

The VALUER

A BIV publication for Valuers, Surveyors, Auctioneers and Estate Agents.



ON ESTABLISHMENT OF BOTSWANA INSTITUTE OF VALUERS

2020 BIV ANNUAL GENERAL MEETING

Does COVID-19 spell the death of the office?
SURVEYOR'S PERSPECTIVE

AN EXPLORATION OF SUSTAINABILITY AND ITS APPLICATION IN BOTSWANA





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Donald Mengwe

EDITOR'S NOTE

A warm welcome members, to the first publication of Botswana Institute of Valuers in this eventful year 2020. With this publication we aim to improve the profile of the profession and share ideas and knowledge on valuation matters. It is indeed a momentous and proud feat for the Institute, having established this forum to promote innovation and excellence in valuation and to raise professional and ethical standards in Botswana. There are systemic shifts within the valuation market place driven amongst others by financial innovation leading to increasing complexity within our financial system, globalisation and digital technologies. These are putting new demands on local valuers to respond to new challenges to avert decline in professional standards or quality of valuation services. These require our Institute to intervene in a way such that it facilitates upskilling and ethical behaviour, adoption of Interna-

tional Valuation Standards, improve knowledge on sustainability and climate change issues and collaboration with tertiary institutions in knowledge generation.

The advent of this publication happens at a time when the whole world is saddled with a pandemic caused by the Novel Corona Virus. On 17/11/2020, worldwide there were 55 million cases of the corona virus, 35.3 million recoveries and 1.3 million deaths. Botswana had 7668 confirmed cases, 837 active cases, 6801 recoveries and 30 deaths. The announcement on 09/11/2020 by Pfizer and BioNTech, that a vaccine they developed has proven to be 90% effective, holds much hope on defeating the pandemic. Moderna, a biotech company also announced on 16/11/2020 that its experimental vaccine has nearly 95% efficacy rate. Notwithstanding these achievements, World Health Organisation was quick to caution that these developments should not lead to complacency and authorities should ensure the virus does not spread unchecked.

Valuation firms should ensure that the health and safety of their customers, employees and communities are not compromised. Valuation and field(survey) work should be undertaken with safety uppermost in mind. Depending on the circumstances valuers may have to carry out the following ; automated and desktop valuations; external valuations without access to the inside of properties, where emphasis is on verifying location and surroundings factors ; physical(full) valuations observing all health protocols after making preliminary inquiry that it is safe to enter the property.

The economic uncertainty caused by the pandemic has also brought unprecedented challenges on real estate valuations. Valuers are looking to colleagues to provide insights and professional bodies for guidance and monitoring of the evolving economic trajectory due to the pandemic. In Botswana the main drivers of our

economy, tourism and diamond sectors have been battered, leading to uncertainty about business activity. IVSC and BIV in their websites have published supplementary guidance statements recommending that all valuers should include a disclosure in their valuation reports after considering that there is significant uncertainty.

Lastly, It is appalling that there are Valuers who sign and indicate on the valuation reports, MREAC, meaning they are members of REAC. Please note that 'Valuer' is the registration category of the government or public body REAC in terms of Real Estate Professionals Act . BIV is a voluntary association or society, and has members. Therefore a professional valuer who voluntarily decides to be a members of a professional association such as BIV but cannot be a member of a government body such as REAC. A Valuer who meets registration requirements of REAC may indicate his professional status by designation, Registered Valuer.

Please enjoy the content of our publication and we look forward to your views and contributions over the next publicationsto come.

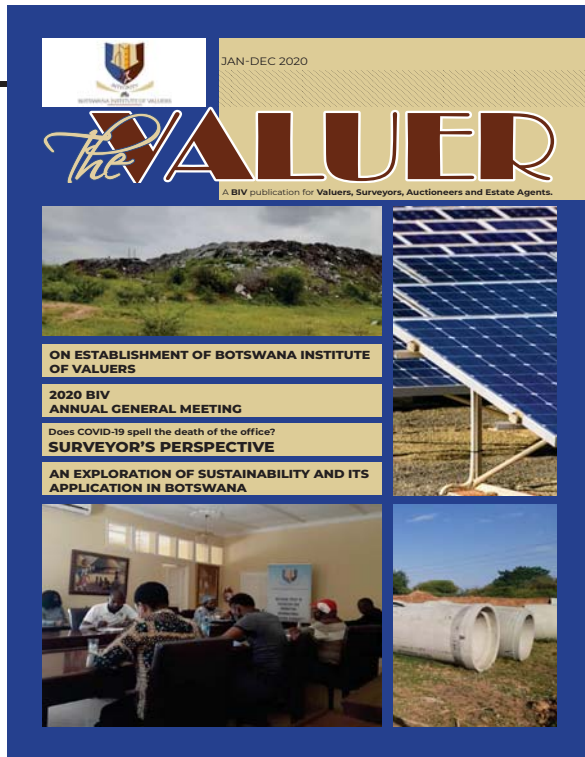


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On Establishment Of **BOTSWANA INSTITUTE OF VALUERS**

By Secretariat

On the 13th December 2018 around 17:30 hrs a group of valuers gathered in Room 246, Block 248, University of Botswana to consider the possibility of establishing an association for Valuers. It was quite a somber mood probably, due to the fact that, what was about to be discussed, was seeking a new identity and branding, markedly, different from established fellowships who have similar objectives, thus reflecting our unique vision and values on how to achieve such objectives. Prior to the gathering a group of concerned valuers embarked on a mobilisation drive, after reaching consensus that the debilitating situation the valuation profession finds itself in cannot be forever allowed to persist. It was crisply clear to the concerned group that valuers lacked a common platform which could properly represent their interests and aspirations, in terms of facilitation of professional development to advance valuation standards, generation and promotion of valuation knowledge relevant to local circumstances and proactively responding to the threats and opportunities in the market place. This coterie was resolute in their conviction that fail-

ure to act will lead to inevitable decline in terms of loss of credibility and public confidence or trust. In the end the congregation gave the green light, to formally register the association of valuers and christen it, Botswana Institute of Valuers. Earlier, much of the discussion focused around issues such as the 4th Industrial revolution – Digital technologies and Artificial Intelligence, Upskilling, Valuation standards, professional conduct and ethics, reorganisation of the valuation profession such that all asset valuers could be associated with one society to avoid fragmentation.

Thereafter, the founding members who advocated for radical movement were saddled with the onerous task of developing the Constitution and regulations with a view for the Institute to be formally registered with Registrar of Societies, all of which was completed in earnest in March 2019. On the 23rd of April 2019 Botswana Press Agency (BOPA) published an article which in no uncertain terms revealed the formation of BIV to protect the public interest by ensuring members observe the

highest standards of professional and ethical standards. The 13th December 2020 will mark the second anniversary since the founding of BIV. Our membership continues to grow but the Institute is faced with capacity constraints in terms resources and could do with additional passion, commitment and zeal to drive its mandate. However, the Institute can point to a number of milestones since its formation such as functional website, raising awareness and adoption of International Valuation Standards and International Property Measurement Standards within its members, established code of ethics, engagements with Real Estate Advisory Council and Banks and government lobbying. After the outbreak of COVID 19 pandemic, BIV has issued a non-mandatory valuation guidance note to its members on how to conduct valuations under condition of market uncertainty.

Going forward, the sustenance of the Institute will depend on its relevance in terms of providing professional support to members, improving professional and ethical standards and providing independent advice to government. Its continued viability will depend on membership participation, and its maintenance and development to keep it strong. These require a sense of pride in the vocation of surveying.

Its continued viability will depend on membership participation, and its maintenance and development to keep it strong.



Vice President:
Mr C. Matobolo

General Secretary:
Mr D Mengwe

Deputy General Secretary:
Ms M Keolopile

Treasurer:
Mr O.G Moalosi

ADDITIONAL MEMBERS
Mr K Mpatane
Mr O Selolwane – Sechele
Mr M Light
Mr T Ndlebe

In the end, members directed the incoming council to focus their attention to ensure recognition of BIV in the statutory regulatory framework and to intensify stakeholder engagement.

BIV ANNUAL GENERAL MEETING – 2020

The 1st Annual General Meeting of BThe 1st Annual General Meeting of Botswana Institute of Valuers was held on 05 September 2020 at Falcon Crest, Plot 2572, Ext 9 , Gaborone. In her report, The President ,Ms O Zhikhwa indicated that the main activities of the interim council appointed upon the establishment of the Institute included ;

- Development of logo and website to raise awareness and perceptions of quality and professionalism
- Social media platforms in order to interact with public members and students;
- Commentary on the gazetted rating and valuations regulations highlighting issues and shortcomings that will make enforcement impractical and unpopular.
- Submission to Ministry of Land Management, Water and Sanitation (MLWS) seeking recognition of BIV as an important stakeholder in land administration and management issues; bringing to the attention of MLWS that the Real Estate Professionals Act violates the fundamental right of freedom of association as en-

shrined in the Constitution of the Republic ; and proposal for review of regulatory model for valuers.

The President also stated that the Council engaged a number of Banks, to develop lasting working relationship, share ideas and address issues of mutual concern regarding collateral valuations. Other issues covered in the President's report included a call for members to familiarize themselves with and adopt International Valuation Standards and to comply with the Financial Intelligence Act, 2019.

The Acting Treasurer, Mr Gilbert Moalosi, presented financial statements for the year ended 31st March 2020 and revealed that they were not audited due to lack of funding. He also implored members to settle their subscription arrears.

The new council appointed by members comprise ;

President:
Ms O Zhikhwa

Other issues covered in the President's report included a call for members to familiarize themselves with and adopt International Valuation Standards and to comply with the Financial Intelligence Act, 2019.



SUSPENSION OF GUIDELINES FOR AGRICULTURAL LAND USE ZONE

On the 20th October 2020, Director of Town and Country Planning issued a Planning Advisory Note No. 1 2020 on suspension of Guidelines for Agricultural Land Use Zone. The Director by invoking section 4 (2) (a) of the Town and Country Planning Act, 2013 decried the increasing number of uncoordinated town development on fields (masimo). Therefore all physical planning units in local authorities were instructed to suspend consideration of layout plans created on ploughing fields (masimo) until further notice. The major concern prompting suspension is that Agricultural Guidelines approved on 11th October 2019 that allowed for integration of diverse but compatible uses within masimo holdings, while maintaining 50% agricultural land use, lacked consistency and coherence in interpretation.

On the 12 November 2020, the Department issued another public notice to clear up the confusion around the Planning Advisory Note No. 1 of

2020. The State Agency reiterated its assurance to stakeholders and the public that it will support and facilitate efficient utilisation of agricultural land for the economic empowerment of Botswana. In this, the only detail or part of the Guidelines which are on suspension relate to consideration of residential layouts on agricultural land, on the strength of Development Control Code Chapter 2.11. This is to conserve and protect agricultural land and environmentally sensitive areas as well as wildlife habitat. The following developments are therefore allowed subject to Table 2.22 of the Development Control Code, 2013.

- All farm uses (i.e all agricultural activities and their support infrastructure)
- Ancillary uses and public utilities structure (i.e farmhouse, farm workers' dwellings etc)

The planning authority is understandably quite clearly concerned



about urban sprawl on agricultural land and inefficient land use. It should also be mindful that an overly restrictive planning system to private sector led development will compound the pervasive challenges of land delivery and housing provision entrenching informality and leading to limited economic opportunities. The directive may also provoke public resentment which may cast aspersions on government's commitment to decentralisation, which was hailed as a major cornerstone of Town and Country Planning Act.

