



ILLUSTRATIVE CITY VISION

DIASPORA CITY ZIMBABWE

Zimbabweans in Diaspora Organisation (ZIDO)

**Reimagining urban
development in Zimbabwe**

A strategic proposition to the Ministry of
Local Government and Public Works

A dual urban strategy

Zimbabwe can regenerate existing cities while creating room for a new generation of planned urban development.

01

Regenerate existing cities

Renew infrastructure and restore the economic vitality of established urban centres.

02

Develop Diaspora City

Create a complementary national project designed around modern housing, infrastructure and productive investment.

The inherited urban model

Zimbabwe's urban development reflects the functions that originally shaped its towns.

Administrative centres

Governance and colonial administration shaped early urban form.

Industry and extraction

Towns grew around industrial, mining and agricultural activity.

Rail and transport

Transport connections determined where settlements and commerce developed.

Harare, founded as Salisbury in 1890, developed as an administrative centre. Today's requirements extend beyond that original planning context.

Urban capacity under pressure

The challenge concerns structural capacity as well as management.

Population and housing

Growth has exceeded the assumptions behind older city plans.

Infrastructure

Existing networks need upgrades and expansion to meet demand.

Planning capacity

Inherited frameworks and delayed expansion leave services responding after pressure emerges.



ILLUSTRATIVE CONCEPT

Concept image shows a proposed future system. Existing urban capacity requires local assessment.

Four reinforcing pressures

The case for new capacity sits alongside the continuing need to maintain and improve existing cities.

Population growth

Urbanisation increases demand for housing and services.

Ageing infrastructure

Water, sewerage, roads and drainage require sustained renewal.

Economic informality

Trading patterns reflect wider employment and economic pressures.

Planning backlogs

Delayed expansion contributes to unplanned growth at the urban edge.

A stronger productive economy

A city needs productive investment alongside the consumption of goods and services.

The concern

Limited industrial growth and weaker private investment can reduce urban productivity.

The proposed response

Plan space for enterprise, services and productive activity alongside housing.

The investment test

Activities must demonstrate demand, infrastructure needs and commercial viability.



ILLUSTRATIVE CONCEPT

The case for CBD renewal

Underused buildings and declining city centre vitality call for sustained reinvestment.

Buildings and access

Ageing stock and parking constraints can reduce competitiveness.

Business location

Companies may favour modern suburban workplaces.

Urban quality and investment

Safety, maintenance and investment incentives affect the attractiveness of city centres.

The concept image illustrates future business space, not the condition of an existing CBD.



ILLUSTRATIVE CONCEPT

Economic life in urban centres

“Urban desertification” describes a decline in economic activity and urban vitality.

The warning signs

Vacant properties, fewer residents and reduced urban vibrancy.

The reinforcing pattern

Lower activity can discourage reinvestment and further weaken demand.

The policy response

Reinvestment in older centres remains part of the wider urban strategy.

Economic desertification is a metaphor here, not an ecological assessment.



ILLUSTRATIVE CONCEPT

Space for everyday urban life

Pedestrians, transport, traders and businesses need a city that has room for them.

Underlying pressures

Unemployment, housing shortages and economic informality shape demand for space.

A planning response

Provide designated trading infrastructure, connected streets and accessible public space.

The principle

Urban capacity and infrastructure must support the people who use the city.



ILLUSTRATIVE CONCEPT

The challenge of retrofitting

Upgrading a built city can involve buried networks, scarce land and disruption to established uses.

Infrastructure and land

Replace existing networks and negotiate space for expansion.

Communities and businesses

Manage relocation, construction access and disruption.

A complementary option

Assess where planned greenfield development can provide new capacity efficiently.

Relative cost and efficiency require site specific feasibility and comparison with regeneration options.



ILLUSTRATIVE CONCEPT

International reference points

Six international reference points for studying new city development as a national policy instrument.

Brasília

Brazil

Putrajaya

Malaysia

Songdo

South Korea

Konza Technopolis

Kenya

Eko Atlantic

Nigeria

**New Administrative
Capital**

Egypt

These are reference cases, not proof of equivalent outcomes. Governance, finance, demand and delivery need separate review for Zimbabwe.

