

STAKEHOLDER UPDATE - JANUARY 2026



NORTHGATE
ESTATES

Beyond a home!

NORTHGATE HOUSING DEVELOPMENT

1. PROJECT STATUS

The Northgate Housing Development is one of the most significant new residential developments currently underway in Harare, and Phase 1 represents a major step toward delivering fully serviced, well-planned urban land. The project spans a substantial area of approximately **325 hectares** and involves the construction of a comprehensive network of roads, water supply, sewerage, and stormwater infrastructure that will support future residential and mixed-use development.

Since commencement, the project has progressed through several phases of development, each presenting its own technical, logistical, and environmental challenges. While the project has taken longer than initially anticipated, meaningful and permanent infrastructure has been delivered on the ground. The development has now moved beyond early uncertainty and is firmly within a **structured construction and delivery phase**, supported by a revised and realistic programme that extends into **2026**.

As of December 2025, approximately **63% of the core infrastructure works** have been completed. This progress reflects sustained effort across a large and complex site, and it provides a solid foundation for the completion of the remaining works. Importantly, the current phase of construction is focused on finalising internal services and advancing bulk infrastructure in a controlled and orderly manner, ensuring long-term quality and reliability.

This update is intended to provide stakeholders with a **clear, transparent, and practical overview** of where the project currently stands, what has been achieved, what challenges have been encountered, and what lies ahead.

2. PROGRESS MADE ON THE GROUND

Road construction across the project area is well advanced. All road corridors have been cleared and formed, and the majority of earthworks and pavement layers have been completed. Remaining works are largely associated with upper pavement layers and final surfacing.

- Road clearance: 100% complete
- Formation to roadbed level: 97% complete
- Selected layer and pavement layers: substantially progressed
- Final surfacing works are ongoing and will continue into 2026

Percentage completion of Roads: 64.6%

WATER SUPPLY INFRASTRUCTURE

The internal water reticulation network is nearing completion. Pipe installation, bedding, and trenching are largely complete, with backfilling and commissioning works continuing.

- Waterline trenching and pipe laying: ~87–88% complete
- Backfilling and compaction: now over 75% complete
- Valves, chambers, and commissioning progressing in parallel

This represents a major milestone, as it directly supports the delivery of serviced residential stands.

Percentage completion of water reticulation: 83.15%



SEWER INFRASTRUCTURE

Sewer reticulation has reached an advanced stage and is effectively complete from an installation perspective.

- Trenching, bedding, and pipe laying: ~99–100% complete
- Manholes: 98% complete
- Backfilling and compaction: 90% complete
- Testing and commissioning ongoing

Only final testing and commissioning remain, placing this component in a strong completion position.

Percentage completion of sewer reticulation: 96.1%

STORMWATER DRAINAGE

Stormwater drainage works are progressing steadily and are being coordinated with road construction to ensure proper final levels and long-term performance.

- Trenching, trimming, and concrete lining: approximately 37% complete

Stormwater works are expected to accelerate as road construction advances into its final phases.

Percentage completion of stormwater drainage: 37%

BULK AND OFFSITE INFRASTRUCTURE (YET TO COMMENCE)

The following major infrastructure components have not yet commenced and are scheduled for later stages of the project:

- Outfall sewer lines
- Sewer pump stations
- Water reservoirs
- Bulk water pipeline
- Sewer treatment plant
- Water treatment plant

These works are planned as part of the broader 2026 delivery programme and do not reflect delays or underperformance, but rather deliberate sequencing.



4. DETAILED PROGRESS TABLE

(Measured as at December 2025)

Item	Activity	Total Length / Quantity	Work Done to Date	Outstanding	% Complete
ROADS					
1	Road Clearance	42,893 m	42,893 m	0	100%
2	Cut / Fill to Roadbed Level	42,893 m	41,400 m	1,493 m	97%
3	Processing of In-situ Material	42,893 m	38,110 m	4,783 m	89%
4	Processing of Selected Layer	42,893 m	30,483 m	11,390 m	73%
5	Processing of Subbase	42,893 m	19,607 m	21,986 m	49%
6	Processing of Base	42,893 m	15,086 m	27,227 m	37%
7	Spraying of Primer	42,893 m	9,110 m	31,483 m	27%
8	Surfacing – Asphalt / Chip & Spray	42,893 m	6,417 m	36,476 m	15%
WATER RETICULATION					
9	Trenching for Waterline	60,117 m	52,877 m	6,950 m	88%
10	Bedding	60,117 m	52,447 m	7,590 m	87%
11	Pipe Laying	60,117 m	52,447 m	7,590 m	87%
12	Backfilling & Compaction	60,117 m	45,750 m	14,367 m	76%
13	Valves & Chambers	331 No.	119	212	36%
14	Testing & Commissioning	60,117 m	52,447 m	7,670 m	87%
SEWER RETICULATION					



15	Trenching for Sewer	25,115 m	24,115 m	46 m	100%
16	Bedding	25,115 m	24,982 m	133 m	99%
17	Pipe Laying	25,115 m	24,874 m	241 m	99%
18	Manholes	814 No.	795	19	98%
19	Backfilling & Compaction	25,115 m	22,500 m	2,615 m	90%
20	Testing & Commissioning	25,115 m	15,250 m	9,865 m	61%
STORMWATER DRAINS					
21	Trenching	38,221 m	13,634 m	24,134 m	37%
22	Trimming	38,221 m	13,704 m	24,219 m	37%
23	Concrete Lining	38,221 m	13,673 m	24,251 m	37%
WORKS YET TO START					
24	Outfall Sewer Lines	-	-	-	0%
25	Sewer Pump Stations	-	-	-	0%
26	Water Reservoir	-	-	-	0%
27	Bulk Water Pipeline	-	-	-	0%
28	Sewer Treatment Plant	-	-	-	0%
29	Water Treatment Plant	-	-	-	0%



5. OUTLOOK TO COMPLETION

Looking ahead, the project focus will be on:

- Completing remaining internal water and sewer finishing works
- Advancing road layers, priming, and surfacing
- Accelerating stormwater drainage works
- Commencing bulk water, sewer, and treatment infrastructure in line with the 2026 programme

The project team remains confident that Phase 1 will reach full infrastructure completion through 2026 in a structured and coordinated manner.

The table below outlines the current anticipated completion dates for the major infrastructure components:

Activity	Anticipated Completion Date
Internal Water Reticulation Network	April 2026
Outfall Sewer	May 2026
Internal Sewer Reticulation Network	June 2026
Sewer Pump Stations	June 2026
Off-Site Bulk Water Supply	July 2026
Roads and Stormwater Drainage	August 2026
Electrical Reticulation	October 2026
Sewer Treatment Plant	December 2026
Water Reservoirs	December 2026

6. CLOSING MESSAGE

The Northgate Housing Development continues to represent a long-term investment in planned urban growth and infrastructure development. While the project has experienced schedule adjustments, these have been managed in a way that protects quality, durability, and long-term value rather than prioritising speed at the expense of standards.

The progress achieved to date is substantial, visible, and permanent. Roads, pipelines, and drainage systems now define the structure of the development, transforming previously undeveloped land into a fully planned urban framework. The project has reached a stage where completion is no longer conceptual but clearly defined, phased, and achievable.

Looking ahead, the focus remains on completing internal services, advancing bulk infrastructure, and preparing the development for phased handovers. With continued coordination, disciplined execution, and transparent communication, the project is well-positioned to reach completion during 2026 and to deliver lasting value to stakeholders, investors, and the wider community.

The project team remains committed to keeping stakeholders informed and to delivering a development that meets its long-term vision and objectives.