The Director by invoking section 4 (2) (a) of the Town and Country Planning Act, 2013 decried the increasing number of uncoordinated town development on fields (masimo).

A housing problem needing innovative approaches and new directions

It is important to consider the impact of urban use such as residential development on the environment and to stress the significance of public sector role in the provision of social housing. Notwithstanding public choice should not be limited, considering that there is huge backlog on the waiting list for residential plots and the proliferation of slums due to skyrocketing property prices particularly in our cities and peri-urban areas. Government on its own will not solve the housing crisis, considering the urban drift and has to find innovative approaches to improve housing delivery in terms of housing finance, infrastructure provision and land delivery.



HIGHLIGHTS OF THE SONA 2020 ON LAND, INFRASTRUCTURE, ENVIRONMENT AND HOUSING

His Excellency the President Dr Mokgweetsi Eric Keabetswe Masisi on 9th November 2020 delivered the state of the nation address at Gaborone International Convention Centre (GICC). Here are the highlights on Housing, Land, Environment and Infrastructure issues which are of interest to the profession, as valuers help in building communities.

Adequate and affordable housing

Government reiterated its commitment to housing provision and will target those in the low income strata and first time buyers. In urban areas where there is shortage of serviced land, it will work with stakeholders such as Botswana Housing Corporation (BHC) to promote high density housing. Since the beginning of National Development Plan 11, BHC has delivered 1333 housing units out of a target of 1 972 across the country. In order to improve housing delivery and home ownership, government is reviewing the National Policy on Housing, and plans to complete the review process by the end of the 2021/22 financial year. The revamping of the Integrated Poverty Alleviation and Housing Scheme (IPAHS) will also be completed by the end of the

2021/22 financial year.

Land

Government is concerned about the selling of tribal land by citizens. Botswana will be empowered by reforming the land tenure policies and promoting mixed land uses. In order to reduce the waiting lists and to speed up allocation of land, government has embarked on a Land Management Reform Agenda to transform the land sector. The reform process will be completed in April 2021.

Government continues to undertake land servicing projects, and in order to address capacity constraints in this respect, it will leverage on local private sector, through PPP to service land in order to improve land and housing delivery. Allocation of unserviced and minimally serviced land is also being considered.

Land Use Planning and Management

South East, Kgatleng and Chobe districts, as well as the sub districts of Palapye and Bobirwa were declared planning areas in 2019 and govern-

ment aims to declare all districts planning areas by March 2021. Development plans for Sowa, Serowe, Kanye and Molepolole and revitalization plans for SelibePhikwe, Kasane – Kazungula, Lobatse and Francistown have been completed.

Government will establish National Spatial Data Infrastructure (NSDI), as part of the LAPCAS initiative, to allow geo-spatial data sharing. NSDI will contribute to digital government transformation (smartbots) and enhance the implementation of the National Spatial Plan.

Water and Sanitation

The prevention of the spread and transmission of Covid 19 requires hygiene, therefore water supply to all households is critical. In this respect, government instituted a number of interventions including, provision of additional capacity for supplementary bowing to areas with critical shortages and an additional 41 non gazetted settlements, reconnection of all customers with outstanding bills, and the suspension of water disconnection countrywide.

To ensure the reliability and consistency of water supply the Botswana Water Security Strategy for 2020 to 2040 is being developed and will be completed end of this financial year. The government has made major public investment in water and sanitation infrastructure including Masama – Mmamashia 100km pipe line, Water Treatment Works, North South Carrier and rehabilitation of Glen Valley Waste Water Treatment Plant.

Sustainable Environment

It is crucial to integrate environmental management in the development process.

Environmental Assessment

The amended Environmental Assessment Act will facilitate the ease of doing business by reduce the number of projects subjected to Environmen-

tal Impact Assessment and reduce the turn around time for reviewing EIA project documents from 6 to 3 months.

Climate Change Mitigation and Adaptation

Draft Climate Change and Response Policy has been completed will be considered in the November Parliament sitting . The aim of the policy is to manage the effects of climate change and facilitate adaptation and mitigation plans.

Through the implementation of climate change response measures there will be targeted subsidies for clean technologies, such as renewable energy, energy efficiency and climate smart agriculture.

Renewable Energy

Government has developed Solar Roof Top Guidelines to enable Batswana to generate electricity from the sun for their own consumption and sell surplus to Botswana Power Corporation. Piloting is being done in selected Gaborone areas.

This initiative seeks to ensure that Botswana is energy secure, with diversified, safe and clean energy sources and net energy exporter.

Clean Energy Initiative

Government will implement a number of clean technology projects through the Integrated Resources Plan, in order to meet our national electricity demand in a cost effective and environmentally friendly manner.

Waste Management

Converting waste into resourceful products wil empower communities

through job creation and poverty alleviation. 13 267 jobs were created in 2019/20 financial year in this regard.

Sustainable Management of Natural Resources

Government is in the process of developing an Environmental Management Policy that promotes the protection, conservation and harmonized coordination of the environmental related programmes and projects. The policy is due for completion by 2021. The Forest and Range Resources Bill is for parliamentary debate in February 2021

In urban areas where there is shortage of serviced land , it will work with stakeholders such as Botswana Housing Corporation (BHC) to promote high density housing.



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AN ECONOMY IN TURMOIL

By Secretariat

The pandemic has plunged world into the worst economic crisis since the Great Depression as its struggles to contain the virus. There is considerable uncertainty about its impact on our lives and livelihoods and government across the world have devised interventions to support households, businesses and financial markets.

The International Monetary Fund (IMF), 2020 October World Economic Outlook update states that global growth is projected to contract by 4.4%, which is less dire considering its forecast in June 2020 World Economic Outlook of 4.9%. This is attributed to better than, the anticipated, Q2 GDP outturns particularly from advanced countries, where economic recovery was beyond expectations because of relaxation of lockdown measures in May and June, as well as indicators of stronger recovery in the Q3. 2021 global growth is projected at 5.2% lower than in June 2020 World Economic Outlook update, reflecting the more moderate downturn projected for 2020 and in line with expectations of persistent social distancing. According to October 2020 IMF update, 2021 global growth is expected to be modestly 0.6% above that of 2019. The growth projections suggest wide negative output gaps and high unemployment rates in 2020 and 2021 across both advanced and emerging economies.

On the domestic front, the Bank of Botswana (BoB) Monetary Policy Committee (MPC) statement of Octo-

ber 8, 2020, states that economic projections by the Finance Ministry and IMF suggest a bleak picture of weakening growth for Botswana in 2020. According to the Finance Ministry economic contraction is projected at 8.9% in 2020, from an earlier forecast of 13.1%, which will be followed by growth of 7.7% in 2021. The IMF projects domestic economic contraction of 9.6% in 2020 compared to 5.4% in April 2020, World Economic Outlook, before rebounding to a growth of 8.6% in 2021. The MPC further observes that the disparity reflects challenges of making forward projections where there is uncertainty about the

by government to mitigate the impact of COVID 19, as well as the likely impact of the economic recovery and transformation plan, all which are expected to prop up economic activity in the medium term.

On 8 October 2020, the MPC decided to continue with an accommodative monetary policy stance and reduced the Bank Rate to 3.75%, because of outlook for both domestic and external economic activity provide further scope for further easing of monetary policy to support domestic activity.

A strategy policy called the Economic Recovery and Transformation Plan (ERTP), which aims at speeding the pace of implementation of existing transformation policies, was approved by Parliament in September 2020. This policy is an appendage of the Mid Term review of NDP 11 and is aligned to the 2036 national vision. The plan is intended to revamp the

To revive the economy, considering the decline in export earnings brought by decline in diamond and tourism sectors, government will consider the bond market and revise the February 2020 Budget..

duration of constrained economic activity, the resultant adverse impact on productive capacity, as well as the speed of resumption of production and pace of recovery in demand. The sources of economic growth affected by the pandemic include mineral exports, tourism and non-food retail economic activity and this disruption is happening against a background of weakening of the country's fiscal and external buffers. The MPC observes that the short term adverse disruptions in the domestic economy occur against a potentially supportive environment including accommodative monetary conditions; reforms to further improve the business environment; concerted efforts

economy which has been hard hit by corona virus. Government in this respect has allocated P14.5 billion on this initiative which will be spread over the remaining years of NDP 11. Technical discussions are on going between the Finance Ministry and World Bank in connection with a loan facility to fund the ERTP.

Covid 19 has had a devastating impact on Botswana's economy leading to a decline in mineral and tax revenues thus affecting the government fiscus. This has resulted in budget deficit in Q2 of 2020 funded by domestic borrowing and drawdowns from Government Investment Fund

held at BoB . Parliament has also approved to double the bond issuance by the Executive by assenting to a ratio of bond / Treasury Bill issuance to GDP of 16%. To revive the economy, considering the decline in export earnings brought by decline in diamond and tourism sectors, government will consider the bond market and revise the February 2020 Budget. S& P & Moody's rating agencies have revised the country' medium term outlook from stable to negative because of the adverse effect of COVID 19 on tourism and diamond sectors.

In terms of the property market re-

duced economic activities and disruption to supply chains will lead to decline in the volume of transactions mostly affecting the retail, hospitality and leisure sectors due to social distancing and health protocols. Considering wage cuts, job uncertainty and business failures, many people are likely to be cautious on property deals leading to downward pressure on prices. As many problems have been loaded on landlords and banks through the State of Emergency (SOE), the current stability may not last after end of public emergency to combat the virus. For the office market there is need to adapt as most

business have realised that employees can work from home with digital support

Pfizer andBioNTechexperimental vaccines news and Moderna's subsequent announcement on the better efficacy rate of their vaccine candidate, hold hope for humanity considering the many lives that have been taken by COVID 19 and the second wave of coronavirus that has led to new lockdowns and curfews in Europe.



Does COVID-19 spell the death of the office? **SURVEYOR'S PERSPECTIVE**

Curtis Matobolo, BSc (Hons) MRICS, MIVB

Since the advent of COVID-19 the global world shifted focus to Work From Home to keep the business going.

Google and Facebook were the first to announce that their staff will be working from home for the remainder of year 2020. This triggered a race to embrace and promote working from home strategies. Twitter took it a stage further by announcing that working from home would be an indefinite option for their workforce.

Does this therefore lay a basis for discussion about the death of the office?

Governments across the world have laid down guidance on the requirements to safely return to work at the back of relaxation and eventual exiting the lockdown. The question that arises ,what is the level of preparedness for re-occupancy. The strong desire for the safe return to the office has been coupled with the growing recognition that the return would be far from normal given the necessity to maintain social distancing.

Deductive logic dictates that a fully re-occupancy plan is necessary to encompass the following:

1. Risk assessment

2. Social distance capacity plan
3. Procurement of facilities
4. Employee protocol planning
5. Training on use and adaptation

Given the above it is clear that occupiers will be challenged both in terms of financial burdens and logistics to be ready for re-occupancy of their premises. Therefore, it is safe to conclude that the level of preparedness will be limited. It follows that large number of typical office workers can continue to operate effectively from home at the back of clear capacity constraints in place within office floorplates. Working from home has proven to be successful during the lockdown period in terms of cost effectiveness and its appeal to many employees who are understandably concerned of being exposed to the dangers of the virus.

The hyperbole relating to the death of the office and the associated rise of a more productive working from home has brought interesting debate today. There is growing recognition that the future of work is more flexible and not at all binary. There will be multiple workplace settings in the future – the office and home being just two – and organisations will distribute work across these settings and empower staff to make choices as to where to work. The consequences of this for the office are clear. Companies, working in partnership with their landlords, will need to make their offices more compelling to staff. In an era when the office becomes a personal choice not a professional obligation, the office will need to provide an environment and experience that is sufficiently compelling for staff to invest, both psychologically and financially. The future office is therefore of a much higher quality and is as much about an experience as it is about being a well-designed and hugely efficient environment.

