

CALL FOR EXPRESSION OF INTEREST (EOI): Development of the Hi-Tech Development Valley- A Futuristic Innovation Ecosystem

Issue Date: 15 May 2026

EOI Reference Number: HDV001

Closing Date: 26 June 2026

1.0 Introduction

Harare Institute of Technology (HIT), Zimbabwe's prestigious and premium technology university in collaboration with the Hi-Tech Development Valley Investments (Pvt) Ltd, invites experienced developers, investors, and consortiums to submit Expressions of Interest (EOI) for the design, financing, development, and operation of a world-class Hi-tech Development Valley (HDV). This revolutionary development aims to foster innovation, establish a futuristic, innovation-driven precinct integrating residential, commercial, industrial and academic zones, an ecosystem designed to lead technology transfer, industrial growth, industrialisation, and high-quality living, within a sustainable, smart, and inclusive urban environment.

This development is inspired by global models like Silicon Valley (USA), Konza Technopolis (Kenya), Hong Kong Science and Technology Park, Shenzhen Industrial Park (China), i-Park (Malaysia) and Hoa Lac Hi-tech (Vietnam), but tailored to Zimbabwe's cultural, regulatory, and development context. This is designed to define Education 5.0, and create an afro-centric innovation ecosystem, to redefine Zimbabwe's development thrust. The HDV will be designed as a smart, green, and sustainable infrastructure that supports global competitiveness. Thus, the HDV will be a next generation African innovation precinct, not a replica, but a contextual evolution.

2. Project Vision

The HDV will serve as a flagship integrated smart city in Zimbabwe, and innovation ecosystem, bringing together collaborative cutting-edge research, advanced manufacturing, residential, advanced technological, medical, and lifestyle amenities. Strategically planned to attract global talent, investors, and enterprises, the HDV will support the commercialisation of research and the development of science-driven industries, whilst providing ample space to live, work and play.

3. Objectives of the EOI

The EOI seeks to:

- Identify prospective partners or developers with the capability and vision to deliver a world-class HDV
- Leverage public-private partnerships (PPP), joint ventures, or build-operate-transfer (BOT) models etc
- Foster innovation ecosystems integrating industry, academia, and government
- Promote investment in high-tech sectors, industrialisation and encourage technology transfer and commercialization

3. Key Components

The proposed development will be situated on 194 Ha in Belvedere, Harare, Zimbabwe, on a purpose-zoned, master-planned site and the following core elements are anticipated:

A. Residential & Hospitality

- 320 High-Quality Residential Properties – Designed for researchers, professionals, and families. These houses will promote sustainable living through modern and futuristic green infrastructure. As such, offer a variety of housing types to accommodate different family sizes and preferences such as single, detached, apartment, townhouses, and duplexes.
- 2,000-Bed High-End University Student Residence – High rise with mini library, cafeteria, kitchens, study pods, mini mart, with insulated walls, underground basement, communal areas, access control, laundry room, elevators, access control and tech-enabled services.
- 300-Bed Luxury Hotel – (Minimum 4* rated)
 - 5,400 seater Conference Centre
 - Multiple Breakout Rooms and Ballrooms

B. Science and Technology Park (Hi-tech Development Valley)

The project aims to establish a state-of-the-art ecosystem focused on high-tech industries, advanced manufacturing, research and development, technology incubation, and innovation-driven enterprises.

- Science and Technology Park
 - Industrial Park for manufacturing and advanced industrial processes
 - Science and Technology Parks with dedicated zones for research organizations and technology providers
 - Hi-tech Industry Clusters including AI, biotechnology, robotics, semiconductors, clean energy, aerospace, etc.
 - Innovation and Incubation Centres to support startups, spin-offs and entrepreneurs
 - R&D facilities in collaboration with academic institutions and global technology leaders
 - Data centres
 - Schools (Faculty) buildings for 7 schools equipped with state-of-the-art laboratories, teaching and learning facilities (Lecture theatres) and conference facilities with a minimum of 7 storey buildings.
- 520-Bed Specialist and teaching Hospital – Equipped for advanced medical services and research collaboration.
- Integrated University Partnership Zones – Incubation labs, classrooms, and R&D facilities.

