




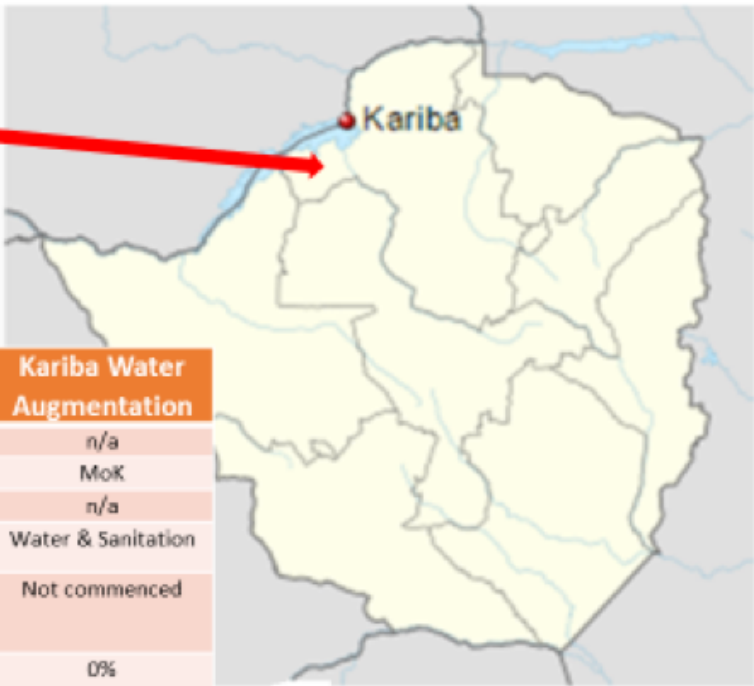
PROJECT TITLE- KARIBA HOUSING DEVELOPMENT & WATER AUGMENTATION PROJECT (KHDWP)

The Project	Construction of offsite and onsite infrastructure for the development of a total 1,608 high, medium, and low-density residential stands. The project will also facilitate the relocation of 391 Households from Mahombekombe to Kasese.
Location(s)	Kariba (Baobab, Batonga and Kasese Main & Extension Suburbs).
Need Assessment	Accommodation in the resort town of Kariba is very limited as evidenced by the housing backlog of more than 3,000 houses. New housing units are needed mainly to meet the requirements of ZPC Kariba South Power Project staff accommodation and Lake Harvest Employees. Provision of decent accommodation.
Beneficiaries	 
Project Partners	US\$14million (entire project), Kasese US\$7.2million
Budgeted Project Cost	US\$8.2 million (Kasese US\$4.1 million)
Cost to Completion of the project	US\$8.2 million (Kasese US\$4.1 million)
Overall Project Progress to date	48%

Target Area and Population

- Kariba is a resort town located on the southern shores of Lake Kariba with an estimated population of 26,512 people (7,044 households). The town was established to house workers who were constructing the dam in the mid to late 1950s.
- Kariba Town has three main suburbs, comprising of two high density suburbs namely Mahombekombe, Nyamhunga and a low-density residential area, Kariba Heights. The residential suburb of Kariba Heights, as the name suggests, is located on hills and offers great views of Lake Kariba. The current housing stock is at 3,853 high density and 655 low-density houses.
- The Housing Project is targeting both the high and low-income earners in Kariba. There are offtakes for the stands by ZPC, Lake Harvest Employees, Kariba Civil Servants Association, Co-operatives and Individuals.
- The Municipality of Kariba's housing waiting list is estimated at 3,000 people against the National Housing Strategy delivery target for the resort town of 1,453 housing units.