Against this backdrop, occupiers are increasingly questioning what is the future role of the office. The argument is that a key function of the office is to provide a setting for greater collaboration. This collaboration is business critical as from it emerges the innovation and productivity so essential for business competitiveness. But there is a wider rationale for the office, which is abundantly clear when talking to occupier clients.

The future office is therefore of a much higher quality and is as much about an experience as it is about being a well-designed and hugely efficient environment.

First, the role of the office as a social setting with the ability to create and curate connections between colleagues??. This is something that has been all too limited during lockdown and has typically been downplayed as an office attribute.

Second, the current debate about the office is very business specific. You would be forgiven into thinking that the office is a corporate island, impregnable to outside influence. Yet, we all know that the office is an essential setting for establishing and developing fruitful client relationships and the social capital that derives from them.

Third, the office has a vital role to play in supporting the development needs of staff. The importance in a business world of reequipments to re-skilling and up-skilling of employees should not be underscored. There has been talk within the professional and legal services sectors about how the junior staff are desperate to return to the office to gain exposure to

the tacit learning opportunities that derive from working alongside senior colleagues. The important developmental role of the office should not be forgotten.

It is encouraging that we now have greater balance in the debate about the future, although it is evident that the journey to this future will be much slower than many would suggest. Consequently, the bulk of 2020 will see occupiers focusing on the learnings, both good and bad, from the great global workplace experiment that they now find themselves in. They will then utilise these lessons to inform their portfolio and workplace strategies in cases of break clauses and lease expiries, and when the pandemic is under control and corporate sentiment turns more positive. This will see occupiers taking bolder steps in the evolution of their workplace from early 2021 onwards





GABORONE NEW CBD OFFICE MARKET COMMENTARY

Stephen Sedie, Bsc (Hons) MRICS, MIVB

Introduction

Botswana's economy has in the past performed very well in spite of it being a land-locked country and highly dependent on one commodity, diamonds. There has long been a call for economic diversification and more FDI to reduce vulnerability, in the event of volatility in the diamond industry.

The property market as well, though small has also shown stability amidst economic upheavals and political strife in the region.

With respect to the office market, the stability is mostly attributable to long-term government leases providing secure income to investors albeit at comparatively modest rentals and capital growth.

The coming in of the new CBD changed the landscape of Gaborone, not just in terms of the skyline, but also in terms of more up-market

suites with modern finishes and internal layouts, leading to a rise in initial asking rentals. However, as more developments came to completion, supply slowly began to out-strip demand, leading to the inevitable "freeze" in rental escalations and lower initial asking rentals. As this office node was still to come to terms with the over-supply of office space, a new kid on the block emerged, COVID-19! This pandemic hit the entire world at once in "shock and awe" style!

The Impact of Covid – 19 in Botswana's economy

In one of their publications, Botswana Investment and Trade Centre writes:

As the world continues to combat the COVID-19 pandemic, the repercussions are felt way beyond the health systems. Economies continue to take hits with many analysis converging on the suggestion that we are in a recession. Global economy is projected to decline by 3% (IMF, April 2020), which is far worse than a decline experienced in 2008 after the global financial crisis. Predictably, most economic decline is higher in economies hardest hit by the pandemic, with advanced economies projected to decline by over 6%. Countries such as Spain, Germany, Italy and France will experience a decline of over 7% while USA will experience a decrease

of about 6%. Developing economies will decline by an average of 1% but with growth in China and India. The growth in China (1.9%) is attributable mainly to speedy recovery from COVID-19 virus infections and opening of the economy in the 1st quarter of 2020.

The outbreak and spread of COVID-19 will negatively affect global foreign direct investment (FDI) flows. With scenarios of the spread of the pandemic ranging from short-term stabilization to continuation throughout the year, the downward pressure on FDI will be -5% to -15% (compared to previous forecasts projecting marginal growth in the FDI trend for 2020-2021)

This has subsequently resulted in stoppage of economic activities, but several interventions are being implemented by the Government to cushion the economy. The projection is thus the economy will decline by 2% before rebounding to about 3.8% in 2021 depending on the duration and the intensity the pandemic.

The above caption informs us of 2 major points:

First of all Covid-19 is a global pandemic and therefore will affect all countries world-wide. So, what this means is that countries the world over, will compete for international

aid/assistance. In this respect, countries like Botswana, which are said to be middle-upper income countries will not be a priority. The much anticipated, much touted FDI will be but just a mirage.

Secondly, economic activity has been curtailed, with priority now re-directed to small enterprises and low income group sustenance through government interventions such as wage subsidies.

The above 2 points have far-reaching consequences, including the property market.

This pandemic is set to negatively affect most businesses and therefore by extension, the office market locally. Looking at the new CBD node, there are a lot of small occupants in terms of office space occupied. Such tenants, as they are mostly flexible, lean and highly mobile, could look towards interventions such as, shedding staff (post SoE), putting staff on forced leave or working from home in alternate shifts. This will obviously have an impact or rather, implications on the tenancies:

- Will there be excess supply?
- Will there be suspensions or “freeze” of rental escalations?

- Will there be reduced rentals, especially for those leases coming up for renewal?

The above considerations will be difficult for landlords to ignore, given the uncertainty of the market as well as the unknown longevity and long-term impact of Covid-19. It is now a tenants (or buyers) market and landlords find themselves on the back-foot.

Financial institutions are also hesitant to lend to new businesses during these troubling times, leading to very few start-ups, which could take up the excess space.

On the larger space users, the major players are primarily big corporations and the government.

Big corporations are well known for taking decisions in the best interest of their balance sheets, unlike

government, which has a social responsibility consideration. So, these, if hard hit, will not hesitate to off-load excess space and even pay the 3 months notice rental or whatever penalty they may be charged for earlier termination, depending on their leases (e.g. some leases call for rental payment until a new credible tenant is signed in). This will result in excess office space with tenant-favourable terms. Most of the buildings in the new CBD are relatively new and still under some form of debt. It remains to be seen how financial institutions will deal with the inevitable arrears in loan re-payments, particularly regarding the “smaller” businesses that bought sectional units and are either occupying them or have rented them out. For businesses that are finding it difficult to negotiate new terms, there could be an exodus to secondary locations where there are smart, refurbished units offering competitive rentals. Again, the traffic

This pandemic is set to negatively affect most businesses and therefore by extension, the office market locally.



congestion at the new CBD could be a “push” factor for some of the more mobile entities to leave the new CBD. Corporations such as banks however, can manage to stay afloat and will not be moving anytime soon. This is for obvious reasons:

1. It is very expensive for banks to move due to the high de-commissioning and establishment costs;
2. Banks can sustain their businesses during low economic activity for comparatively longer periods;
3. Most bank premises in the new CBD are owner-occupied;
4. Most banks have just recently moved into the CBD and so it would not make any business sense to move again;
5. Banks need to keep up appearances – the new CBD is a prime location and so their brands need to keep up this façade.

The other larger, or rather, the largest office space consumer is government. This entity will be the last one to move, if at all! Most of the largest office buildings in the new CBD are occupied by government – either leased or owner-occupied. The new CBD has become, to a certain extent, a government enclave. Where government is a tenant, they hardly ever re-negotiate terms, whatever the economic landscape. Government seems to operate more on a blanket approach based on historical terms negotiated elsewhere. So, it may then be small comfort to some landlords that they will be seeing government re-negotiate terms! However, having said this, should rentals fall substantially, at lease renewal and at new lease signing, they will most likely negotiate new rentals in line with the prevailing market rentals. Though government is the largest office space consumer, they do not drive the market rentals but rather lag the office market.

Conclusion

Botswana, just like any other country in the world has been hard-hit by

Covid-19. A lot of businesses continue to struggle to stay afloat. Government interventions seem to be limited only to the lower income group and lower end wage subsidies?????. Prime office nodes like the new CBD will be the first to really feel the Covid-19 impact, given the fact that the rentals here are comparatively higher, there is traffic congestion at all times of the day and so some tenants will look to secondary locations

as their next stop.

More government interventions will be required in order to “turbo-charge” the economy, particularly manufacturing, which we know very well that it will lead to downstream businesses leading to demand for office space. Since the new CBD is predominantly government occupied, perhaps the impact may not be as visible or significant on a grand scale, compared to the retail sector

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AN EXPLORATION OF SUSTAINABILITY AND ITS APPLICATION IN BOTSWANA

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Introduction

Over a centural , the world has grappled with environmental issues. The United Nations (UN) has played an instrumental advocacy role through various platforms and its agencies such as UN - Habitat to raise awareness about environmental degradation or the virtues of safeguarding the natural system which provides the bedrock for human existence. These discussions around ecological integrity has metamorphosed into the broad concept of sustainability, which mean different things to different people. Though highly contested, the concept of sustainability as sustainable development was popularized by the Brundtland Report – Our Common Future, which sought to harmonise environmental protection with economic development. It has become the central plank of sustainability by focusing on intra-generation and intergeneration equity, integrating social and economic

concerns with environmental issues, even though it has some critiques, some suggesting that it is oxymoronic. The rationale for sustainability emanates from international consensus that deepening social inequalities, high level of poverty, malnutrition, climate change, loss of biodiversity, unsustainable consumption of the north industrialised countries and natural resources depletion are intolerable and a threat to international peace and security.

As the tide of rapid urbanisation continues across the globe and more conspicuous in Africa and South Asia, there is desperate need for good urban governance and management of urbanisation. Cities and urban area are the epicenters of society's most profound challenges, yet there are also venues where practical solutions can be found as centers of global finance, culture, industry and politi-

cal competition .Inadequate shelter with poor provision of portable water, sanitation, drainage, pollution, congestion, urban sprawl , unsustainable consumption contribute to global warming and environmental degradation. UN agencies have underscored the significance of the concept of sustainability to achieve productive, inclusive and equitable urbanisation and reduce the ecological footprint, in order to reduce the risk of social unrest and environmental degradation, through the platforms of Habitat I. II & III. Sustainability provides the framework upon which to anchor strategic spatial and urban planning and can also be applied in different circumstances such green and/or sustainable buildings. Botswana being a member of the UN has affirmed her commitment to sustainable development and its critical appendage multi – lateral agreements or conventions pivotal for sustainability. In this respect she has made a number of visible strides towards sustainability such as integration of environmental considerations in development planning, commitment to the UN – Habitat Agenda and being a signatory to many international conventions such as International Trade in Endangered Species of Wild and Fauna (CITES). Botswana has also adopted the 2030 Agenda for Sustainable Development after satisfactory performance of the Millennium Development Goals.

This paper is divided into four sections. After introduction, in the second section, I explore concerted multilateral efforts to raise awareness of environmental considerations and the interconnectedness between social equity, environmental problems and economic growth which has culminated into 2030 sustainable Development Agenda. An evolutionary trend of the concept of sustainability emerges due to global dialogue on the relationship between humanity and our Earth. Habitat I, II & II represent international efforts to focus the world' s attention on the challenges facing human settlements such as urban inequality, slow economic

growth and contribution of urban areas to global warming and climate change. In section three I present different perspectives on Botswana's development trajectory and integration of sustainability in development planning. In the final part, conclusion and summary, It is argued that although sustainability has global appeal it is laced with contradictions and disagreements on the practical solutions to achieve it. There is also the postulation that development planning in Botswana is done in the context of the global capitalist order and having adopted a neo liberal system, her conception of sustainability is that harmonises the current market oriented system with preservation of ecological base. This section also stresses that there is urgent need for transformation to address social inequality, environmental degradation, climate change and build and inclusive economy in Botswana. The dominant narrative of sustainability should be set through public dialogue and the number of spaces for public participation should be expanded to facilitate locally developed concepts and innovative practices that build and reinforce sustainable and resilient communities and promote a circular economy.