C. Commercial & Retail

- 6-Floor Shopping Mall having the following features:
 - Over 4,000 parking bays across 2 underground levels
 - 6 anchor investors
 - A ground-floor aquarium and central atrium
 - Total built-up area: 142,000m²

D. Industrial & Innovation Infrastructure

- Factory Shells and warehouses – Ranging from 600m² to 10,000m² to accommodate diverse light to medium industries and tech startups. Focus is on additive manufacturing, mineral beneficiation, value addition, process engineering, agro processing and bulk warehousing.
- Industrial and manufacturing clusters
- Integrated tech-infused Business Incubators & Co-Working Spaces for Small to Medium Enterprises (SMEs)/ innovators,
- Science, Technology, Engineering and Mathematics (STEM) Centre
- Bulk Infrastructure- sewer and water reticulation, roads, internet connectivity

E. Recreation & Sustainability

- 18-Hole Championship Golf Course
- Sports Pavillion, with basketball, tennis, squash courts and Olympic size swimming pools among other activities and running tracks
- Adventurer Park – For sports, outdoor learning, and team-building events.
- Wildlife Park – For conservation, tourism, and education.

- 36 MW Solar Farm – To supply sustainable energy to HDV and national grid, enhancing off-grid resilience.

F. Bulk Infrastructure

- Roads and Transportation Infrastructure-
 - primary and secondary roads, storm drainage systems
 - Pedestrian networks, cycle lanes and mobility corridors
 - Street lighting (LED/solar-powered preferred)
- Water Supply Infrastructure
 - Main water supply lines and reticulation
 - Construction of a modern water treatment plant incorporating green, energy-efficient technologies
 - Water reservoirs and pumping stations
 - Smart metering systems and pressure management solutions
- Sewer and Wastewater Systems
 - Trunk sewer lines and internal reticulation
 - Modern waste-water treatment plant with recycling, reuse, bio-digestion, and energy-generation capability
- Electricity and Energy Infrastructure
 - Primary electrical distribution system
 - Substations and switching infrastructure
 - Renewable energy integration (solar PV fields, micro-grids, battery storage)
 - Provision for future smart-energy networks
- ICT & Smart-City Utilities

4. Scope of work covered by the Expression of Interest

Shortlisted entities will be expected to carry out the following:

a. Facilitate land development

- Conduct feasibility studies, full or partial master planning, and detailed engineering in partnership with HDV.
- Develop physical and digital infrastructure for the HDV
- Ensure compliance with sustainability and smart city principles
- Infrastructure development- residential, commercial and industrial real estate

b. Facilitate financing

- Ensure compliance with sustainability and smart city principles
- Design and deploy Financing models (e.g. PPP, private investment, BOT, DBOT, BOOT, JV, etc.)

c. Facilitate initialisation of operations

- Attract anchor tenants and technology companies
- Ensure compliance with sustainability and smart city principles
- Ensure Operation and maintenance
- Secure Technology and innovation partnerships

Respondents may be individual firms or consortia with relevant expertise in large-scale urban developments, smart infrastructure, science and technology hubs, or integrated township projects.

Want to be part of the journey!!!!

5. Submission Requirements

Interested parties must provide:

- Company/Consortium Profile
 - Legal name, country of incorporation, core competencies
 - Summary of relevant projects (e.g. urban/tech parks)
- Proposed Role
 - Nature and scope of interest (developer, investor, operator, etc.)
- Preliminary Concept & Approach
 - Vision for development and value proposition
 - Sustainability and innovation strategy
- Financial and Technical Capacity
 - Proof of capacity to finance and deliver large-scale infrastructure projects
 - Investment and financing model
- Legal and Governance Structure
 - Proposed partnership or consortium framework
- Submission Details

EOIs should be submitted in either electronic and/or printed form by 1600Hrs clearly marked:

“**Expression of Interest: Hitech Development Valley** by the 26th of June 2026 to:

hjonga@hit.ac.zw or hdv@hit.ac.zw

Physical Submission Address

Harare Institute of Technology (HIT)

15015 Ganges Road

P.O. Box BE277

Belvedere

Harare, Zimbabwe

All queries should be directed to:

Mr. Herbert Njonga on Email: hjonga@hit.ac.zw or hdv@hit.ac.zw

7. Disclaimer

This EOI does not constitute a solicitation or offer. Harare Institute of Technology and Hi -Tech Development Valley reserves the right to accept or reject any submission, to cancel the process, or to modify its scope at any stage, without incurring any liability.

8. Evaluation and Next Steps

Shortlisted parties may be invited to participate in a Request for Proposal (RFP) stage, presentations, and/or further discussions.

For partnership in one of the most ambitious, sustainable, and innovation-driven developments in the region, **submit your EOI today.**