Project Specifications

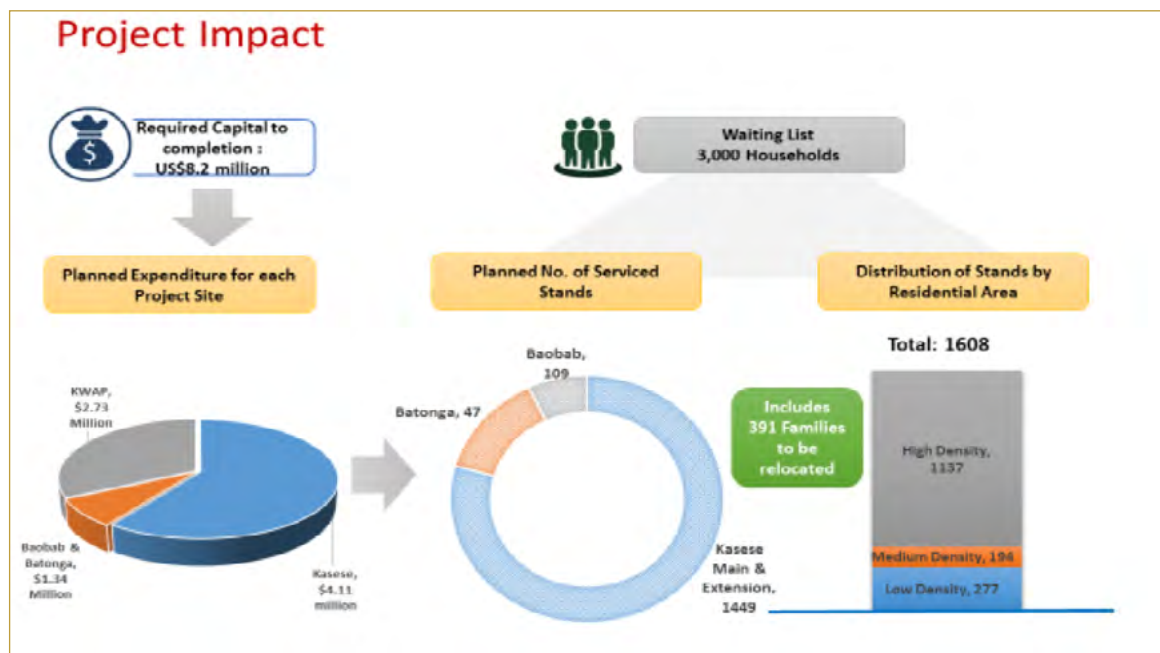



Project Site	Kasese		Baobab & Batonga	Kariba Water Augmentation
	Main	Extension	Extension	n/a
Promoter	Municipality		ZPC/MoK	MoK
Size	66 Ha	6.3 Ha	46.5 Ha	n/a
Type of project	Housing	Housing	Housing	Water & Sanitation
Project status	Servicing in progress	Servicing in progress	Servicing in progress	Not commenced
Project Progress	54%		90%	0%
sizes of stands	200m ² , 450 m ² , 1000m ²	150 m ²	Baobab – 2000m ² Batonga - 300 m ²	n/a
Cost to Completion	US\$4.11million		US\$1.34million	US\$2.73million

Project Components

The project comprises three components: i) offsite infrastructure to be funded using a term loan; and ii) onsite infrastructure gets funded through a project financing structure.

- **Component 1:** Covers the Planning, Survey, Design and construction works for Kasese Main and Kasese Extension. During implementation the project would also address outstanding planning issues to Environmental Management Agency certification, and surveyor general approval of cadastral surveys. Construction work includes road construction, storm water drainage, electrical, water and sewerage reticulation.
- **Component 2:** This entails the design and upgrading of offsite infrastructure to service the whole of Kariba Municipality as a way to cater for the additional requirements of the new residential stands.
- **Component 3:** Relocation of 391 families from Mahombekombe to Kasese Extension. Project costs include the costs of relocating affected households, demolition of the old suburb and construction of superstructures. It covers the Planning, Survey, Design and construction works for Kasese Extension.



Outputs, Outcome and Impact

- The outputs will be the development of 1,608 fully serviced residential stands. The project is expected to create opportunities for local companies through procurement of locally produced goods and services. The project will also create employment opportunities for the local people and an increase in demand for both economic and social services.
- The outcome of the project is improved access to affordable and quality housing for the Bottom of Pyramid households in Kariba.
- The project's main developmental impact is to increase investment in affordable housing in Kariba. This supports the national goal of poverty reduction and improving access to housing and avail decent shelter to the "Bottom of Pyramid" segment of the community which in turn improves health conditions, reduces stress and improves security, especially for women and children; as well as other vulnerable groups.

Benefits of the Project

- Apart from reducing the Municipality's housing backlog of 3,000 home seekers, the Project will benefit 391 families to be relocated from the Mahombekombe area.
- Mahombekombe is the oldest and poorer lakeshore high density suburb of Kariba, where residents live in squalid and dilapidated structures built as temporary bachelor type housing units for workers employed during construction of the Kariba dam wall in 1955.
- About 216 houses in Mahombekombe Township are located within a 330kV power line servitude which poses high risks of electrocution and health conditions associated with exposure to low level electromagnetic fields.
- Currently there are 391 families occupying the old temporary and dilapidated structures built by CAPCO for the construction workers. The township comprises essentially single rooms which are smaller than the standard bedroom and separate communal toilets and showers.
- A family with an average of five (5) members is housed in a one-roomed structure. As a result, there have been illegal extensions to the existing structures to house the large families.

Required funding to complete the outstanding works

- To facilitate the relocation of the 391 families living within the servitude of the 330kV powerlines, there is need to invest US\$4.1m to complete the outstanding servicing of Kasese residential stands.
- A profiling done by MOK reveals that only a quarter of the targeted beneficiaries can afford the basic three-roomed wet core-house proposed as the social housing for Kasese Extension. The rest of the beneficiaries will be provided stands to build their houses on.
- Kariba Town is currently under perennial water rationing due to limited pumping and water treatment capacity. The project has been packaged to include the upgrade of off-site infrastructure to meet the additional demand on water and sewer which will be exerted by the new townships. The estimated cost for the offsite infrastructure is US\$2.7m and is included in the required funding to completion.

HEADQUARTERS

IDBZ House
99 Abdel Gamal Nasser Rd,
Kopje, Zimbabwe
Tel: +263-242-750171/8
Fax: 0242 749012/ 7774225
Email: enquiries@idbz.co.zw
Website: www.idbz.co.zw

NATIONAL GROWTH AND TRANSFORMATION ENABLERS

www.idbz.co.zw