2.0 A global trail in environmentalism and sustainability

Climate change threatens to unleash dire consequences on the flora and fauna, as well as human beings in our common planet due to global warming. Anthropogenic impact on the environment which alters biodiversity, ecosystems and natural resources knows no international boundaries, thus requires concerted efforts by the global community. In the 60s and 70s of the 20th century environmental protection issues were already embedded within the United Nation's psyche to ensure global peace and prosperity. The Report of U Thant in 1969, the United Nation's Secretary General from 1961 – 1971 injected a new impetus on environmental governance on a global scale. The Limits

of Growth Report (1972) by the club of Rome and the Stockholm conference (i.e The 1972 UN Conference on the Human Environment) under the motto " Only One Earth" both stimulated debate on environmental issues and focused the world's attention on conservation, which culminated in United Nations Environment Programme to coordinate international efforts to promote sustainability and safeguard the natural resources. Essentially the powerful declaration of the Stockholm conference rallied humanity to safeguard the Earth's finite resources and acknowledged that environmental protection and economic development are not mutually exclusive, but are interdependent.

lished in 1987 by the World Commission on Environment and Development (WCED), set up in 1983 by the UN General Assembly chaired by the Norwegian Prime Minister Gro Harlem Brundtland, underscored the poverty of the south and unsustainable consumption and production of the north as contributing to environmental degradation. It popularised the concept of 'sustainable development' defined as development 'that meets the needs of the present without compromising the ability of future generations to meet their own needs.' The Commission against a background of global environmental challenges that continued unabated after Stockholm, sought a deeper un-



Cold war tensions derailed commitment to the action plan of the 1982 Nairobi Summit which sought to review progress after Stockholm .The Report ' Our Common Future' pub-

derstanding of the interconnectedness of environmental problems, social equity and economic growth and also to develop long term interventions that integrated all these issues

in order for nations to infuse them in their development paths. Overall the Commission emphasized that the three pillars of sustainable development include economic growth, environmental protection and social equality, later to be referred to as the 'Triple Bottom Line'. Our Common Future integrated economic and environmental issues in a better sense than the Stockholm declaration. It was a significant rallying point for environmentalists and set forth an international impetus for global action to tackle environmental issues, particularly due to its appealing vision of the feasibility of economic growth within the confines of ecological integrity (Palmer G,1992).

ment and Development, held in Rio de Janeiro in 1992. At this forum discussions focused on global environmental issues that would be pivotal to policy implementation. The conference labored on seeking international consensus on concrete initiatives to harmonise economic activities with protection of the planet for a sustainable future for all. Rio however did not galvanise political action to address the global environmental challenge as the international community made nominal commitments. It was hampered by the North and South divide over the issue of transfer environmental financing and technology required by the poor south to comply with envi-

Earth summit are as follows ; Rio declaration which is a clarion call to the protection of the environment with mission statements based on the principle of sustainable development and integrated economic, social, environmental and governance dimensions of sustainability ; non binding Agenda 21 an action plan that nations should adopt to preserve the environment and promote sustainable development aimed at preparing the world for the 21st century ; Declaration on Forests aimed at preservation of the tropical rainforests ; United Nations Framework Convention on Climate Change (UNFCCC) a watered down binding agreement at the instigation of the United States (US) without measurable targets to reduce emissions of greenhouse gases; and lastly the Convention on Biological Diversity a binding agreement for protection of endangered species and natural habitat of the planet's plant and animal life. The delegates at the Earth Summit established the Commission on Sustainable Development to monitor implementation of action plans by international agencies, governments, and civil society worldwide.

UNFCCC was subsequently modified into the Kyoto Protocol of 1997 which commits parties by setting internationally binding emission reduction targets, considering the objective scientific analysis of the Intergovernmental Panel on Climate Change (IPCC). The burden of responsibility was skewed towards the developed world considering their economic capacity thus allowing developing countries to give priority for growth and development- the so called 'common but differentiated responsibilities and respective capabilities'. On effecting the protocol a number of challenges surfaced one being that the leading emitters the US and China were not bound by the model, meaning that any benefits would be inconsequential even if compliance was outstanding. The 2015 Paris Climate Agreement under UNFCCC, which is a voluntary accord sought, to improve upon and replace the



The seminal work , the Brundtland Report, was a springboard for the largest gathering of world leaders, the Earth Summit, formally known as the UN Conference on Environ-

mental restrictions. However, the Earth summit, in terms of raising the awareness of the global community on global environmental issues was a success. The main outputs of the

Kyoto Protocol. It mapped a new paradigm shifting direction for international relations on climate change. In this respect it combined top down emission targets and bottom up mitigation measure provisions and also those with legal obligations and are voluntary. The landmark accord dispensed with top down negotiated emission targets and embraced bottom up nationally determined contributions (Stern, 2018). It maintained a balance by requiring that all countries pledge to limit the increase in global average temperature to no more 2 degrees and to accomplish net zero emission in the second half of the 21st Century. The Paris agreement also made accountability provisions on climate change mitigation measures and has a long term outlook by imploring countries to devise mid-century strategies for decarbonisation. It reflects a change in fundamental approach in terms of differentiation by conjuring up a modified form of differentiation which Stern (2018) aptly describes at page 7 as 'no longer a firewall, with one set of rules for developed countries and different one for developing'. Both parties committed to the 'rules of the game' but it allowed for versatility, to factor in unique national conditions; allows nations to set their own unique targets and flexibility in the transparency system is only accorded those countries with limited capacities (Stern, 2018). By its nature the Paris agreement is not a legally binding document but adopts an approach that realizes that real change can only be made if the global world leverages on norms and expectations to spur innovative climate interventions.

Habitat 1, formally the UN Conference on Human Settlements held in Vancouver, Canada in 1976, was a product of the Stockholm conference. Stockholm attempted to raise global awareness about ecological damage to the natural environment by human activity and Vancouver filtered this ecological thinking as it focused the world's attention on inadequate shelter and human settlements in

the midst of rapid urbanisation particularly in the third world. The major outcome of the Habitat 1 was the Vancouver Declaration which affirmed the deplorable living conditions in human settlements prone to be magnified by wealth disparities; environmental degradation; population growth; rural dispersion and rampant urbanisation, unless drastic actions are taken at domestic and global level. The Declaration called for adoption of intrepid, construc-

tions resonate with the dominant post war social democratic Keynesian approach which advocated for expansion of state responsibilities and active government role in managing the economy. This disposition is reflected in proposals bearing on settlement planning, housing, infrastructure and services and public control of land use and public ownership. From an environmental protection perspective, the Conference recommended minimising environ-

By its nature the Paris agreement is not a legally binding document but adopts an approach that realizes that real change can only be made if the global world leverages on norms and expectations to spur innovative climate interventions.

tive and effective settlement policies and programmes, and spatial planning strategies which acknowledge human settlements as fundamental for development or as Cohen (2016) puts it 'place matters' in the welfare of people. The principles proclaimed as the basis of the action plan to improve the quality of life included respect for protection of environmental resources; land use planning and regulation; equitable distribution of the benefits of development; integration of women and young people and public participation; rehabilitation of persons expelled and displaced by natural and man made disasters. The guidelines for action in the declaration stresses social integration; reduction of disparities between rural and urban areas; orderly urbanisation; shelter as a basic human right; community participation; resource sharing, social justice and discouragements of excessive consumption as essential components of policy on human settlements. The main outcome of the Conference was 64 recommendations in the 'Action Plan' to address urban growth in a systematic manner. The recommen-

mental impact, promotion of public transportation and energy efficiency and increased focus on supply of drinking water and waste disposal. Habitat 1 also led to the establishment of the United Nations Centre for Human Settlements to be based in Nairobi, Kenya which was later transformed into United Nations Programme on Human Settlements (UN – Habitat).

Two decades after the Vancouver Conference, the 2nd United Nations Conference on Human Settlements, Habitat II also called the 'City Summit' was held in Istanbul, Turkey. It brought together delegates from UN member countries and civil society to consider two thematic issues of 'adequate shelter for all' and sustainable human settlements development in urbanising world'. The City Summit underscored the significance of conceptualising social, political, economic and institutional forces and interconnection in urban systems. This is a reflection of the heavy influence of the Earth Summit particularly its outcome Agenda 21, which even though had little em-

phasis on the urban environment, reveal the multi dimensionality of development. Habitat II was organised under the mantra 'partnership' and thus was hailed as a success for innovative articulation of the crucial role governance plays to facilitate socially and environmentally sustainable cities and wider outreach to civil society and local authorities. Habitat Agenda, adopted at the Conference after ferocious debate, echoes the concerns stated in Agenda 21, and promotes and inclusive, participatory policies, strategies and actions especially those involving capacitated local authorities and civil society as significant to make the global cities safe, healthy and equitable. Human and gender rights were infused as far as human settlements issues were concerned. It also made provision for the special needs of vulnerable and disadvantaged groups and recognises the important contributions of youth and indigenous people to sustainable urbanisation. Habitat Agenda also recognises that international cooperation is important, considering the impact on cities, of new wave of globalisation and the revival of classical liberal thinking which advocated for market led solutions and rolling back the frontiers of the state, which replaced Keynesian orthodoxy. It calls for performance evaluation and monitoring in terms of the impact of policies, strategies and actions to achieve adequate shelter and develop sustainable human settlements. Key indicators should include the main areas of Habitat Agenda inter alia, shelter, health, transport, energy, water supply, sanitation and employment. The most contentious issue was over the 'right to housing' vehemently rejected by the United States, Saudi Arabia, the Vatican and Colombia (Cohen, 2016). The issue of global warming and climate change was given cursory treatment. Another outcome of the City Summit was Istanbul Declaration, which was a rallying call, sensational in its content and pinpointing the salient features of Habitat Agenda. It reaffirmed governments' commitments to improve the standard of living in human set-

tlements by addressing a number of challenges such as funding; inadequate shelter; environmental degradation on the principle 'common and differentiated responsibilities'; gender inequality and unsustainable consumption and production level in the industrialised world.