The Diaspora City proposition

An integrated city planned around modern economic and social needs.



Master planning

Coherent land use

Smart systems

Digital foundations

Infrastructure

Utilities before
growth

Investment

Viable economic
activity

Sustainability

Resilient resource
use

Diaspora participation

Zimbabwe's global community can contribute investment, professional skills, technology, networks and entrepreneurship.

The opportunity

Connect diaspora interest to productive projects in Zimbabwe.

The trust requirement

Establish professional governance and transparent development structures.

The conditions to resolve

Secure suitable land and define an accountable investment vehicle and participation terms.

Land security and investment arrangements are requirements to establish, not confirmed project achievements.



ILLUSTRATIVE CONCEPT

Live. Work. Learn. Heal. Play.

The city proposition connects daily life with economic opportunity.



Illustrative residential, education and healthcare concepts



LIVE

Modern housing
and walkable
neighbourhoods

WORK

Business districts
and innovation hubs

LEARN

Universities and
research centres

HEAL

High quality
healthcare

PLAY

Parks, sport and
entertainment

Infrastructure planned together

The strategic intent is to embed modern systems from the outset.

Connected city

Fibre connectivity, digital governance and smart security.

Resource systems

Renewable energy and smart water management.

Movement

Integrated public transport coordinated with land use and growth.

Design, capacity, cost and servicing commitments remain subject to feasibility and approvals.



ILLUSTRATIVE CONCEPT

Potential economic contribution

A new city could support national growth through investment, employment and public revenue.

Investment and foreign currency

Diaspora, institutional and international participation could attract capital.

Employment

Construction, technology, services and manufacturing could create work.

Public revenue

Rates, taxes and development levies could broaden revenue sources.



ILLUSTRATIVE CONCEPT

Benefits are proposed outcomes. No jobs forecast, investment return or revenue estimate has been verified.

A resilient environmental model

The proposal builds on Zimbabwe's planning heritage of green space with contemporary resource management.

Energy and water

Explore solar power, water harvesting and reuse.

Natural systems

Protect wetlands and connect green corridors.

Urban forestry

Use trees to support shade, biodiversity and the quality of everyday life.

Environmental baselines, safeguards and performance targets require assessment of a confirmed site.



ILLUSTRATIVE CONCEPT

The intended national outcomes

Diaspora City proposes a new focus for planned growth and international engagement.

Urban and housing capacity

Support housing delivery and help reduce pressure on existing cities.

Economic opportunity

Attract investment, encourage innovation and generate employment.

Zimbabwe's global position

Create a platform for diaspora participation and international visibility.

These are strategic objectives, subject to feasibility, financing and delivery.



ILLUSTRATIVE CONCEPT

A national urban strategy

Regeneration and new development can form two coordinated parts of the same policy.

01

Existing cities

Urban renewal, infrastructure upgrades and CBD regeneration.

02

New urban development

Diaspora City, smart city concepts, innovation districts and new economic zones.

The recommendation is to pursue both approaches through appropriate planning and investment decisions.

The request to the Ministry

Institutional engagement to move the proposition into feasibility.

- 01 Recognition as a strategic national project**
- 02 Allocation of suitable land**
- 03 A technical committee involving the relevant stakeholders**
- 04 Support for feasibility and master planning**
- 05 Integration into national urban development policy**

