

# LOBATSE COMMUNITY PROFILE

When You Think Investment,  
Think Lobatse!



AUGUST 2010

## Special Points Of Interest:

- Lobatse is 70 km south of Gaborone
- Less than five kilometers from the trans Kgalagadi highway and the international border
- Home of numerous large industries and companies such as can manufacturers, Lobatse Clay Works.

## Lobatse, rich in History

Lobatse is situated approximately 70 Km South of Gaborone, the capital city of Botswana. The Town is surrounded by a series of low-lying hills. Development of an urban nature in Lobatse began to take shape from 1897 as a stopover at the junction of the Mafikeng to Bulawayo railway and Kanye to Zeerust road. A further significant increase in the development of the town occurred during the period just before independence in 1966 as a result of the relocation of offices from the protectorate administration in Mafikeng.

The township was established next to Peleng village which was once occupied by Bakgwatheng tribe. With the establishment of industries such as B.M.C, Lobatse attracted other ethnic groups from within Botswana.

Today Lobatse is a fully fledged Town, and serves as major commercial, industrial and communications center for the Southern region.

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# About Lobatse

## Regional and Geographical Setting

The Southern Region consists of South East District, Ngwaketse West and Ngwaketse east. The Region has a population of about 250 000 people in which Lobatse has a share of about 29 600 people.

## District Resources Inventory

The town has an approximate size of 40 km<sup>2</sup> of which 175 ha is available for commercial and industrial purposes.

## Climatic Conditions

Lobatse, like other parts of the country experiences hot, wet summers between September and May, and cold, dry winters from May up to August. The mean annual rainfall is around 550mm while the annual mean temperature is 20.2 °C. The prevailing winds are generally from the North to the East.

## Wildlife

The wildlife species found in Lobatse hills and the surrounding farms are Baboons, Impala, Kudu, Steenbok, Duikers, Warthogs, Spotted Hyena,

Eagle, Owl and Vultures. These are found mainly around the hilly areas. There are also some Ostrich farms in the Readfontein and Woodhall farms .

## Communication Infrastructure and Linkages

Lobatse has excellent linkages by both road and rail with other areas within the country and other neighbouring countries such as Namibia and South Africa. The town is situated along the National A1 road. This is a North-South road running from South Africa/Botswana border (Ramatlabama) to the northern Zimbabwe/Botswana border at Ramokgwebana. This road provides an excellent route for transporting goods from Botswana to other countries and within Botswana. The A1 road runs parallel to the North-South railway line which makes it easy to transport goods from or to the town within and outside the country.

The Trans Kalahari Highway makes Lobatse an attractive place for investment. This is a road which runs from Maputo, Mozambique to Walvis Bay Namibia through Lobatse.

The Trans Kalahari Highway stretches from the border with South Africa at



Good road Linkages



the Pioneer border gate approximately 4 km East of the town which also connects with the A1 approximately 60km from Ramatlabama and runs through Southern, Kgalagadi and Ghanzi Districts before finally entering Namibia at Mamuno border gate. Lobatse's nodal position with respect to the road networks has brought a lot of trade and commerce to the town, in addition to its role as a main communication center in the Southern part of the country.

### Power

Lobatse is well serviced from three power sub stations of 13MVA, 14MVA and 20MVA capacities.



### Telecommunication

Botswana Telecommunications Corporation is the main communications service provider in Lobatse. The town also enjoys the services of Orange, be-Mobile and Mascom Wireless Cellular as an alternative to BTC's landlines. Botswana Post is providing universal postal services at an affordable price to the Lobatse community. There are two post offices at Woodhall and Town Centre. The town also has private phone shops and internet service providers

### Water

Lobatse has adequate water supplies from Nnywane Dam and Gaborone Dam.