A decade after the Rio Summit, heads of states, corporate leaders and non-governmental organisations converged on invitation in Johannesburg, South Africa for the World Summit on Sustainable Development (WSSD) to reinvigorate global commitments and actions to sustainable development. The Summit also intended to review progress towards sustainable development over the 10 year period after Rio. One remarkable upshot of the summit was that the environment was given peripheral outlook compared to in Rio as socio economic development issues reverberated around the deliberations. Tilbury (2003) observes that it was recognised that the quality of the environment and life are mutually inclusive, boldly suggesting that the planet cannot be protected at the expense of the welfare and dignity of humanity and similarly that long term development is unrealisable in a degraded planet. The summit also revealed a clash of ideas in terms of appropriate interventions to drive sustainable development; division between governments due to competing conceptions of development and globalization; lack of political will to implement sustainable development initiatives; an assertion by civil society, indigenous people and local communities of their rights to participate in environmental and development decision making, holding government to account and resolve to hit the ground running on sustainable development with or without official sanction (La Vina et al, 2003). The World Summit on Sustainable Development despite critiques from the media and non-governmental organisations and doubts about its seriousness to address global environmental blight and socio-economic developmental issues

achieved notable successes. In their commitment for the common good, governments negotiated and adopted the plan of implementation (POI) which is a programme of action to guide government activities regarding key commitments and targets such as reducing biodiversity loss by 2010; halving the proportion of people without access to sanitation and safe drinking water by 2015; restoring fisheries to their maximum sustainable yields by 2015; increasing 'substantially' the use of renewable energies in global energy consumption; using and producing chemicals in ways that do not harm human health and the environment. The Johannesburg Summit focused on questions of effective implementation of the agenda and convention setting Stockholm Conference on the Human Environment (1972) and Rio Summit (1992) (Dolan, 2002). In this respect the Plan of Implementation was designed to close gaps in and for further implementation of Agenda 21 agreed at the Rio Summit and commitments made in the Millennium Development Goals. It is not legally binding but rather a political document with specific measurable targets and related timeframes. The plan of implementation not only reflected new thematic political discussions around issues such as globalisation; human rights; desertification; incorporating ethics into sustainable development; loss of confidence by the poor in democratic systems, but pointed to a shift in the treatment of issues such as poverty alleviation in contrast to Rio summit, reflecting a deeper understanding sustainable development by broad cross section of participants from all walks of life. The POI also recognizes the vital role the corporate sector plays in sustainability and civil society in the context of globalisation or power of multinationals and called for binding corporate responsibility and accountability measures beyond voluntary initiatives. In the end though it was decided that governments spearhead the promotion of corporate responsibility and accountability to pave way for transparent international regulatory

framework as demanded by civil society. The POI affirms women empowerment and also stresses the rights of indigenous peoples and communities to participate in decision making relating to sustainable development thus giving emphatic recognition to initiatives such as community based resource management.

The WSSD also produced a political declaration document known as “Johannesburg Declaration on Sustainable Development”. This political declaration confirmed commitments made from Stockholm, Rio, some Millennium Development Goals as well as other Conferences before Johannesburg which defined for the world a common comprehensive vision for the future of humanity. The document provides recognition of the challenges faced by the world and emphasise commitment to implementation through improved governance at all levels; effective, democratic and accountable institutions. It supports strengthening of multilateralism acknowledging that the United Nations is better positioned to promote sustainable development as the most representative universal organisation. Another feature of the Declaration is that it recognises that lack of action to address global disparities and the impacts thereof risks global security and sta-

The World Summit on Sustainable Development despite critiques from the media and non-governmental organisations and doubts about its seriousness to address global environmental blight and socio – economic developmental issues achieved notable successes.

bility and could lead to the down-trodden of the world to lose confidence in democratic systems.

The last notable outcome of WSSD, although lacking legal grounding, was Type II partnerships which are a platform for civil society to contribute or be part of a solution to the implementation of sustainable development. These partnerships generally resemble voluntary transnational multi stakeholder agreements between governments and NGOs. For years NGOs had been making meaningful contributions far advanced that governments in building sustainable development movement and sustainable development in many parts of the world is not seen as primarily environmental issue but one that is fundamentally a human rights and ethical challenge (La Vina et al, 2003). Type II partnerships gained ascendancy in a dominant multilateral disposition that has been entrenched for a long time. Recognising the stagnation or impasse at multilateral diplomacy, even though there were concerns that these instruments could conceal governments failures and lead to inappropriate influence of corporate money into the United Nations, they were hailed as innovative deliberative practices that had the potential to deliver the implementation of Agenda 21 as they represent a shift from top down to bottom up governance approaches (La Vina et al, 2003). A considerable number of these initiatives were announced at the Summit such as the Water, Sanitation and Hygiene for All Initiative (WASH), spearheaded by the Water Supply and Sanitation Collaborative Council. In this respect some governments, NGOs and corporations pledged to deliver safe, affordable and reliable water and sanitation services to those in need in rural and urban areas by 2015. Greenpeace partnered with the World Business Council for Sustainable Development for a clarion call on the public and private sector to fervently combat climate change risks.

La Vina et al (2003) further posit

that although there are commendable outcomes from WSSD there are also failures. They are of the view that even though the world acknowledged that there are massive global development and environmental challenges, the absence of new commitments and innovative thinking in the POI relating to environmental issues and how they will be detrimental to development is the weakest link. The conservative approach with respect to time bound targets and challenges posed by globalisation instantiated inertia. According to La Vina et al (2003) the treatment of issues of climate change and inability to agree on reform of existing global environmental governance system and design an effective financing system crucial for monitoring and implementing commitments, reflected the symbolic nature of the gathering. For Doran (2002) there is room for optimism as Agenda 21 would grow in stature and would be mainstreamed in political discourses like issues such as human rights and democracy. Further he state that over time the world will focus more on praxis relating to sustainable development rather than being overly concerned with theory.

In June 2012, the United Nations Conference on Sustainable Development (Rio +20) was held in Rio de Janeiro. Before its proceeding started it was taunted as a failure and faced a barrage of criticisms from observers and analysts. The influential and important heads of states of Britain, United States and Germany did not grace the event but focused on domestic issues to address economic challenges following the financial and euro crisis. The Middle East was in political turmoil due to Arab uprisings and multilateralism was under challenge making political commitment to sustainability seem like a mirage. The three main objectives of Rio +20 in verbatim were; to secure renewed political commitment for sustainable development ; to assess the progress to date and remaining gaps in the implementation of the outcomes of the major summits on



sustainable development; and to address new and emerging challenges. The Conference focused mainly on two themes ; a green economy in the context of sustainable development and poverty eradication and the institutional framework of sustainable development. In preparation for Rio +20 Conference, a groundswell of support developed for elaboration of global sustainable development goals (SDGs) hinged on Agenda 21 and POI and for a purposeful and consistent action on sustainable development as well as developing monitoring and measuring tools. There was also backing for development of indicators complementing GDP in measuring well being and integrating economic, social and environment dimensions.

In the end, even though sustainable development remained an elusive concept, the final outcome was a document. "The future we want" signed by political leaders. It catalogues 26 thematic areas and cross sectional issues amongst them ; poverty eradication ; energy; water and sanitation; sustainable transport; sustainable cities and human settlements; bio diversity; mining; chemicals and waste; and sustainable consumption and production. Although the document is rich in content in terms of

articulating the interrelations among issues that permeate environmental, economic and social facets, it is silent regarding targets, timelines or specific objectives. Ivanova (2013) asserts that one of its achievements of "The Future We Want" include securing renewed political commitment for sustainable development. In this respect it reaffirmed the Rio 1992 principles and past action plans and proposed an assessment of progress made and remaining gaps since 1992 Rio declaration. Other milestones mentioned by Ivanova (2013), outlined in the document is the reform of international institutions of the environment and sustainable development. This covers strengthening UN Environment programme by expanding its governing council thus according its decisions legitimacy, increasing financial resources and expanding its role in capacity building and implementation. Further, the Commission on Sustainable Development was abolished and replaced with a universal intergovernmental high level political forum to provide political leadership, review progress in implementation of sustainable development commitments, improve integration of the three pillars of sustainable development in holistic and cross sectional manner at all levels, and provide an action – oriented

agenda, ensuring due consideration of new and emerging issues.

Most commentators gave applaud to the agreement to set global sustainable goals (SDGs) as a significant product of Rio + 20. In consideration that the UN was committed to the Millennium Development Goals (MDGs) set to terminate on 2015 , which have proved successful as a guiding framework for UN development activities, it was suggested that a new framework on SDGs should be structured in such a way that it does not derail the process for achievement of MDGs but rather be complementary. Leveraging on MDGs because, they have political support, raised public awareness and persuaded governments and other actors to collate and generate new data and information, SDGs will seek a balance between the development of aspirations of developing countries and quest for effective environmental protection strategies by the industrialised world (Ivanova, 2013). Governments established a new intergovernmental mechanism, with the UN General Assembly as the oversight authority and open to all stakeholders to develop the SDGs. The thematic issue of green economy in the context of sustainable development and poverty eradication

is given a cursory attention in the outcome document in terms of real commitments and practical decisions. It is proposed that each nation will decide on the appropriate green economy and policy mix considering national priorities and capabilities and adapting measures to national institutions and economic systems. What is patently clear is that there is lack of agreement on what the green economy is and its relationship to sustainable development. The environmental pillar is not given expression on how it is evaluated within the green economy and strong emphasis is given to the economic pillar. The private sector is acknowledged as a critical stakeholder in the green economy and issues of trade such as protectionism, subsidisation, protection of intellectual property are examined. The outcome document also emphasises the significance of human resource development for capacity building, effective sustainable development financing strategy and role of technology. It also reflected an evolving shift from multilateralism to a commitment to involving a broad section of non-state actors in decision making process and policy formulation and implementation and programmes relating to sustainable development at all levels. This was to be given strong emphasis post Rio +20 casting the net beyond traditional collaborators in civil society to encompass academic institutions and other stakeholders.

After inclusive and intensive consultative process, the open working group established through the Rio +20 produced the document "The future we want" which proposed 17 SDGs with 169 associated targets for the new ambitious Sustainable Development Agenda, which was officially adopted by world leaders at the 70th session of the General Assembly, viz UN Sustainable Development Summit, in September 2015, in New York at UN Headquarters. This agenda entitled "Transforming Our World: 2030 Agenda for Sustainable Development" also encompass means of implementation and renewed glob-

al partnership and a framework for review and follow up. At the summit emphasis was on the significance of national ownership of the 2030 Agenda as pivotal to its execution, as well citizen engagement and innovative partnerships between governments, business and civil society. Global action for poverty reduction must reflect on plan, for inclusive economic growth and focus on social equity covering education, health, social protection and job opportunities, while simultaneously attending issues of climate change and environmental protection (UN,2015). The ambitious sustainable development agenda leveraged on the successful outcome of the 3rd Conference on Financing for Development held in Addis Ababa, Ethiopia in July 2015 and will subsequently have a positive impact on the Paris Climate Change negotiations.

Forty years after the Vancouver Conference of 1976, in October 2016, the United Nations Conference on Housing and Sustainable Urban Development (Habitat III) was held in Quito, Ecuador. It was the first UN global summit held following the adoption of the 2030 Agenda for Sustainable Development in September 2015, effectively a universal development framework of goals, targets and indicators for 17 SDGs approved by the General Assembly. Amongst the 17 SDGs is a detached goal SDG 11 of making cities and human settlements inclusive, safe, resilient, and sustainable.

In consideration of the asymmetry between the grave problems and international capacity and political will to address them, Habitat III sought to leverage the momentum of the SDGs and surge awareness of the pivotal role of cities in addressing climate change. It presented a platform to deliberate on significant challenges pertaining to planning and managing cities, towns and villages and their instrumentality as engines of economic growth and social development. The New Urban Agenda (NUA) was adopted by national gov-



ernments at the Conference after concerted lobbying by a vast array or coalition of interest groups from different backgrounds who asserted the significance of cities in the implementation of the SDGs. It is an action oriented 24 page document and roadmap to develop cities that are inclusive and engines of economic growth, centres of cultural and social well being while protecting the



environment. NUA is a guiding tool for delivering on the SDGs and serves as foundation for efforts to address climate change. It reinvigorates political commitments to sustainable settlements enshrined in Habitat Agenda of Habitat II, evaluates progress made over the last two decades since adoption of the Habitat Agenda and further reveals new and emerging challenges and priorities which

to some extent are attributable to rapid urban population growth and urbanization. The major obstacles to sustainable urban development revealed cover; urban poverty and inequality; environmental degradation; unemployment; crumbling basic infrastructure; inadequate housing; considerable disparities between urban and rural areas; and the significant impact of urban agglomeration on human development, social cohesion, climate change and the environment (ESCWA,2017). Another feature of the NUA is the Quito Declaration on Sustainable Cities and Human Settlements For All. Though superfluous in wording, the Declaration is a commitment that stresses the need to create conditions that ensures that cities propel sustained and inclusive economic growth, social and cultural development and environmental protection. NUA is non binding and is an ambitious pose with no specific target, but rather set standards for sustainable urban development. It recognizes that implementation would require mobilization, collective efforts and collaboration of various actors or interests groups such as civil society, subnational and local governments, business, cities and nation states. Other means of implementation include creating a conducive environment, mobilization of financial resources, capacity building, and strong political will and legal frameworks. There is also a pledge to follow and review NUA for the purpose of getting progress updates, evaluating impact, and ensuring effective and timely execution of commitments and securing accountability. It also acknowledged that monitoring and reporting exercise should be consistent with that of 2030 Agenda for Sustainable Development in particular the urban SDG 11.

