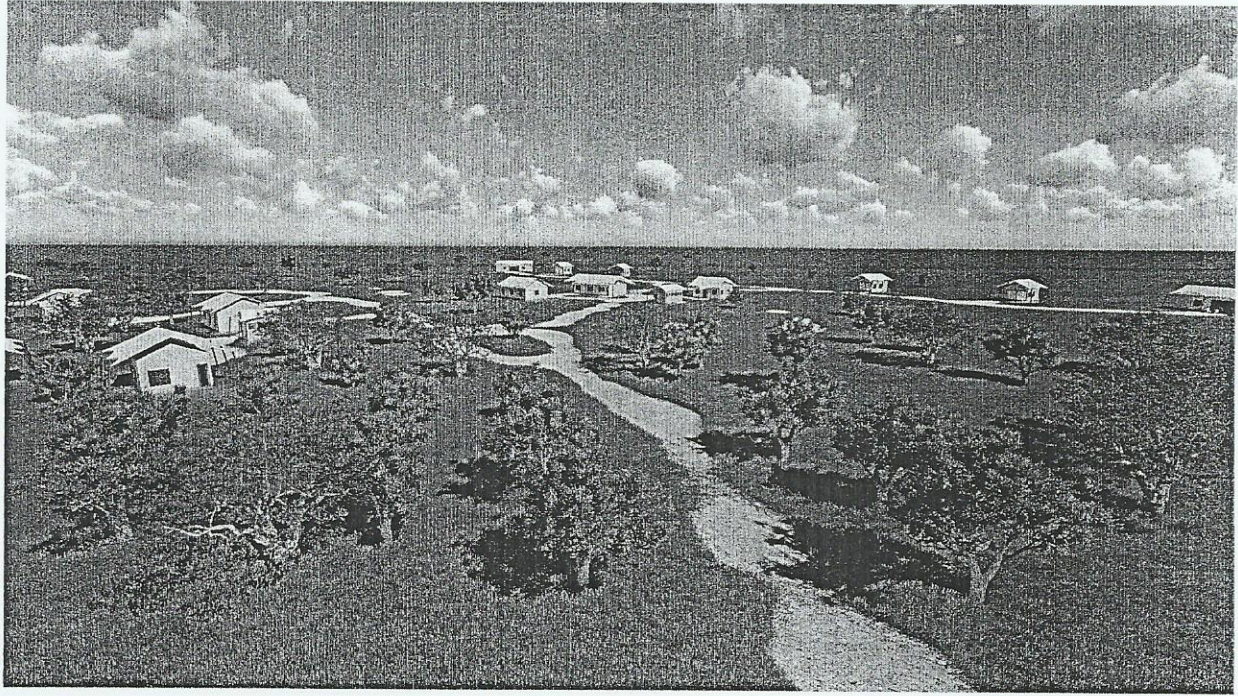
Recommendation

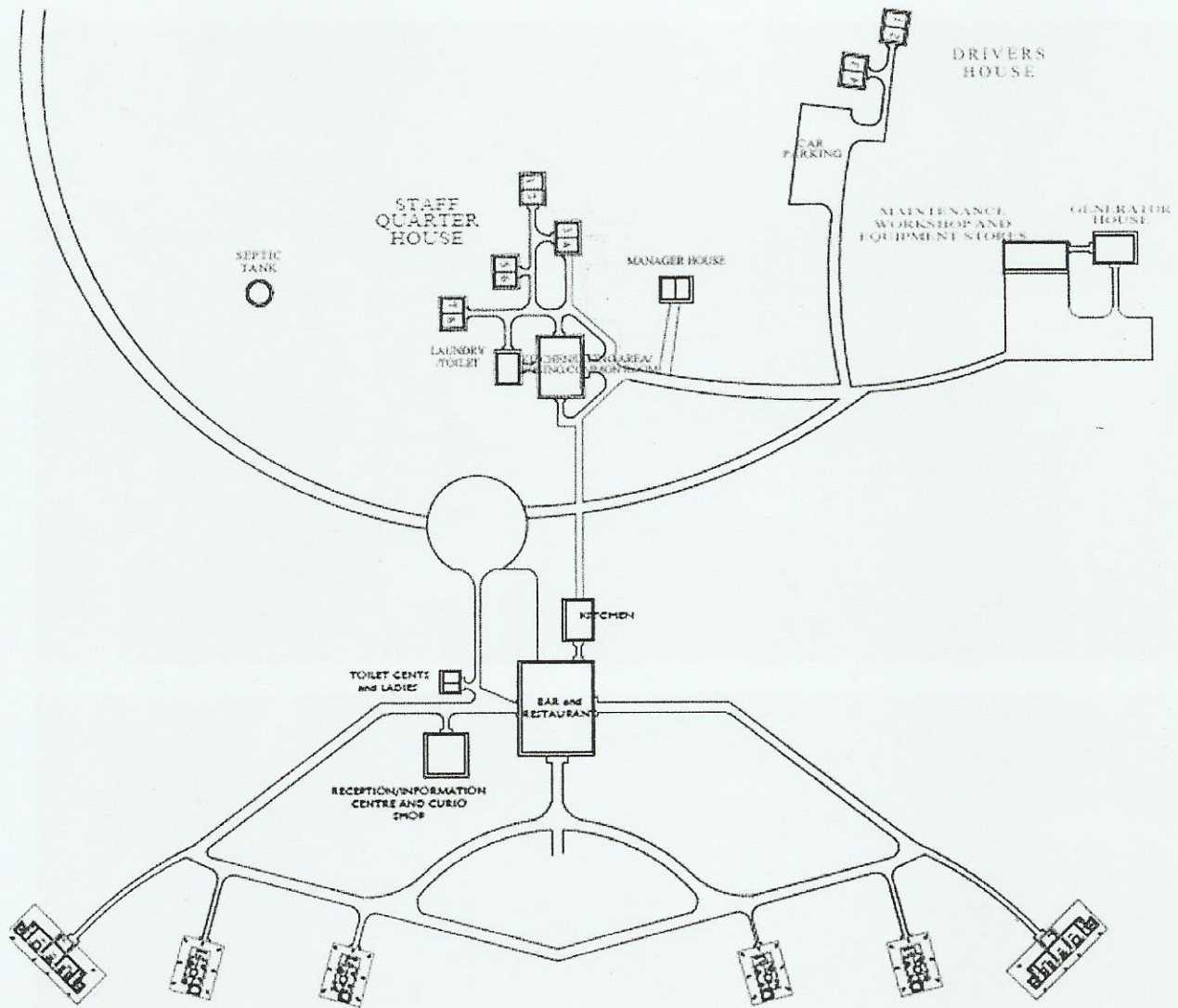
Since the project as analyzed in this report is technically feasible financially and economically viable, it's speedy implementation is highly recommended.