### Roads and Transport Services

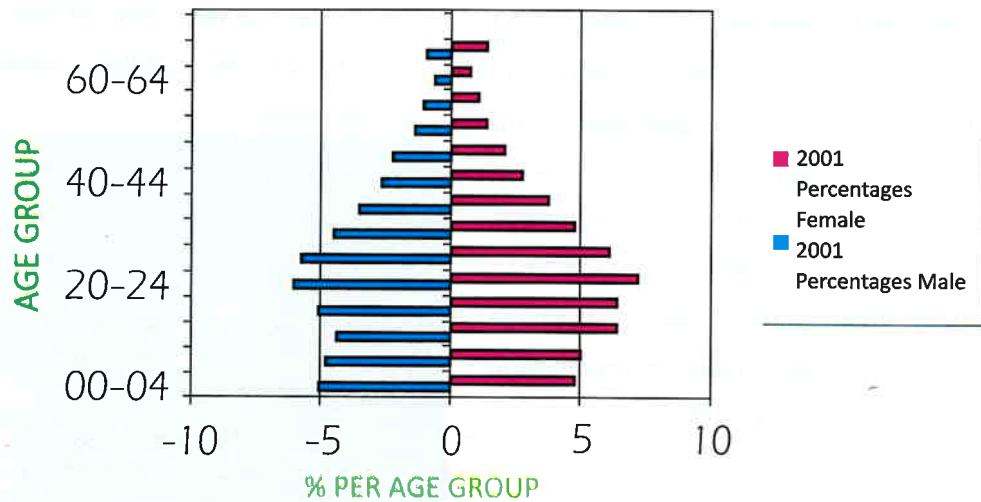
The internal road networks are developed with almost all roads tarred. The public transport sector is also developed with adequate local transport as well as transport connecting the town to Gaborone and the surrounding villages.



BHC Housing  
located at Crescent



POPULATION PYRAMID FOR LOBATSE 2001



**Employment in the Town**

Major Private Employers are Botswana Meat Commission; Lobatse Clay Works which manufacture bricks; Can Manufacturers; Sugar Packing Industries and Brewery. Retail outlets provide employment albeit

at a lower scale. Government institutions also contribute significantly to employment in the town. The 2001 Population and Housing Census showed that the vast majority of people are unemployed, at 63.1% (18,745 persons).

87.89% of those employed have formal employment. The employment prospects for the town have dwindled over the years forcing people to look for employment elsewhere.

**Areas of Economic Comparative Advantage**

Lobatse is a good market for goods and services from the surrounding towns and villages. Agro-based industries dominate the manufacturing sector of the town, with beef processing employing a fifth of the total labour force. Other

major industries include Brewery, Leather Tannery, Clay Works and Sugar Industries. Lobatse is not only well known for the above mentioned industries, it also has some major administrative offices such

as the High Court, Headquarters of the Geological Surveys Department and other major government departments.

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Invest  
in  
Lobatse.

## What Botswana Development Corporation has in store for Lobatse

Botswana Development Corporation Limited is the country's main agency for commercial and industrial development, owned by the Government of Botswana. The Corporation has been mandated to assist in the establishment and development of commercially viable business in Botswana in any sector except large scale mining.

Since 1970, BDC has been involved with pioneering business development in Botswana. The companies assisted include various industry leaders in the tourism, industrial, industrial, and property sectors.

In Lobatse BDC has factory space which are 8 in total

costing P10 per square though they come in different sizes. For more information about these factory spaces please call 3651300.

BDC owns the following subsidiaries Lobatse Clay Works having invested P208 million, Can manufacturers which P130 million has been invested into it. Lobatse Tile is another subsidiary which they funded but has since been liquidated. There is a lot they can offer Lobatse so do take time to visit them and see the Corporate Communications and Public Relations Manager for assistance.



Botswana Development Corporation Industrial park in Lobatse there is factory space available for rent here.

**What are your key business products?**  
Casual and sportswear clothing. First sportswear manufacturing company in Botswana

**How long has the business been existing?** Since 2000

**How many employees do you have?**  
16 employees

**Opportunities** that investors can

explore with All Kasi

Supply of raw materials and new technology to All Kasi. Brand licensing; to introduce officially licensed All Kasi branded products e.g. Bottled water, condoms etc using the All Kasi brand

**So why did you set up in Lobatse?**

Good rental rates (compared to Gaborone). Close proximity to Gaborone. Easily accessible by road and rail, with a border post to South

Africa. Availability of labour force. The local authority (Lobatse Town Council) is open and supportive to the local business community

**Contact All Kasi at:** 5330558  
Fax: 5330570

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**Did you know?** All Kasi provide football wear for our national teams.

# Botswana Meat Commission

The Botswana Meat Commission has developed into the most powerful industrial undertaking affecting the lives of every Motswana in one way or another. It is the largest industrial undertaking in Botswana outside mining. It is generally acknowledged to be one of the largest and most technically sophisticated abattoirs in Africa.

**What are your key business products?** Meat products of the Bovine Species  
**Type of business activity.** Procurement of live cattle

within the economy, slaughter, processing into meat products and sales.

**How long has the business been existing?** 35 years

**How many employees do you have?**

Approximately 800.

**So why did you set up in Lobatse?**

The focus from the offset was on exports to Europe. Therefore the proximity of Lobatse to RSA sea ports was the factor. Cattle are most populace in the Ghanzi area and BMC being situated where it was advantageous in a two pronged approach; source of raw materials (Ghanzi) and easy access on exports because of the nearness of border posts.