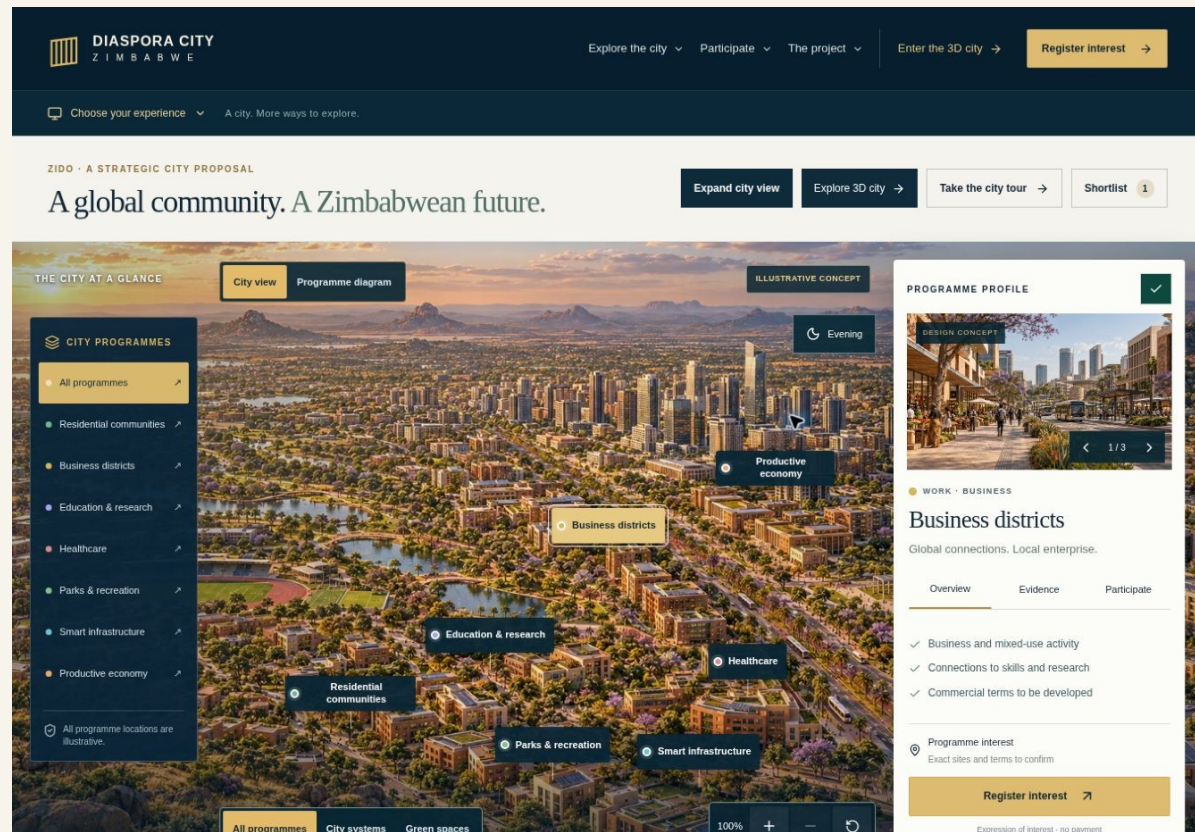
Proposed sequence: technical engagement, feasibility, master plan and implementation.



ILLUSTRATIVE CONCEPT

The city is now explorable

The live platform makes the strategic proposition easier to understand and discuss.



Live platform view, September 2026. City imagery and spatial locations are illustrative.