C. DETAILED SITE PLAN AND ARCHITECTURAL DRAWINGS

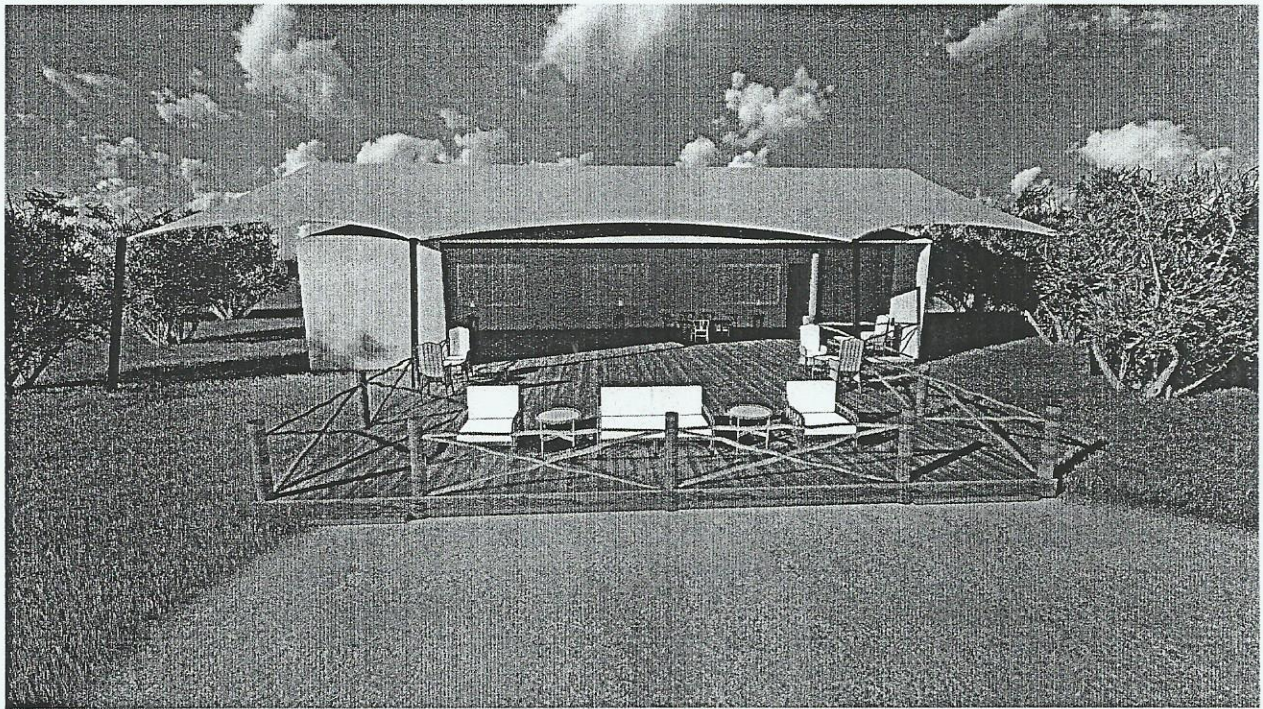
SITE LAYOUT

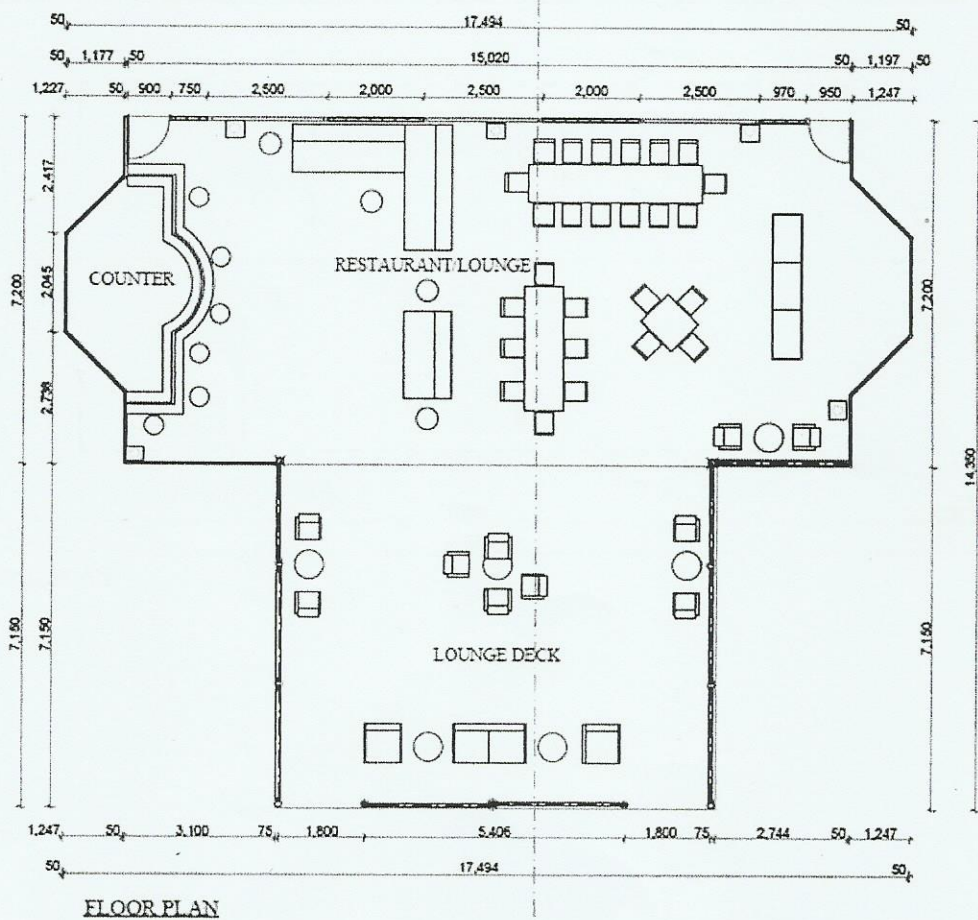
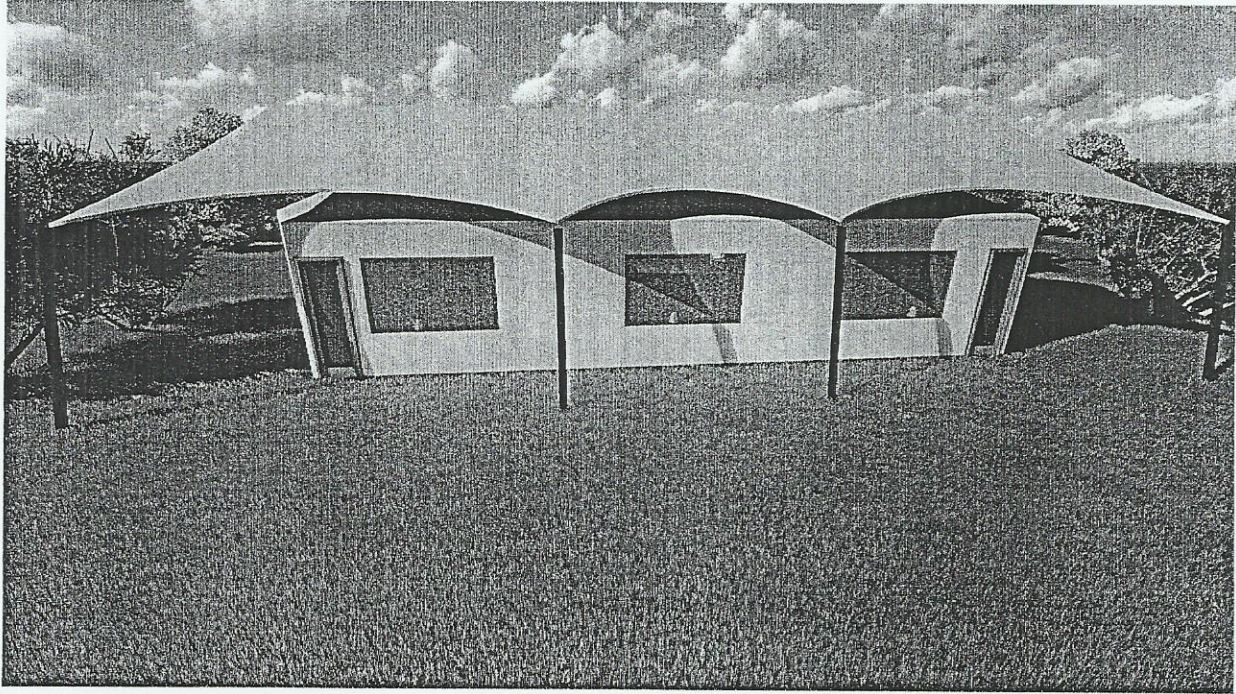