Like other Habitat Conferences before it, some commentators has lamented on its shortcomings and presented critical reflections. NUA contains a surfeit of commitments and process proposed by past UN declarations, conferences and sum-

mits without regard to prioritization, and does not precisely state clear goals and specific targets and review measures to connect with time bound SDGs (Revi, 2017). Revi (2017) further posits that in terms of implementation there is, no financial commitments, and inadequate institutional capacity to deliver. For Revi, the fact that NUA failed to attract critical sectorial stakeholders as in the financial, infrastructure, energy and education and health on a scale comparable to climate change agenda, it is doubtful that it can deliver on sustainable urbanisation.

3.0 Perspectives on integrating Sustainability in development planning in Botswana

Development planning in Botswana is done in the context of globalisation, which in its earliest form began during the trans atlantic slave trade and mercantilism, intensifying during the industrial revolution through colonialism. It is through the political process of colonialism that socio – economic structures of African societies were transformed and re designed to serve the exploitative interests of European colonising powers in the midst of the industrial revolution by introducing export agriculture and commercialised mining. Colonial regimes in Africa were promoters of market institutions and in the interests of economic efficiency developed infrastructure, land titling, monetary system, land expropriation, forced labour and taxation to make colonies fiscally sustainable. These developments were spurred by the fact that Europe was industrialising creating markets for various commodities that could be profitably produced in Africa. Neo liberalism if understood as market supremacy, is an influential political ideology which ushered in the post war global capitalist order which intensified after the vanquish of communism and end of Cold war which is a symbol of globalisation. Sub Saharan Africa has been unable to disentangle herself from the clutches of the unequal

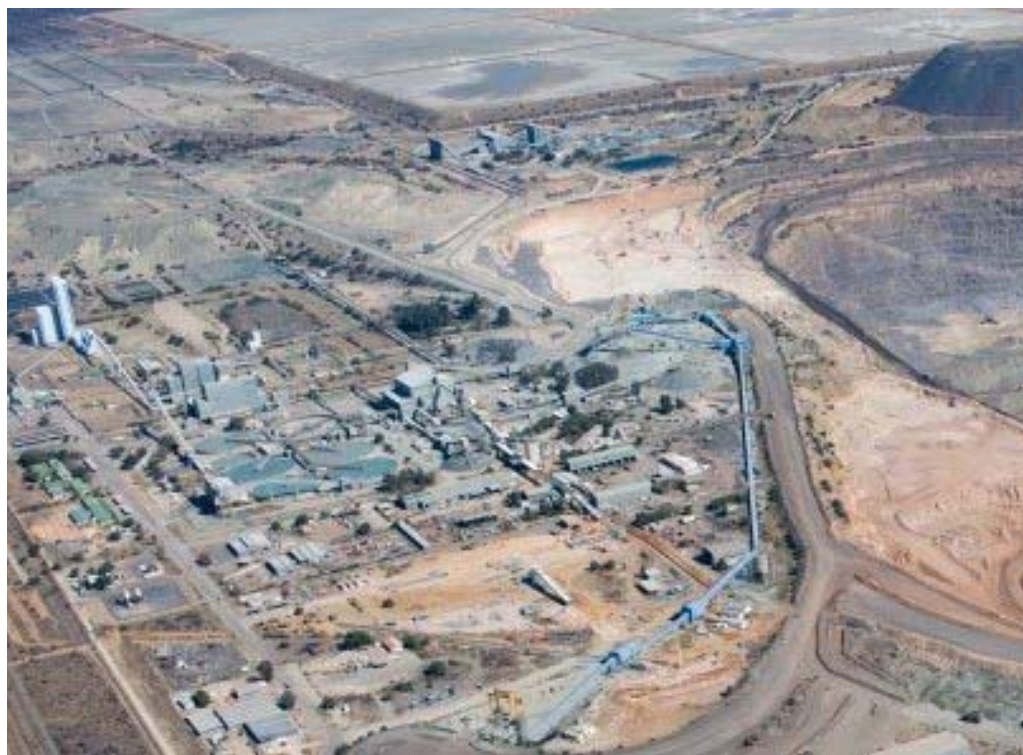
trading system. Her deep integration into the global capitalist system to service the industries of the metro poles, according to Bayart Jean – Francois (1989,2000) (as quoted by Austin (2010)) is the ramification of African elites playing a calculating and important contribution in organising the “extraverted” pattern of African political economy.

The UN as global political and diplomatic organisation established on 24 October 1945 after ratification of the official UN Charter by 51 members also influences development planning in Botswana. It was formed after several amendments to the UN Charter submitted by participants in the founding conference in San Francisco under Secretary General , Alger Hiss from April to June 1945, in order, in the express provision of the said Charter, “to save succeeding generations from the scourge of war”. The Second World War put into sharp focus that a “new world order” that governed global affairs was required to sustain global peace and security and espouse social justice, peaceful co-existence and cooperation amongst nations.

As stated earlier like all former African colonies established due to European industrial capitalism, state formation of Bechuanaland Protectorate in 1885 was for geo – political reasons to fend off expansion of the German colony of South West Africa, which threatened to expand across the Kalahari to the borders of the Transvaal (Robinson J et al, 2006). This was essentially a military strategy to ensure British trade expansion to the north of Zimbabwe and the Zambezi and it was considered a temporary expedient as reflected by the establishment of the administrative capital in Mafikeng in South Africa from 1895 to 1964(Robinson J et al (2006), Mogalakwe (2003,2006). British occupation of the territory was through a symbiosis of the State and networks of colonial capitalism , and was not intended to wrestle control of the local economy out of traditional elites but for military stra-

tegic considerations. Therefore it is not surprising that at independence in 1966, the post colonial government inherited an impoverished state with little infrastructure , dismal levels of literacy, 7 km tarred road and a capital that resembled a railway outpost. Even though the legacy of colonial capitalism, which Mogalakwe M (2006) argues subverted the economic activities of the people, introduced a regressive tax system that detrimentally affected livelihoods and led to a migrant labour system to ensure the fiscal sustenance of the colony, its economic tapestry since independence has been impressive. The discovery of mineral deposits in 1967 , diamonds in Orapa and copper and nickel in Selibe Phikwe led to the integration of Botswana’s economy into the global capitalist system. This is obviously the path determined by colonial legacy, where Africa’s natural resources are being exploited by capitalist and metropolitan powers on an unfair trading system. It has been argued by commentators that post colonial paths which formed the basis of African economies were not necessarily initiated in the colonial era. They are an enduring manifes-

tation of perpetuations or adaptations of trajectories developed before Berlin Conference of 1884 and are a thorn in the flesh of African states trying to reform in order to industrialise and reduce dependency (Austin, 2010 ;Lugalla , 2005; Micah et al, 2017). Botswana upon independence adopted neo liberal economic policies conforming to market liberal orthodoxy associated with `colonial legacy rather than a socialist approach where all aspects of economic activities were government driven. This propelled the country to a meteoric rise on an economic pedestal due to the diamond boom after successful bargaining with the diamond magnate De Beers in 1970 on profit sharing and 1969 renegotiated SACU Revenue pool. According to the World Bank (2005) , Botswana was the fastest growing economy in the world in the period 1960 – 2004 . In the period 1965 to 1998 it recorded an average growth rate of GDP per capita of 7.7% and between 1980 and 1989 its GDP per capita grew spectacularly by 13% per annum (Robinson et al (2006) ,Mpabanga (1997) as quoted by Hillbom (2008)). Lower economic growth has been recorded since



the mid 1990s to 2018 but averaging a respectable 4% by international standards (author's calculations). The magnificent feats in economic performance is attributable to a number of factors, amongst them; good political institutions which mitigated rent seeking behaviour of elites; limited colonial influence which did not admonish pre colonial institutions such as Bogosi and the Kgotla, which restrained the political influence of elites; an effective political neutral, meritocratic based bureaucracy in the early decades of independence that ensured some semblance of accountability; a broad based coalition that emerged during the early post independence era, which advocated for adoption of pro-growth policies and institutions; prudent macro economic policies and low levels of corruption (Samatar,1999; Hillbom ,2008;Poteete, 2017; Acemoglu et al, 2001, Sebudubudu, 2010; Robinson et al, 2006).

Through a multiparty democratic system and good governance, Botswana managed to avoid resource curse and the Dutch disease by instituting a long - term plan for nat-



ural resource exploitation and implementing successive development plans which focused on building infrastructure and providing social services at highly subsidised scale (Sebudubudu,2010;Samatar,1999).The earliest development paths focused on the rural sector, due to considerable influence of the rural capitalist class in the cattle industry who were part of broad coalition of the ruling party. This led to amongst other initiatives, the establishment of Botswana Meat Corporation (BMC) monopoly and building infrastructure such as cordon fences and introduction of subsidy element in veterinary services. Considerable strides were made in the 1970s and 80s to diversify the economy through the establishment of Botswana Development Corporation (BDC), introduction of Industrial Policy and Financial Assistance Policy to promote industrial entrepreneurship and development (Acemoglu et al , 2001, Sekwati , 2010).

In the midst of peaceful growth there exists a manifold of chronic social problems of high unemployment which particularly affects the youth, abject poverty concentrated in rural areas, social inequality, AIDS, democratic deficit which could be explained by top down presidentialism and emasculated parliament, stranglehold on media, weak civil society, elite capturing and discrimination against minorities (Makgala ,2006; Makgala et al, 2017 ; Good ,1993,1994; Hillbom ,2008;Mogalakwe,2003; Mogalakwe et al,2001).Hillbom(2008) argues that Botswana's success should be conceived as pre - modern growth without development. She attributes this to the fact that the meteoric economic rise of the past four decades since independence was not complemented by technological innovations; significant productivity increase; change in economic and political structures; considerable rise in the living standards of the down-trodden; equitable distribution of resources , incomes and opportunities for there to be long run sustainable growth with substance. For Hillbom (2008) urbanisation in Botswana can

hardly be perceived as a sign of modernisation but rather as symptom of a dual economy with poor and neglected rural areas ,thus urban bias. The manifestation of this assertion , she postulates is labour moving from subsistence agriculture to non - capitalist informal urban sectors. Mogalakwe et al (2001) state that poverty is a function of the crisis of social inequality and unemployment . To underscore the cause of unemployment they revealed that in the period between 1991 and 1996, the labour force grew at an average of 3.4% per annum whilst formal employment recorded growth at 1% per annum, which situation cause mismatch between the supply of labour and demand. Good et al (2007) are of the view that Botswana is a "minimalist democracy" presided by a powerful unelected presidency which does not promote participation, transparency and accountability." Ulriksen(2017) contend that Botswana's narrative is that of poverty in the midst of plenty, as there has been minimal redistribution of mineral wealth through taxation and social transfers due lobbying by the rich to pay less. Mbaiwa (2017) has uncovered that tourism sector has a weak linkage with the domestic economy, and paints a bleak picture of low wages and high revenue leakages as settlements for accommodation are made outside the country as part of package deal This leads Mbaiwa (2017) to stress that tourism in Botswana can hardly be portrayed to be sustainable and that it put too much emphasis on the environment to the detriment of the socio - cultural condition of local communities reflecting lack of engagement.