Explore programmes

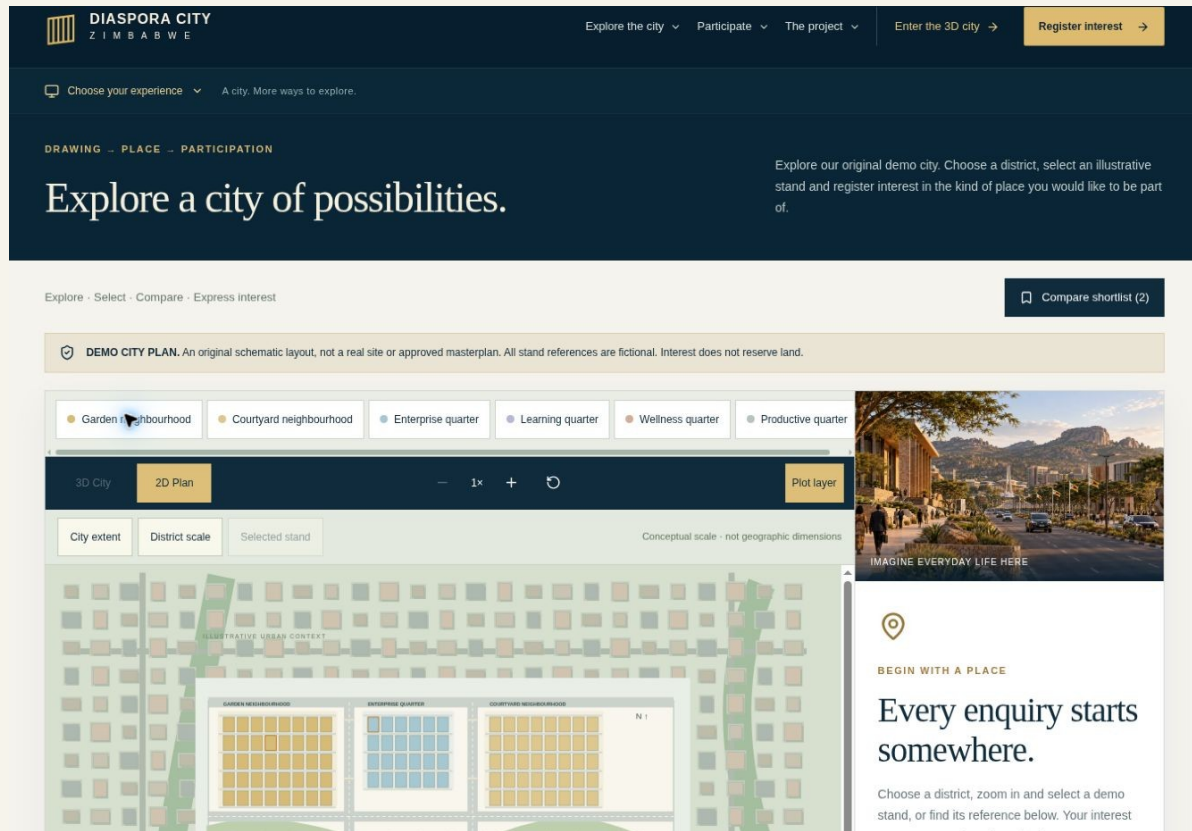
Switch city views, filter programmes and inspect the selected opportunity.

Review the evidence

Read the vision, investment case and project status alongside illustrative imagery.

City scale to individual interest

An original demonstration plan connects district exploration to a specific expression of interest.



170 fictional demo stands

Explore districts in 2D or 3D, inspect a selection and save a shortlist.

A connected enquiry

Register interest against a programme or exact demo reference. No payment or exclusive land reservation.

The demo count is a software feature, not land inventory. The scheme is not a surveyed or approved masterplan.

One platform for participation

The website carries the conversation beyond the presentation.

Explore and select

Review programmes, districts and illustrative opportunities.

Register interest

Provide contact details, your intention and timescale. A stand enquiry retains its demo reference.

Project engagement

The team can review interest and discuss next steps. Verification, agreements and delivery arrangements remain to confirm.

Present together

Choose Tablet presentation or Mobile experience. Full screen is available where the browser supports it.

Public interest counts are a future feature. No demand figures are simulated.

What is ready. What comes next.

A clear distinction between the strategic proposal, the digital experience and development commitments.

Available now

The presentation, concept imagery, interactive city, demo selection and expression of interest journey.

Still to establish

A confirmed site, land rights, approvals, a feasibility case, funding and delivery arrangements.

Before a commercial offer

Verify inventory, prices, servicing, tenure and contractual terms through the project's professional and institutional processes.

The live platform supports engagement. It does not establish planning approval, land allocation or legal ownership.



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ILLUSTRATIVE CITY VISION

A Zimbabwean future, shaped together

Diaspora City Zimbabwe

The next step is technical engagement on land, feasibility and a credible route to delivery.

The indicative ZIDO concept

Supporting context from the original proposal

Up to 500 hectares

An indicative development concept. No confirmed boundary or allocated site is established here.

A mixed use community

Housing, commercial activity, schools, healthcare and recreation, supported by integrated infrastructure.

Participation and growth

Mobilise diaspora and local investment, support housing and employment, and facilitate planned economic development.

Source: supplied Ministry presentation, slide 22. The 170 fictional website stands are separate from this indicative land proposition.