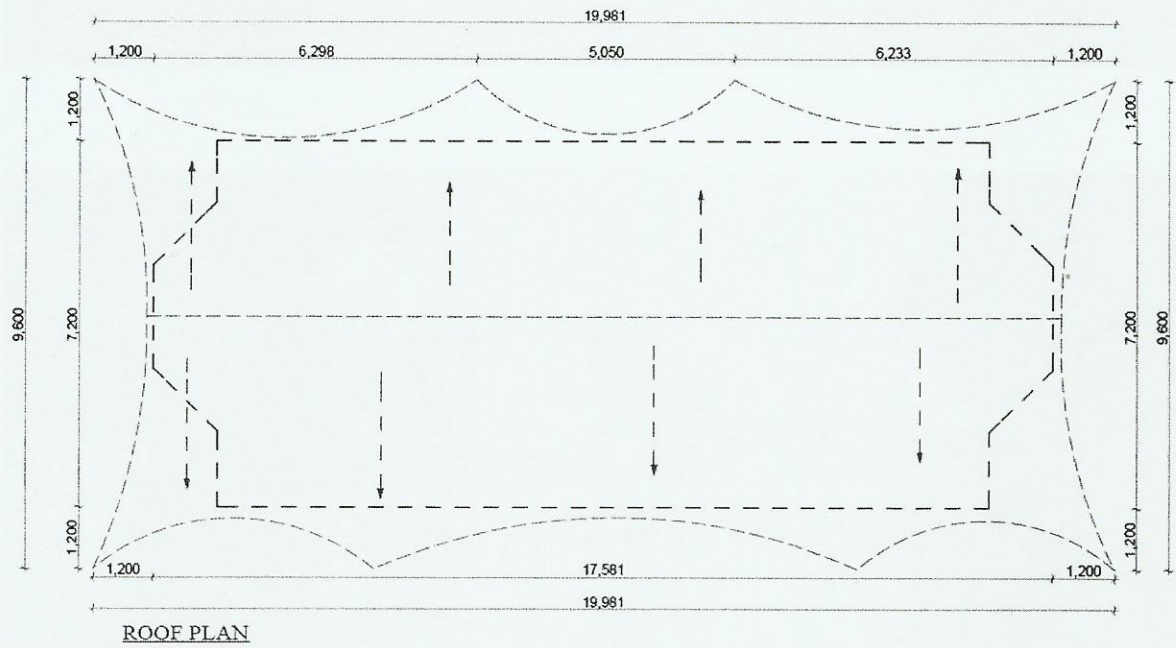
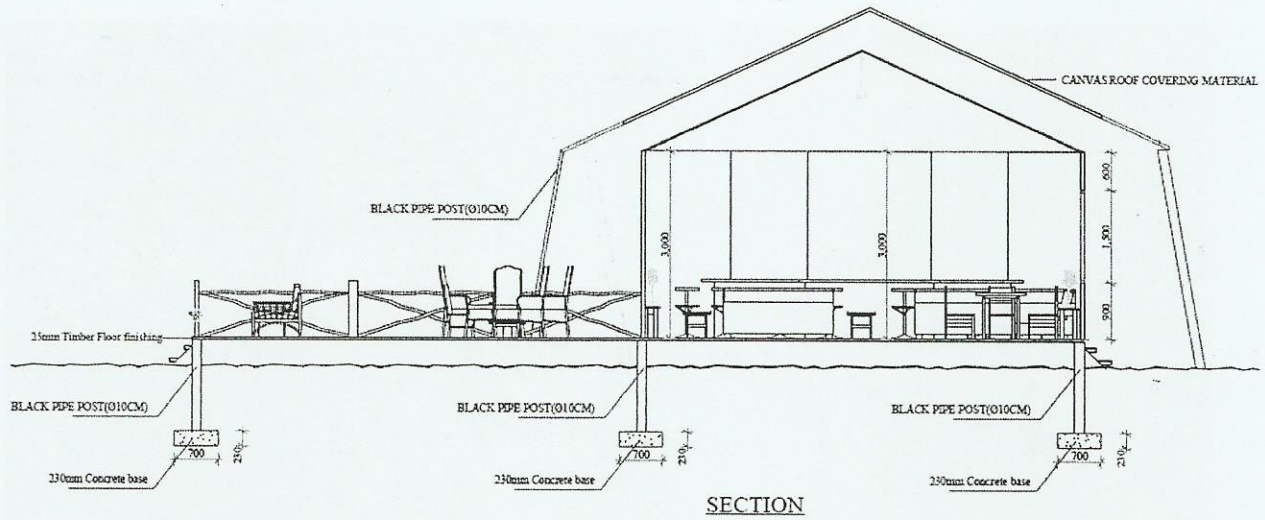