**Estimate the percentage of your products/services that are sold.**

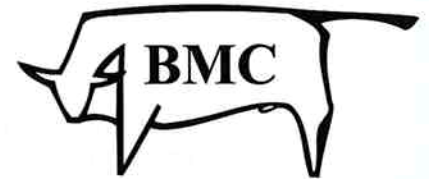
The mandate is to sell to the highest paying market with the view to plough back profits to the farmer. Traditionally

80-85% are exports into the European Market.

**Opportunities that investors can look into when utilizing your product?**

Diversification of the current product line by value adding. Abundance of products like hides to make leather products, horus to make buttons, spinal cord to make toothpaste.

The by products are available to anyone who is willing and able to buy to produce such goods listed above. Stability of the local currency.



## Can Manufacturers

**What are your key business products?** Cans  
**Type of business activity?** Packaging and also provide technical assistance to customers who procure their services.

**How long has the business been existing?** Since July 2007

**How many employees do you have?** 33 employees

**Opportunities that investors can look into when utilizing your product?** Local market limited with majority of their product being sold outside the country. BMC uses their services as a canner. There is opportunity for other canneries to set up in

Lobatse to better utilize their product.

**So why did you set up in Lobatse?**

Close proximity to the South Africa market and along the trans Kalahari highway. Lobatse is more of an industrialized town.



LOBATSE TOWN COUNCIL

# Lobatse Town Council



## BACKGROUND

Development of an urban nature in Lobatse began to take shape from 1897 as a stopover at the junction of the Mafikeng to Bulawayo railway and Kanye to Zeerust road. A further significant increase in the development of the town occurred during the period just before independence in 1966 as a result of the relocation of offices from the protectorate administration in Mafikeng.

Today Lobatse is a fully fledged Town Council, and serves as major commercial, industrial and communications center for the southern region. The Town Council is situated Lobatse, approximately 70km south of Gaborone, the capital city of Botswana. Like other local authorities the Lobatse Town Council is responsible for constructing and managing the country's social infrastructure at the local level. Its statutory responsibilities include:

- Provision of primary health care services
- Provision of primary infrastructure such as primary schools infrastructure such as primary schools infrastructure and supplies.
- Provision of social welfare services including housing
- The council also facilities, controls and coordinates business and development activities.

Major industries include the Botswana Meat Commission, Lobatse Clay Works and the Tannery Industries of Botswana. Lobatse also hosts the High Court of Botswana, the head quarters of Geological Surveys and other government facilities.



## OUR COUNCIL BODY

The Lobatse Town council has 11 elected councilors and 2 specially elected councilors. The Council meets at least every two months. The Mayor and Deputy Mayor of the Council are elected every two and a half years during their five year tenure. This also applies to the four (4) Council committees which are as follows: Education, health and social services, SHHA and Physical Planning, Audit and Finance, works and performance monitoring committee. Full Council meetings are open to the public and the press, subject to conditions laid down in regulation 20 of the township At (Cap 40:0). The proceedings of the Council are in English and Setswana. No business can be transacted at a meeting of a full Council unless more than half of the members of the Council are Present.

## VISION

To be competitive and excellent in the provision of quality social services in order to improve the standards of living for the satisfaction of the community and stakeholders.

## MISSION

We exist to efficiently and effectively provide quality basic infrastructure and social services to improve and sustain the development of the community.

This will be achieved through:

- Stakeholder consultation
- Effective implementation of policies and programs
- Responsive customer focused, highly motivated, committed and skilled workforce

## OPERATING VALUES

- Accountability
- Commitment
- Integrity
- Botho
- Transparency
- Cooperation

## GUIDING PRICIPLES

- Customer focus



- Time management
- Effective use of resources
- Customer satisfaction and time management
- Quality service delivery
- Free from corrupt practices
- Trustworthiness
- Loyalty
- Compassion
- Responsiveness to service delivery
- Empathy
- Information sharing
- Consultation
- Teamwork

## PROVISION OF SERVICES

Our departments include:

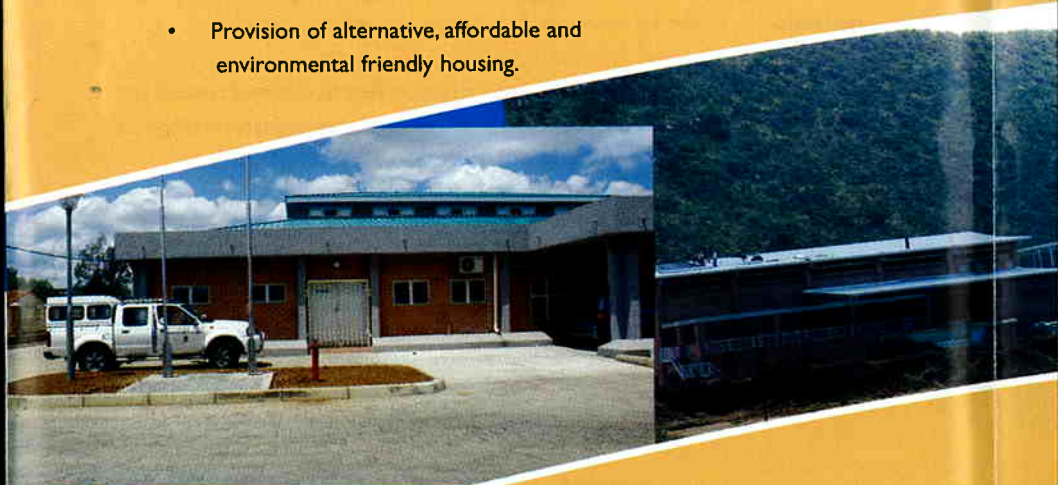
### Department of Social Welfare and Community Development

The department exists to provide quality social services. To plan, coordinate, direct and oversee the overall implementation of the programmes geared towards improving the quality of lives of the community. The department has the objective of interpreting and implementing policies that ensure the promotion of community empowerment and self reliance. The department is divided into three divisions which are social welfare, home economics and community development. Some of the programmes that fall under these divisions include: case management, children in need of care, home based care, early childhood care and education and home economics (skills training).

### Department of Physical Planning, Housing (SHHD) and Estate Development

The department strives to provide sustainable living environment to the community of Lobatse and stakeholders through,

- Planning vibrant spatial organ, adhering to the National Physical Planning Policies, Regulations and Standards.
- Provision of alternative, affordable and environmental friendly housing.



- Translate and implement government housing initiatives to the community and stakeholders.
- To manage the Lobatse Town Council properties and give assistance to the community and stakeholders on Real Estate issues.

There are three divisions under this department which are: Physical Planning, Housing and Estate Development.

**Physical Planning:** The role of this division is to promote sustainable utilization of land through orderly development with a view to provide a conducive environment to all stakeholders. This is achieved through the implementation of the Lobatse Spatial development Plan (2000-2024) and the Town and Country Planning Act, 1977.

**Housing division** is an administrative and technical division within the local authority that is responsible for the implementation and monitoring of self help housing programmes and projects. The division exists to provide efficient, effective and sustainable quality housing services through provision of service plots, financial assistance, professional and technical services and public awareness education on the operations of the division.

The **Estate management division** is responsible for overall management of Lobatse Town Council immovable properties (Buildings and Land). Leasing of council facilities such as stadium, community halls etc is the responsibility of this division. In the event that the council wants to lease out or dispose its property this division has to make all necessary proceedings.

#### **Department of Education**

The department of Education has the mandate to provide good and timely services to all public primary schools in Lobatse. Such services include:

- Provision of transport for pupils and teachers on educational tours and sporting activities.
- Provision of sports equipment, attire and food for Botswana primary schools sports association activities.
- Provision of procurement and distribution of school stationery, equipment and other related teaching and learning materials.
- The department also identifies the need for primary school facilities in the local authority.
- It also ensures that primary schools are properly maintained, equipped as well as appropriately staffed with auxiliary staff. The divisions that fall under this department include; Hostel



#### **Administration**

and procurement distribution of primary school material.

The department caters for seven primary schools including the special education unit at Bothakga Primary school.

#### **Department of Public Health**

There are three divisions under this department which are: Health education and promotion, Environmental Health and Primary Health Care. In carrying out its mandate, the department of Public Health is specifically responsible for:

- Addressing the main health problems in the community by providing promotive, preventive, curative and rehabilitative services.
- Ensuring food and water safety, health and safety at work, air quality and pollution, noise problems and licensing of premises in multiple occupations.
- Promoting maximum community and individual self-reliance and participation in the planning, organization, operation and control of primary health care making fullest use of local and other available resources; and to this end develop through appropriate education the ability of communities to participate.
- Developing sustained, integrated and mutually supportive referral systems leading to the progressive improvement of comprehensive health care for all and giving priority to those most in need.
- Coordination of all public health services in the district through District Health Team (DHT).
- Planning intervention strategies to restore good health, prevent ill-