The extent of public participation in development planning in Botswana is a highly contested issue with polarised views despite the country having adopted a liberal democratic dispensation through the Constitution. Those who propagate the view that there is civic engagement in development planning system invoke an age long tradition of public consultation through the village assem-

bly (Kgotla) as embedded in Tswana culture (Molomo, 2006). This view is cemented by contention that local government structures have been given delegated authority and promotes space for public representation in development. Sebudubudu (2010) asserts that the lofty achievements in Botswana's development path is attributable to democratic governance, which encompass, inter alia, transparency, accountability and decentralised decision making. In the same vein he emphasised that although the country espouses democratic ideals, there is room for improvement in the interest of equity and social justice, by reducing the democratic deficit through political party funding, improving local government financial autonomy and public service reforms to improve its responsiveness to public needs. Molebatsi et al (2016) and Tsie (1998) (as quoted by Molebatsi (2012)) have highlighted the exclusionary nature of planning legislation, domination of development planning by elites and the centralised and technocratic planning interventions with little engagement of ordinary citizens through tokenism.

Vision 2016, published in 1997, for development initiatives, incorporated environmental issues in order to achieve sustainable development, by drawing down on Agenda 21 (Cavric, 2004). Generally, the national vision promoted sustainable economic growth and development that is within the ecological limits through efficient use of renewable and non-renewable resources, social equity, principle of civic engagement in natural resource management, poverty eradication and pollution control. Notwithstanding the incorporation of the concept of sustainability, it is important to note that although vision 2016 was published in 1997, around the same time as Kyoto Protocol following the Earth Summit, there is conspicuous absence of climate change issues and it does not envisage decarbonisation by switching to clean energy or reduction of biomass collection for fuel in rural ar-

reas (Colman, 2010). Molebatsi (1996) (as quoted by Cavric, 2004) observes the aloofness in local planning to sustainable city development. This predisposition pervades at time when sustainable and smart growth could be feasible interventions in a country with limited natural, population and economic resources (Cavric, 2004). These concerns are echoed in the Botswana Habitat II & III reports as urban sprawl and low density developments in urban areas which Cavric (2004) attributes to subsidised petrol prices, limited provision for mixed uses as result of functional zoning; application of urban development standards based on big plot sizes and limited professional and human resources capacity.

The crucial role spatial planning plays in regulation land use and property market without a shadow of doubt, is well appreciated through the provision of public goods though land servicing and open spaces. Land use control is in consideration of the real possibility of market failure, where laissez faire conditions prevail, churning out waste, pollution, bio diversity loss and causing destruction of the fragile ecosystem. However a number of commentators have decried unsustainable urban development practices which have contributed to intensive urban population growth overwhelming existing physical and social infrastructure and mushrooming of urban settlements; urban centres expanding into peri-urban villages leading to conversion of fertile agricultural land for urban use; uncoordinated farm subdivisions greenhouse gas emissions from motorised transport due to functional zoning and poor transportation planning; use of pit latrines in low income neighbourhoods in urban areas; deforestation for fuel; poor solid waste management; inequalities in terms of access to services; economic growth without jobs; urban rural divide; inadequate municipal finance (Matsila, 2012; Gavric, 2001; Gavric, 2004; Gavric et al, 2006; Masha, 2007; Batisani et al 2012) For Matsila (2012) planning authorities are yet to em-

brace the green building concept yet buildings consume substantial natural resources and are major carbon emitters. In order to develop inclusive sustainable settlements, Matsila (2012) cites Conroy et al (2003) postulation for participatory planning process to assist in building up social capital and support for development. Without the support and buy in of community residents through their voluntary consent to change their behaviour planners cannot build sustainable settlements. Cavric (2004) argues that a weak institutional framework, lack of professionalism due to shortage of skills contributes to minimal headway towards sustainability in urban development. In-



fusion of sustainability in the Agenda 21 into the physical planning manual (2004) to ensure that physical plans depict the interconnectedness of environmental, social and economic issues and governance dimension is a commendable effort. However, the main problem is implementation and transformative change to sustainable urban practice which reflects inertia as local planners draw on non-indigenous planning concepts (Cavric, 2004). Cavric (2004) suggest a shift in the role of urban

planners to that of ‘manager of environmental change’ which he argues

“requires an ability to enrich analytical and interpretative views on urban environments from single towards multi – disciplinary perspectives which includes architecture, engineering, planning, humanities, social, natural and health sciences. In addition an understanding of legal, political and organisational context within which Gaborone planning occurs will ensure that future planners are able to function effectively and creatively in different office environments and situations, working towards the well being of all people in Gaborone.” pg 62.



For the shift to be realised he advocates for local planners to acquire sound theoretical knowledge relevant to sustainable development, such as social ecology, greening the urban change and bio regionalism and eco zoning. Planners he proclaims, participating in sustainable development programmes should develop and acquire multi – disciplinary skills.

In 2002 after Johannesburg World

Summit on Sustainable Development, an environmental keynote paper galvanised executive action to integrate environmental considerations into the development planning process. Consequently environmental management was accorded a visible separate topic in NDP 9 and the Environmental Impact Assessment Act was approved within the span of NDP 9. Botswana also made the first considerable submission, though superficial to UNFCCC in 2001, where strong assertions were made for clean energy despite technological, financial and human resources constraints in implementation (Colman, 2010). The document was done in 2001 even though the signing of climate change convention and ratification was done in 1992 and 1994 respectively by government. Colman (2010) further posits that the subsequent document, a Technology Needs Assessment (TNA) prepared with the assistance of UNDP identified and assessed environmentally sound technologies pivotal to reduction of green house gases to mitigate adversarial effect on development objective but failed to generate any impetus. NDP 10 sought to deepen integration of environmental issues in development planning in a better way by devoting a specific chapter to sustainable environment and sustainable development has also been ingrained in planning strategies.

Government is addressing critical cross cutting development needs such as energy, infrastructure, basic services, job creation and institutional reform by adjusting strategies to be in harmony with environmental sustainability. Mobilisation for greater impetus to prop up concern about climate change and reduce the carbon footprint through multi lateralism and multi-national forums has been embraced by Government through participation and full commitment to UN – Habitat goals and objectives. Molebatsi et al (2018) assert that voluntary approval of the UN Habitat agenda is through co-optation rather than domestication, which means that development plans and policies

do not reflect the “spirit” of the Habitat Agenda but rather the national priorities, capacities and unique circumstances. This is a real possibility considering the work of Resnick et al (2012) “The Political Economy of Green growth : Cases from Southern Africa” in which they argue that green growth strategies stand a greater chance of success when executed at household or project levels in contrast to when escalated to national development strategy. Their assertion is premised on the observation that green growth strategies lead to substantial short term costs and depict ‘eco –development’ in which developing countries are required to forgo their current development trajectories and prescription of conventional development theory. They further state that green growth strategies bear similarities to structural adjustments programs which proved unpopular and generated protests from powerful influential groups and the marginalised.

The World Bank 2010 Draft Policy Note prepared with State agencies on enhancing environmental sustainability in the implementation of NDP 10 is an interesting discourse on environmental policy framework and enforcement in Botswana. Observations therein made that, the responsibilities for managing the environment is assigned to several government institutions, without due attention for proper coordination, which is a recipe for confusion due to lack of role clarity. Further it is stated that in the past the principal role of these agencies were set for resource exploitation rather environmental protection or sustainable development. The report also indicated that there is a plethora of environmental laws and regulations which need consolidation and that the country is a member of many international convention such as ; Convention on International Trade in Endangered Species of Wild and Fauna (CITES). 1992 Basel Convention on the control of Transboundary movements of hazardous wastes and their disposal and Biological Diversity Convention.



Further, the Constitution does not address environmental issues but only makes provision for expropriation of land for conservation and environmental protection in the public interest. The subject report stipulates that poor enforcement of legislation is exacerbated, inter alia, due to poorly trained personnel, lack of proper technical resources for proper surveillance and monitoring activities, poor institutional arrangements and lack of a comprehensive legislation. Considering the economic diversification strategy in NDP 10, which targets key sectors of tourism and energy and the attendant environmental threats from exploitation of natural resources it recommends the following ;

- better engagement with local communities for effective management of ecosystems,
- developing an environmental management and protection framework law
- incentive based approaches rather reactive penalties and enforcement procedures
- education and training of Judiciary in environmental matters\
- Institutional reform and capacity building.

The recommendations in the World Bank 2010 Draft Policy Note are not reflective of socio –economic issues, but rather lean towards environmentalism. This is consistent with Molebatsi et al (2018) assertion that the conspicuous concept of sustainable development in Botswana gravitates 'towards the techno – ecological intergenerational definition' that reverberates in Agenda 21 that sought to harmonise economic activities with environmental protection. Keiner et al, 2004 as cited by Molebatsi et al (2018) also discerned that mainstreaming of sustainability in Botswana bears its hallmark in development of National Conservation Strategy, 1990.

Botswana adopted the 2030 Agenda for Sustainable Development on 25 September 2015 which encapsulates 17 SDGs. This followed satisfactory performance of the MDGs after sustained investment in socio – economic development (Mandinyanike et al, 2017)). At the instigation of the SDGs, there was international consensus that national ownership, civic engagement and innovative partnership will be crucial to achieve sustained, inclusive growth, social development and environmental protection. The United Nations Sustainable Development Framework – 2-17 -2012 (UNSDF – 2017- 21),for the partnership between Botswana and United Nations Development System (UNDS) was developed through a consultative process between government, development sector stakeholders, inclusive of academics, civil society, development partners and the UNDS (UNDP, 2017). In this regard, Implementation of the 2030 Agenda has to take into cognizance, international law, human rights and a commitment to poverty eradication and " leave no one behind". The SDGs have been aligned with the nation's vision 2036 – Prosperity For All and NDP 11 (2017 – 2023). NDP 11 sets out development initiatives to achieve Vision 2036 which indicates four priorities as Sustainable Economic Development, Human and Social Development, Sustainable Environment and Government , Peace and Security.UNSDF – 2017- 21 concentrates on the three strategic priority areas ; 1) Policy and programme design 2) Implementation of policies and programmes and 3) Data for planning, monitoring, evaluation and decision Making. It spells out that the three strategic priorities are anchored on innovation and partnerships and intersect with the four priorities of Vision 2036. Further that, the priorities are meant to strengthen policy development and implementation capacity and data collation to support policy formulation, programme design, implementation and objective evaluation of impact of programmes. In order to deliver on the 2030 Agenda there is a conviction in the UNSDF – 2017- 21 that fundamental change in view is required from partnerships based on activities leading to out-

comes, to a common understanding of problems and responsibilities to accomplish SDGs, strengthen co-operation of multi stakeholder partners; encourage ownership of progress by all participants; consolidate platforms that focus on problems; and bolstering greater knowledge, capacities and resources. UNSDF – 2017- 21 also crystallises and facilitates collaborative action between Botswana and UNDS that takes into consideration measures for achievement of 2030 Agenda as enshrined in the national vision 2036 and customised to national and local contexts. Alignment of UNSDF – 2017- 21 with NDP 11 reflects refined relationship between UNDS and Botswana Government, breaking from joint effort that began in 2008 when Botswana adopted Delivering as One (DaO) approach when the UN system focused on considerable consistency and compatibility between the UN agency with the country development priorities to ensure that the UN country tea is able to perform in a conducive environment ((UNDP, 2017). Thus the UNSDF – 2017- 21 developed by leveraging on existing programmes for development of Vision 2036 and NDP 11 and complemented by stakeholder consultative process, is considered a robust cooperative platform to deliver on a shared agenda for sustained and inclusive growth, social development and environmental protection. A number of risks identified as stated in UNSDF – 2017- 21 that must be factored in long and medium term planning are ;

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- a) Climate and weather related risks
- b) Reliance on high risk and low return agriculture
- c) Significant role of diamonds in the national economy
- d) Increasing inequality
- e) Rapid Urbanisation.