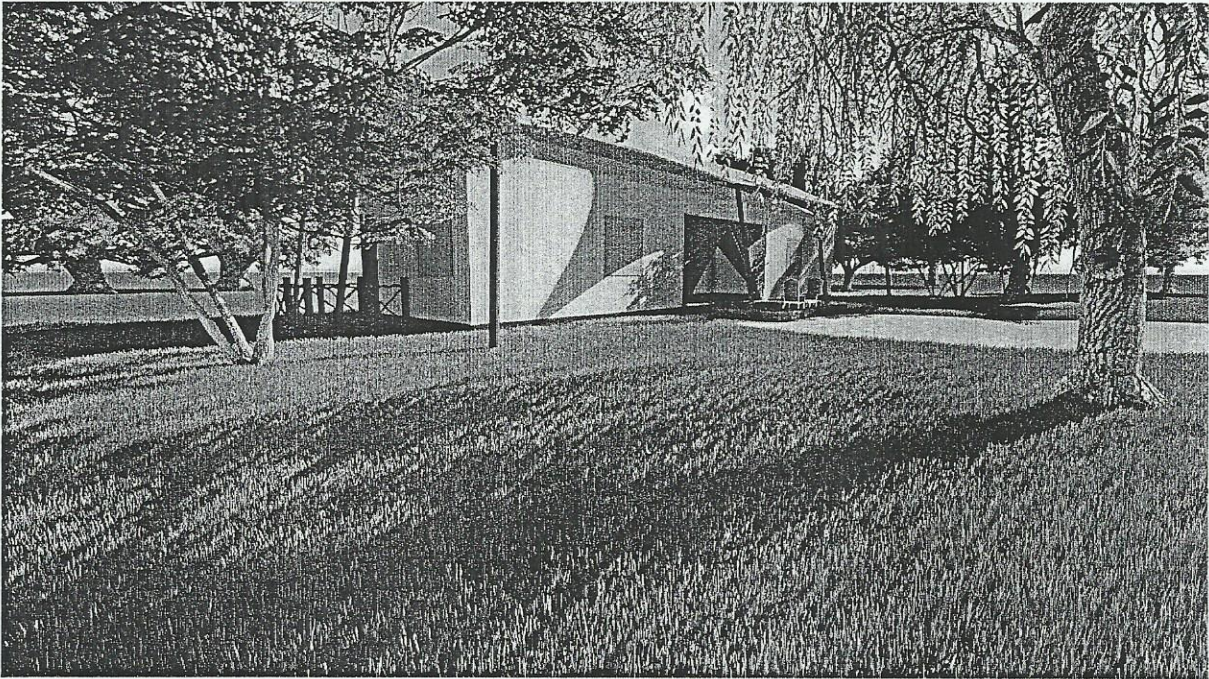
LOUNGE

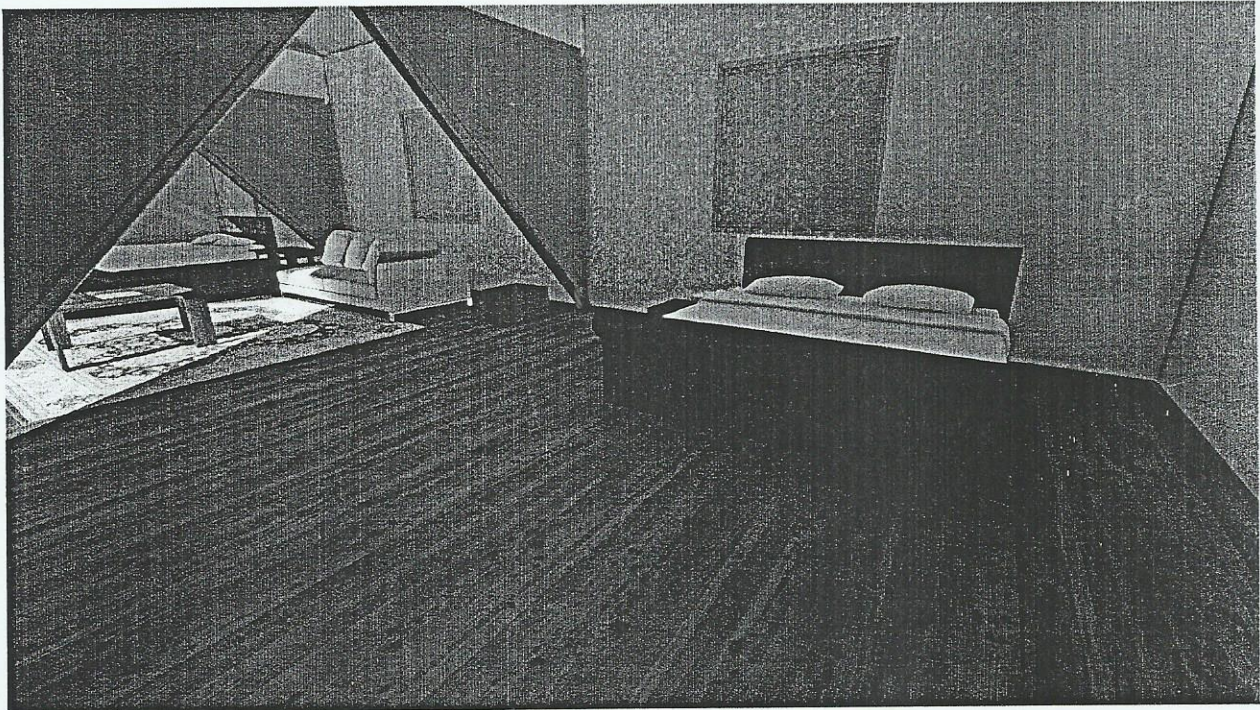
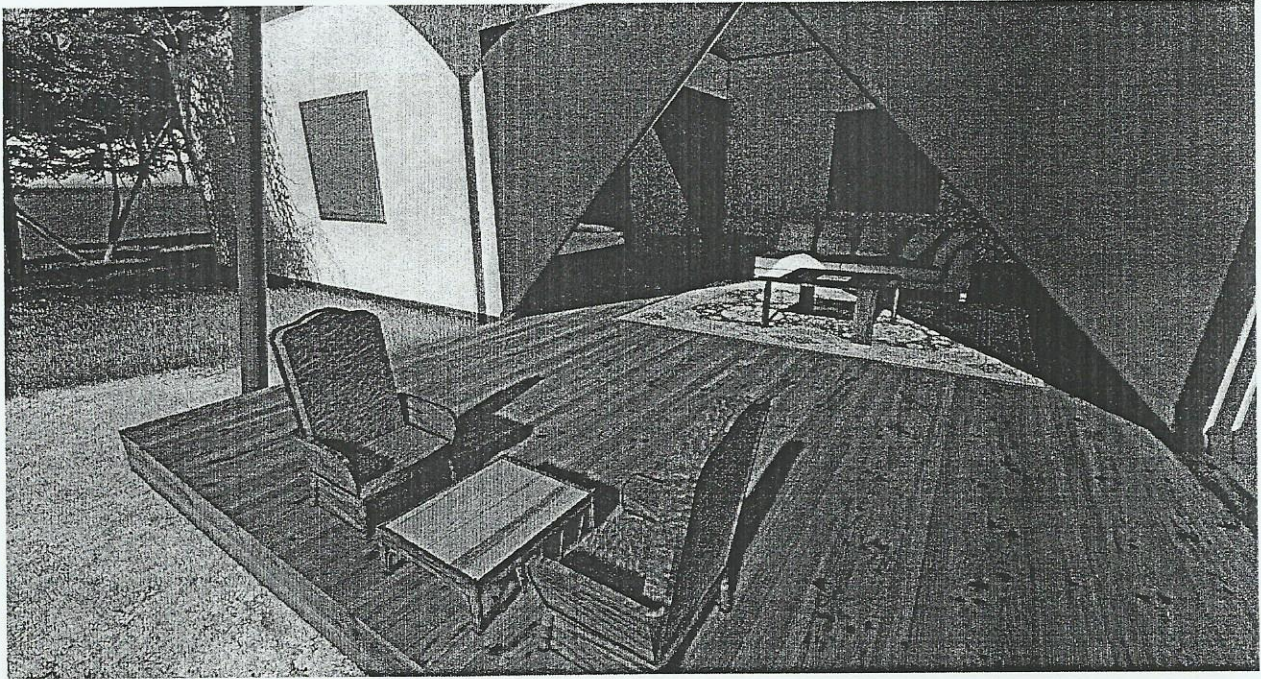


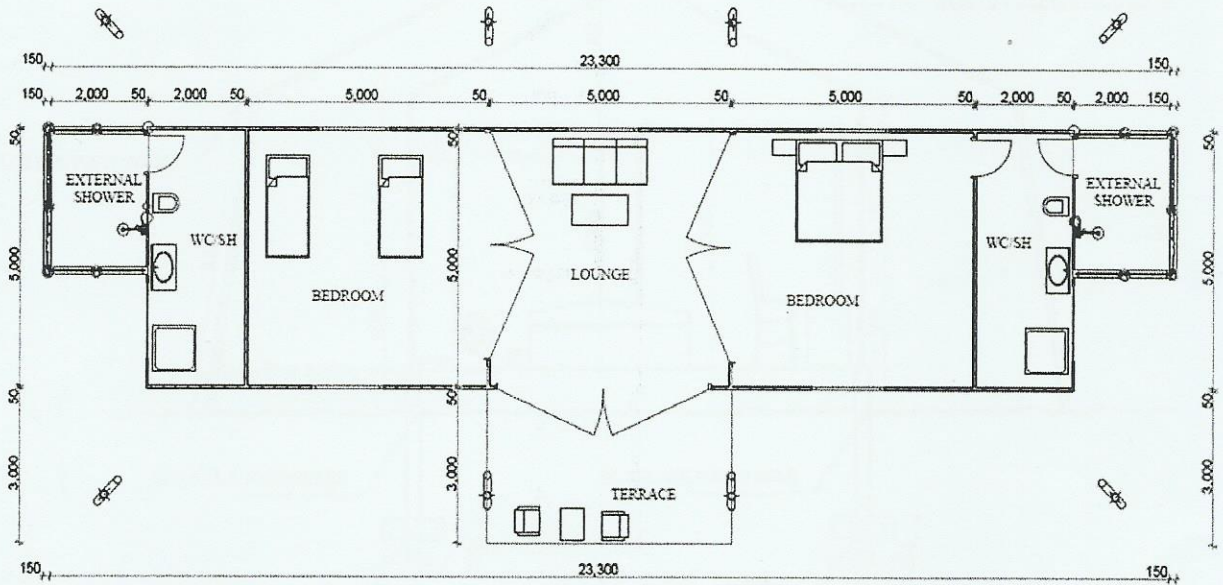


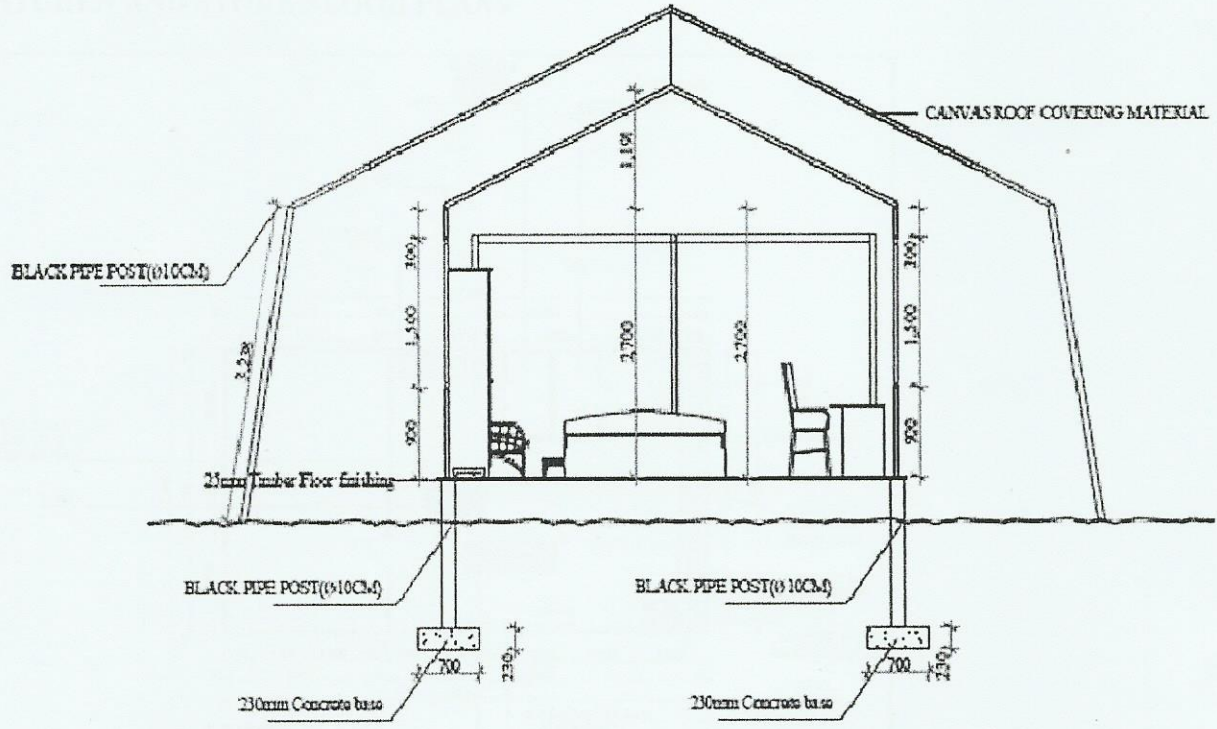
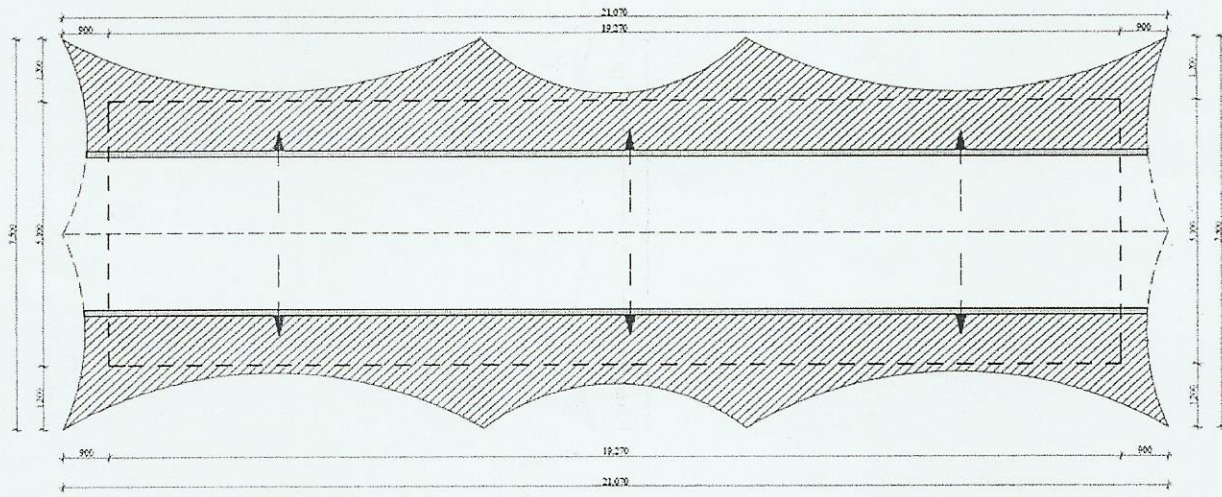