The SDGs are broader in outlook and much deeper than MDGs in integrating economic growth, social equality and environmental protection. The SDGs cover the cross cutting issues of poverty eradication and hunger;



reducing social inequality; promoting peaceful and inclusive societies; saving the planet; protection of human rights; promotion of gender equality and women empowerment. Botswana participated in the development of the SDGs Indicator Framework under the aegis of Statistics Botswana which undertook extensive stakeholder consultations. Goal 11 of the SDGs is about making cities and human settlements inclusive, safe, resilient and sustainable. Some of its indicators relate to ;

- Proportion of population living in slums, informal settlements or inadequate housing
- Proportion of population that have convenient access to public transport, disaggregated in terms of sex, age and disabilities
- Victims and economic loss attributable to disasters
- Proportion of solid waste properly treated in accordance with set standards
- Ratio of land consumption rate and population growth rate

The data sources responsible for provision of quality data for monitoring and evaluation purposes are Ministry of Land Management, Water and Sanitation, Ministry of Local Government and Rural Development, Ministry of Infrastructure and Housing Development, Office of Disaster

Management and Statistics Botswana.

Molebatsi et al (2018) in their exploration of the polemics of sustainable settlements in Botswana have unraveled that the overriding concept of sustainable development gravitates towards the UN Agenda 21 which espouses economic development within ecological limits. They advocate for a paradigm shift, based on a normative definition of sustainable development where sustainable lives and livelihoods is the focal point. Pieterse, 2008 (as quoted by Molebatsi et al,2018) posits that conceptualising sustainable development as ensuring that environmental assets are not degraded in implementation of development programmes such as preparation of spatial plans perpetuates the dominant exploitative neoliberal capitalism which causes social exclusion and polarisation despite the diction of “leaving no one behind”. The neo liberal approach to national development by Botswana explains the envisioning or adoption of the concept which has technological and biophysical inclination which integrates ecological concerns within the development process. The ramification of this disposition is evident in the urban development process where the organization of urban space is mainly determined by market forces or private enterprise

leading to social inequality in term of access to basic services and opportunities for decent livelihoods. Molebatsi et al (2018) espouse politicisation of sustainability, which at its heart is sustainable lives and livelihoods. On the basis of the radical democratic tenet, promoted by the alternative urban futures as discussed by Fainstein (2000), that perceive transformation as attainable within the existing capitalist system, they posit that a shift towards desirable outcomes of sustainable lives and livelihoods are feasible with Botswana’s existing neo liberal political system. Specifically, they assert that within the country’s developmental planning framework, they are opportunities which can be leveraged on as access points for radical incremental changes. For them, the four national principles of democracy, development, self reliance and unity embraced at independence and *botho* subsequently established during vision 2016 are normative pronouncements which provide a launchpad for national development planning objectives of social justice, sustained development and rapid economic growth. These pronouncements as well as Vision 2036 with its solemn promise of social justice and decentralisation of power and decision making, can be tapped upon to be underpinnings of progressive foresight of sustainable lives and livelihoods. Molebatsi et al (2018) suggest two distinct pathways to take advantage of the existing opportunities to foment transformative action for just human settlements. These are ‘political pressure at local level’ using established participatory approaches such as those provided through invited spaces such Kgotla (village assembly) and the use of co-production of knowledge particularly suited to an environment of weak civil society such as in Botswana. In the latter, proponents for the just settlements movement embark on advocacy, mobilization or insurgency and call for “shift in human settlements research which hitherto remains locked in the conventional expert – driven epistemologies” (Molebatsi et al (2018) , pg 15).



The route then is towards innovative practices that capitalize on academic, community, informal sector, civil servants, politicians, entrepreneurs and NGOs working collaboratively to address urbanism and its attendant social ills such as poverty, inequality in the pursuit of just settlements.

4.0 Conclusion and summary

The rationale and quest for sustainability is for preservation of the natural system by humanity living within its ecological limits. This has an ethical dimension, demanding that we take responsibility to ensure that the welfare of human generations are not compromised by degradation of environmental assets by human activities as their very survival depends on planet earth's carrying capacity. It is a race against time to save our common planet, considering the colossal environmental destruction over a long period of time due to the dominant neo liberal capitalist system since the industrial revolution which emphasises economic growth, to improve social welfare. This calls for construction of a conception that will shape a new relationship between the planet and humanity. In this respect, UN with its universal legitimacy, has rallied humanity through a myriad of platforms such as global summits and independent commissions to raise international awareness of the interconnectedness of global environmental, social and economic issues, and for adoption of political action by governments, civil society and corporate sector. In this respect Agenda 21 as blueprint, endorsed at the Earth Summit in Rio in 1992, has been very influential in promoting sustainable development. Yet, what is evidently clear is that sustainability is an elusive meta concept and has aroused much debate more so because of the dominant global market liberalism. This debate has influenced development economics which initially centred on economic development to evolve, and incorporate social and environmental dimensions in recognition of the fact

that equitable distribution of income is necessary to improve welfare of humanity and that the carrying capacity of the planet sets the limits of or constrain economic growth or human activities. The 17 UN SDGs are an attestation of the global community to focus on social equity and issues of climate change and environmental protection in transforming to a sustainable and inclusive economy. SDGs seek to reform the dominant capitalist economic system which gives primacy to markets or economic efficiency, so that 'no one is left behind' and the earth's ecological system continue to provide for the present and future generations.

Despite the global appeal of sustainable development there are contradictions or disagreements on the practical solutions to achieve it. At the core of disagreement is clash of ideologies to drive sustainability due to different conceptions of development and assertions of civil society, indigenous people and corporate sector to participate or contribute to implementation. O' Riordan and Voisey (1997) sums it up;

"No - one knows what such an economy (socially just economy) or society would look like, what its democratic and judicial institutions would resemble, and what signals would exist to indicate that nature's tolerances were reached or breached." pg2

A quandary appears in adopting the dominant neo liberal capitalist order fused with eco- balancing or social justice where market supremacy is put to the back burner. Given the contested nature of sustainability the dominant narrative should be set through meaningful public dialogue. In this respect governments should not pay lip service to civic engagement, public awareness drive and local autonomy but actively mobilise communities and build local capacities. It is contended that this requires entrenching good governance centred on transparency, accountability and information sharing.

Botswana being a member of the UN has reaffirmed her commitment to sustainability by making national reports to relevant UN agencies, on progress in implementation of environmental protection and sustainable development initiatives, that specify challenges, opportunities and priorities. Development planning in Botswana is done in the context of globalisation which began during the transatlantic slave trade and mercantilism intensifying during colonialism. Upon independence, Botswana did not disentangle herself from this global capitalist order and adopted neo - liberal policies. The diamond boom contributed to strong and stable economic growth in the post - colonial era, which is attributed to good governance and prudent macro- economic policies. In the midst of this economic success or progress in terms of per capita income growth, some commentators have lamented poverty, high inequality due to minimal redistribution of mineral rents and democratic deficits. Public participation in development planning is also highly contested. Although environmental issues were incorporated into vision 2016 published in 1997, drawing from Agenda 21, actions towards sustainable development path are insignificant and there is inadequate progress. Transformative change to sustainability particularly in urban development and environmental management has been attempted by government through integration in national development plans. However, execution has been below par because of the tendency to prioritise pro-growth at the expense of eco - development strategies. What is evidently clear is that the conception of sustainability adopted by government gravitates towards the harmonisation of the current market oriented economic system with preservation of the ecological base as espoused in Agenda 21. This is what Molebatsi et al (2018) aptly describes as 'techno - ecological intergenerational which has technological and biophysical inclination which resonates with the country's neo liberal development agenda."



In Botswana, the urgency has never been greater to address social inequality, environmental degradation, climate change and build an inclusive economy. Rapid urbanisation, urban sprawl, carbon intensive energy, reliance on high risk agriculture, natural resources management, fragile biosphere due to semi-arid climatic conditions, inefficient waste management, youth unemployment, traffic congestion, air pollution are among issues which need effective transformative change to sustainability. There is room for optimism, which view is shared among progressives, that transformation is indeed possible with the existing capitalist system. I posit that considering public dialogue on possible transformative agendas towards sustainability, central and local government needs to expand the number of spaces for public participation to facilitate locally developed concepts and innovative practices that build and reinforce sustainable and resilient communities and promote a circular economy. After all it's all about politics. As Scoones (2016) puts it ;

“ Which version of sustainability, and so what direction of transformation, is of course down to politics. This makes the politics of knowledge, interests, and wider political economy contexts central to sustainability thinking.” Pg 297

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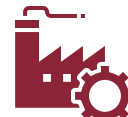
AGRICULTURE
P100
MILLION

- a) Available to tax registered (have TIN) businesses already in operation (medium and large businesses). Small scale farmers to provide proof of production for 2019/2020 from Ministry of Agricultural Development and Food Security
- b) Loans are unsecured and interest free
- c) Loans are intended to primarily finance operating costs and working capital needs for the short to medium term
- d) 30 months loan duration with up to 6 months grace period and 24 months repayment period
- e) Open to citizen and non - citizen owned businesses already in operation
- f) Loan amounts will be up to 10% of previous financial year's turnover with a limit of P1m per business
- g) The borrower shall sign an undertaking not to reduce overall employment levels and contribute to the domestic production by procuring good and services locally during the period of the loan.



TOURISM
P200
MILLION

- a) Available to tax registered entities (have TIN) in the tourism sector and licensed by the Department of Tourism regardless of size (small, medium and large businesses)
- b) Loans are unsecured and interest free
- c) Loans are intended to primarily finance operating costs and working capital needs for the short to medium term
- d) 30 months loan duration with up to 6 months grace period and 24 months repayment period
- e) Open to citizen and non-citizen owned businesses already in operation
- f) Loan amounts will be up to 10% of previous financial year's turnover with a limit of P3m per business
- g) The borrower shall sign an undertaking not to reduce overall employment levels and contribute to the domestic production by procuring good and services locally during the period of the loan.



GENERAL BUSINESS
P300
MILLION

- a) Available to medium scale (P10m - P50m previous financial year's turnover) tax registered entities (have TIN) with financial accounts prepared by a member of BICA
- b) Unsecured loans
- c) Loans are intended to primarily finance operating costs and working capital needs for the short to medium term
- d) Loan duration is 30 months, consisting of a 6 months grace period and 24 months repayment period
- e) Open to citizen and non-citizen owned businesses already in operation
- f) Loan amounts will be 10% of the previous financial year's turnover
- g) The borrower shall sign an undertaking not to reduce overall employment levels and contribute to the domestic production by procuring good and services locally during the period of the loan.



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Up to 6 Months Grace Period



0%

INTEREST

Up to 6 Months Grace Period



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