GUEST TENTS





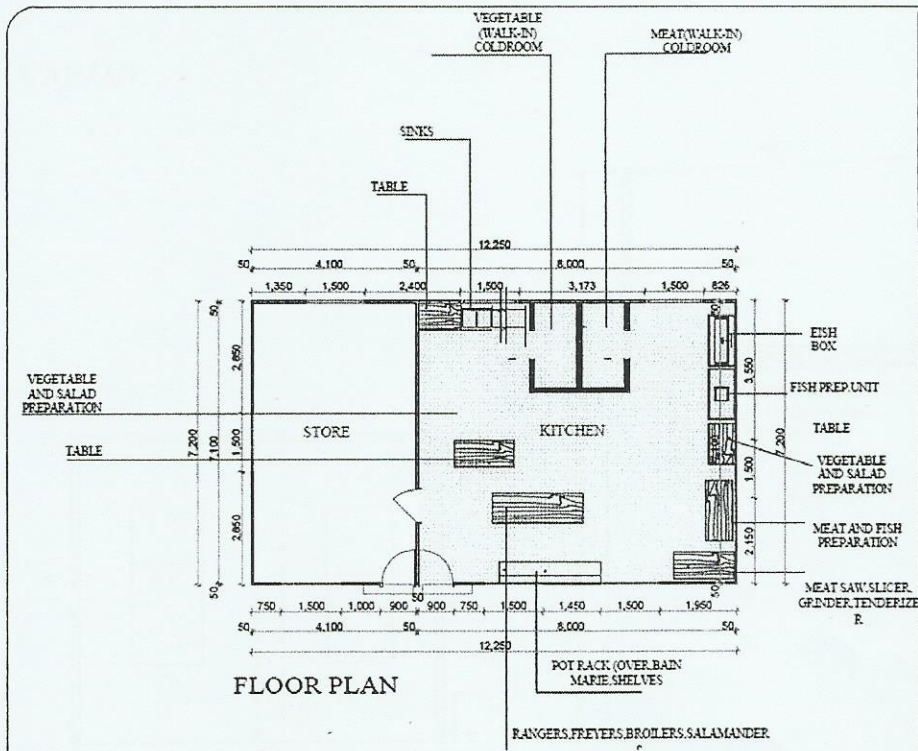


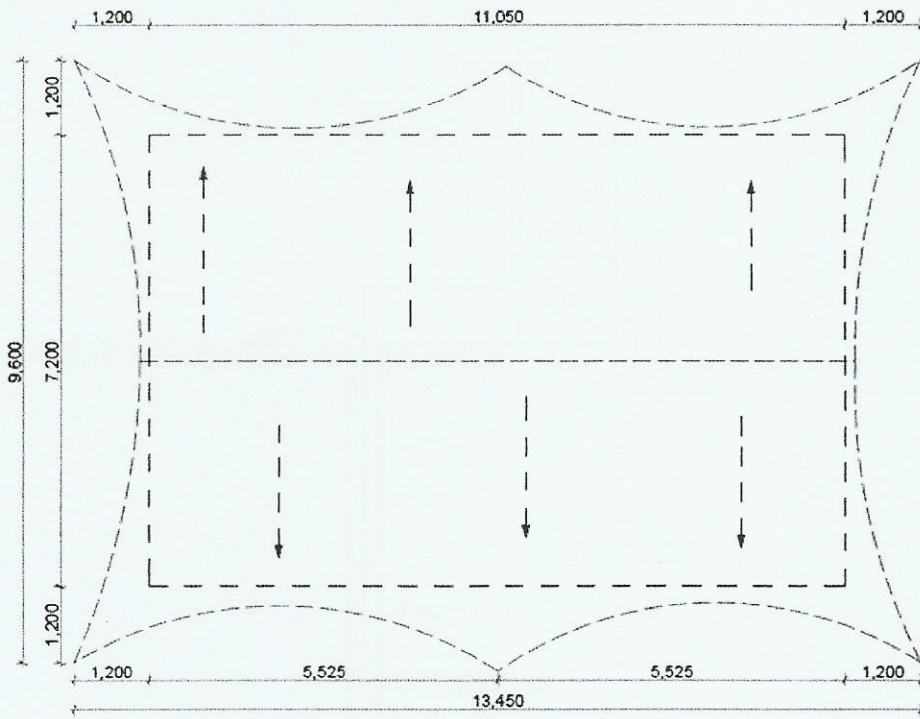


OTHER FACILITIES

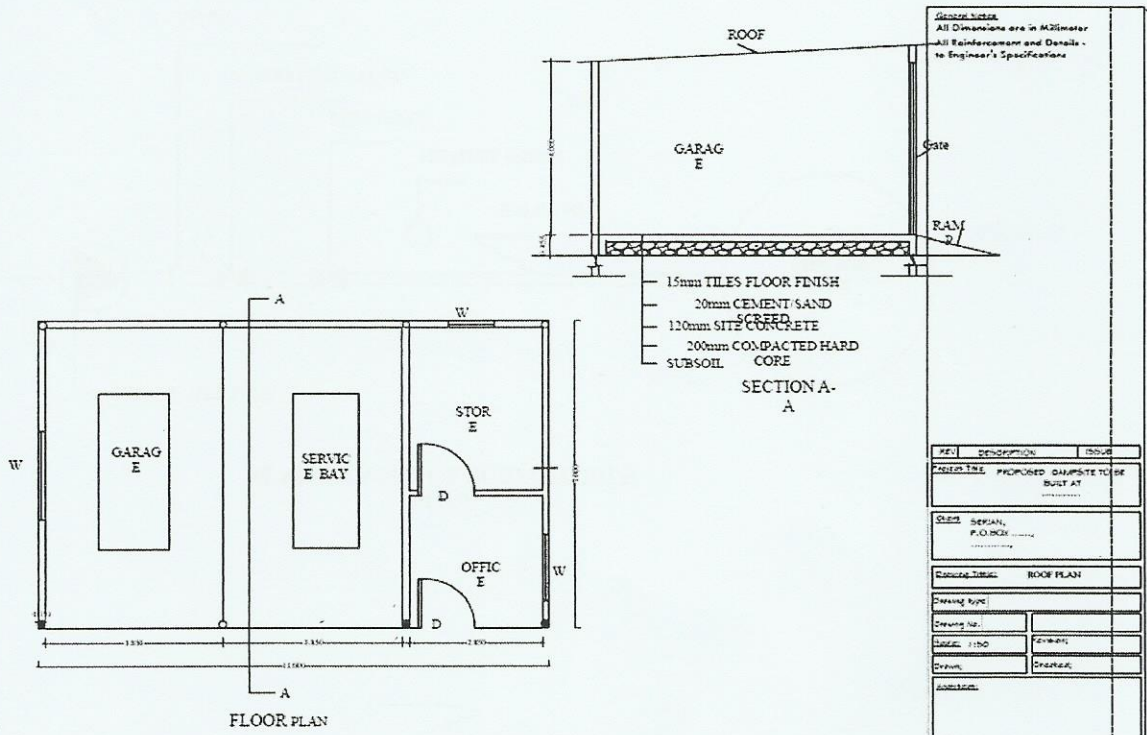


KITCHEN AND STORE FLOOR PLANS

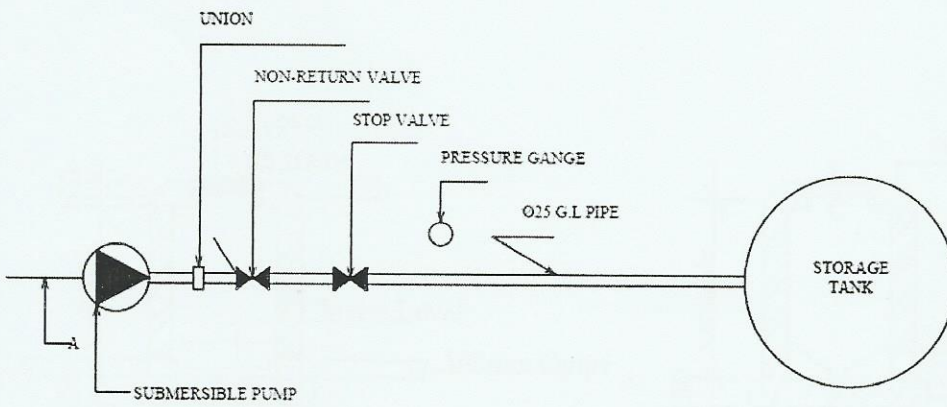
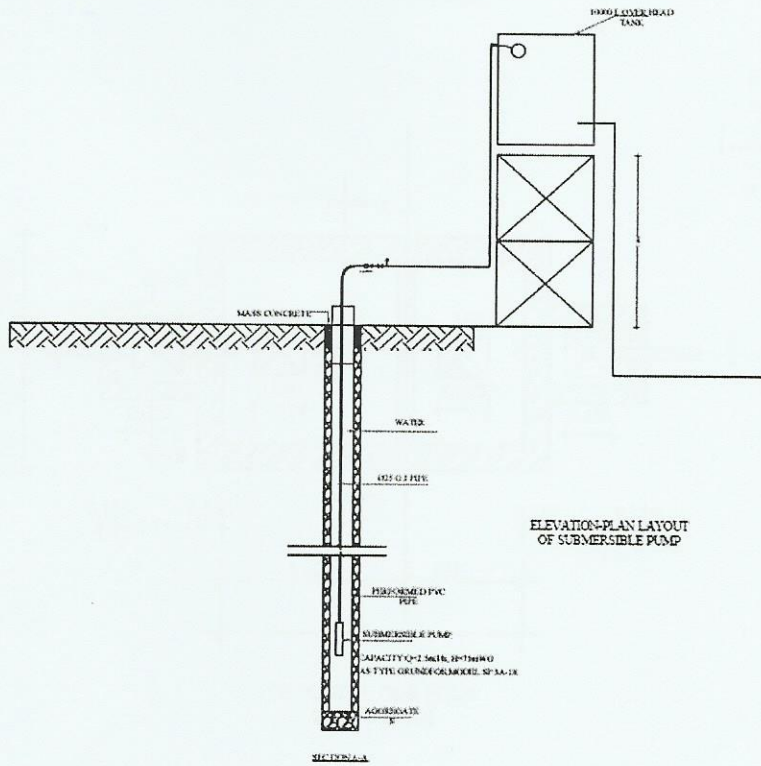




GARAGE

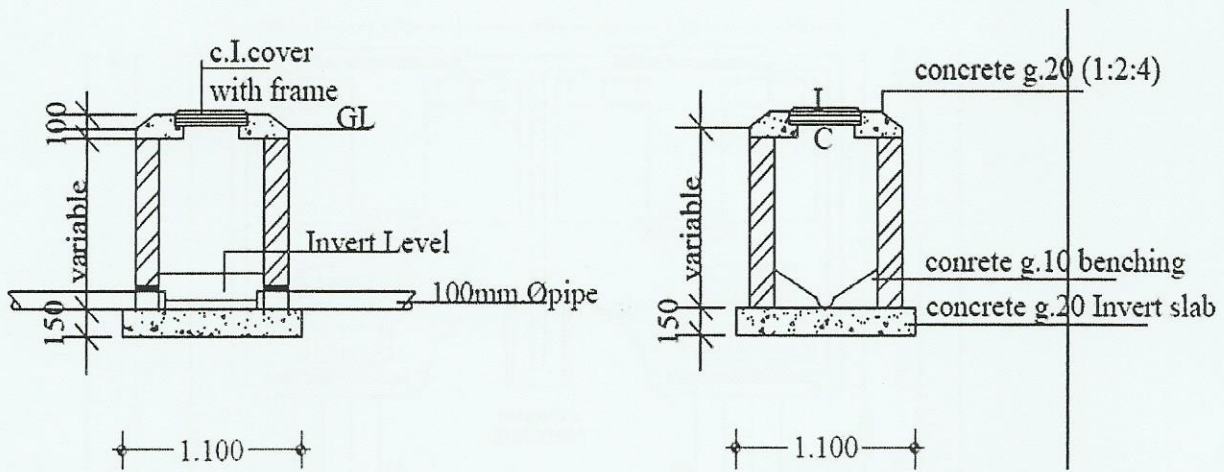
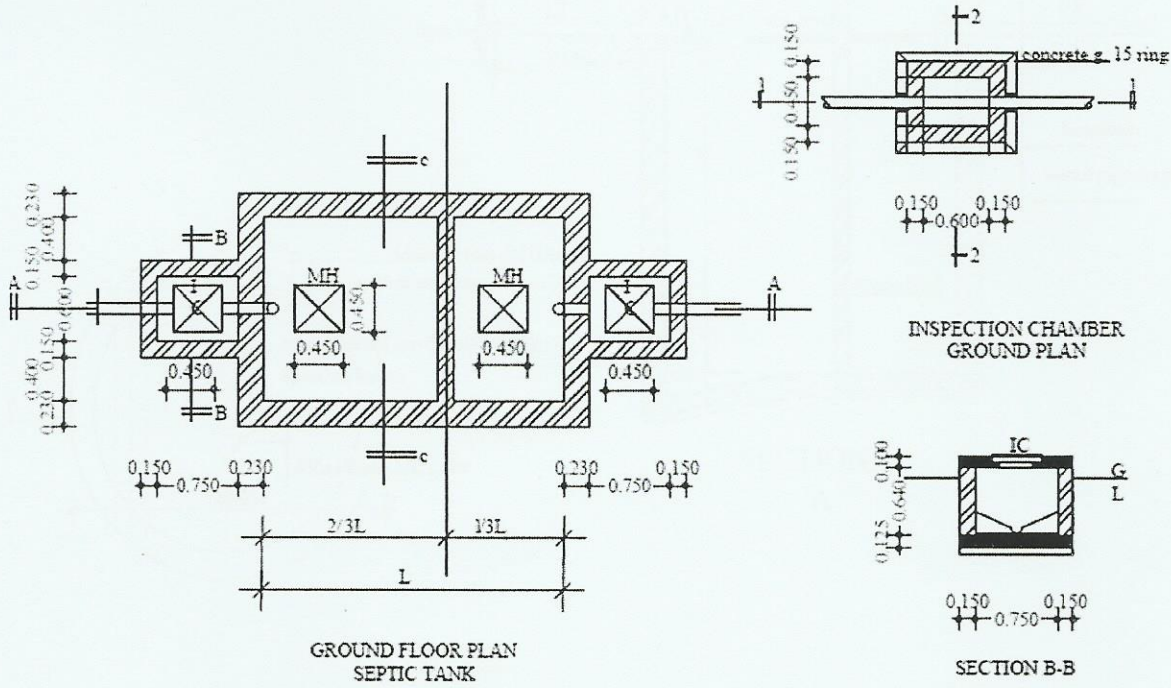


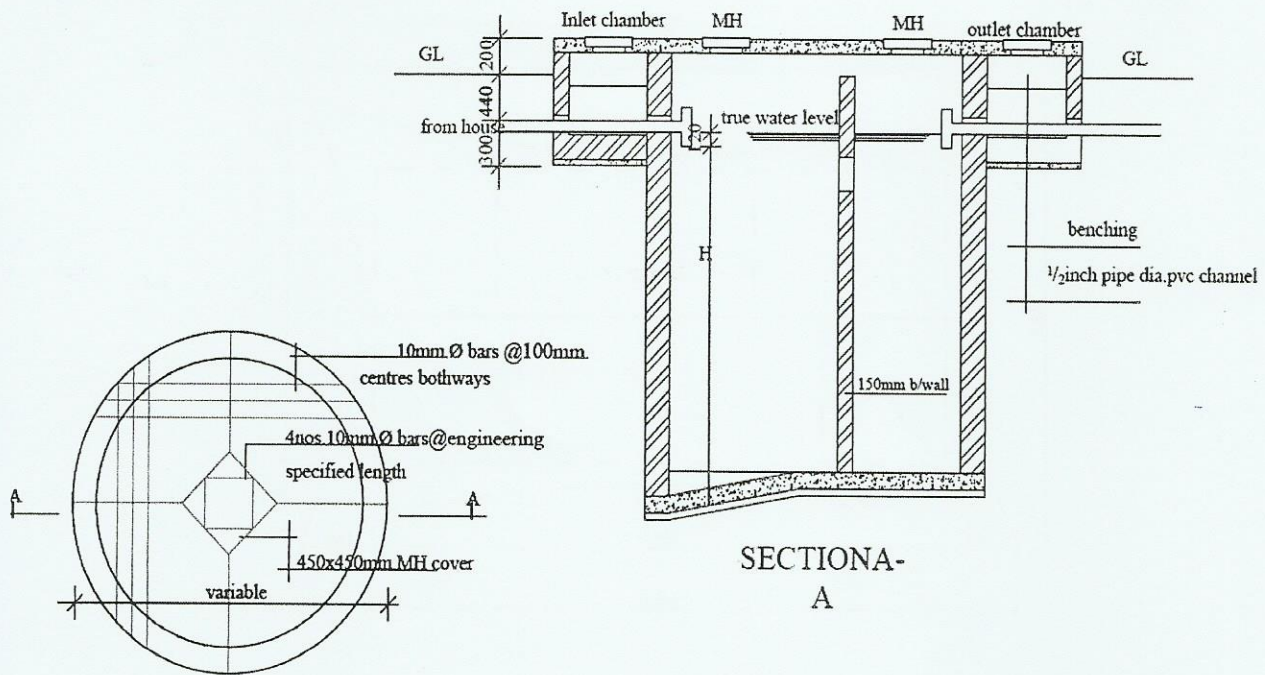
SUBMISSIVE PUMP



PLAN LAYOUT OF SUBMERSIBLE PUMP

SEPTIC TANKS





DRIVERS'/GUIDES AND STAFF QUARTERS PLANS

