

PRINCE ALBERT MUNICIPALITY



2022 – 2026

HUMAN SETTLEMENT DELIVERY PIPELINE

1. INTRODUCTION

Human Settlement Delivery can be directly aligned to one of the overarching strategic objectives of the Municipality which reads as follows'

"To promote sustainable integrated development through social and spatial integration that eradicates the apartheid legacy"

The above strategic objective is also aligned with Goal 11, of the International Sustainable Development Goals, "**Make cities and human settlements inclusive, safe, resilient and sustainable.**" The development targets under goal 11 can be summarised as follows;

- By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums
- By 2030, provide access to safe, affordable, accessible and sustainable transport systems for all, improving road safety, notably by expanding public transport, with special attention to the needs of those in vulnerable situations, women, children, persons with disabilities and older persons
- By 2030, enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries
- By 2030, provide universal access to safe, inclusive and accessible, green and public spaces, in particular for women and children, older persons and persons with disabilities

2. LEGISLATIVE MANDATE

Legal Mandate of the Municipality According to the Local Government Municipal Finance Act, Act 56 of 2003, national and provincial governments must support local municipalities, providing necessary funding commitments and information to plan ahead. Similarly, municipalities' mandate to spend money on capital projects is permissible only if:

- The money for the project has been appropriated in the capital budget
- The project has been approved by Council and
- The sources of funding have been considered, are available and have not been committed for other purposes.

The Act requires a prudent budget and fiscal management from municipalities. Thus National Treasury monitors municipal budget compliance i.e. revenue collection, borrowing and expenditure. The above legislation results in channelling the funding for human settlement making from the national government via the provincial government to municipalities. Municipalities implement the various projects to affect the constitutional right of South African citizens and to give effect to the Social Housing Act, Act 107 of 1997. The Social Housing Act allocates the following functions to the different levels of government:

LEVELS	FUNCTIONS / RESPONSIBILITIES
NATIONAL GOVERNMENT	<ul style="list-style-type: none"> • Human settlement strategies, subsidies and programmes • National norms and guidelines • Financial allocations to provinces
PROVINCIAL GOVERNMENT	<ul style="list-style-type: none"> • Provincial strategy, norms and guidelines • Technical guidance & support • Financial allocation to municipalities
LOCAL GOVERNMENT / MUNICIPALITIES	<ul style="list-style-type: none"> • Implementation of HSP projects and housing delivery • Obtain other sources of funding • Support to communities
COMMUNITIES	<ul style="list-style-type: none"> • Asset management: • Responsible ownership incl. payment of levies and taxes • Home maintenance (own resources) • Home improvements (own resources) • Succession

The provincial Department of Human Settlements (DoHS) must ensure that delivery targets are met and grant funds are spent in accordance with national and provincial policy. Funds are only released to municipalities on receipt of funding applications consistent with funding conditions and included in the municipal Integrated Development Plan (IDP) and Human Settlement Plan (HSP). It is the purpose of the HSP to ensure that DoHS requirements for funding can be met and sets out the requirements that individual projects identified in the HSP still need to fulfil to be project ready to qualify for funding.

Prince Albert Municipality's five-year Integrated Development Plan (2022 – 2026), read together with the Spatial Development Framework (SDF) includes the municipal wide strategy, priorities, financial implications and implementation thereof. It reflects and guides the delivery of its all-encompassing development strategy including settlement making and delivery of housing.

3. PROJECTED FUTURE HOUSING DEMAND: MUNICIPAL AREA

By 2030 the total population for Prince Albert municipal area is projected to be 15 378 (low growth), 16 053 (medium growth) and 17097 (high growth) people. The municipality will grow by between 997 (low), 1672 (medium) and 2716 (high) additional people by 2030. At an average household size of 3.8, this would imply between roughly 261-715 additional households. When reconciling with the 2020 housing waiting list (1201 applicants for the entire municipality), the 2020-2030 total housing demand for the total municipal area is between 1463 and 1916 houses which will require between 59-77 hectares of additional land for housing.

3.1 PROJECTED FUTURE HOUSING DEMAND: PRINCE ALBERT

By 2030 the total population of Prince Albert Town is projected to be between 8285 (low growth), 8649 (medium growth) and 9212 people (high growth). Prince Albert main town, with a 2020 population of 1153 people will naturally grow by between 80 (low growth), 134 (medium growth) and 218 (high growth) additional people between 2020 and 2030. North End, with a 2020 population of 6595 people, will naturally grow by between 457 (low growth), 767 (medium growth) and 1246 additional people (high growth) between 2020 and 2030. At an average household size of 3.8, this would imply between roughly 21-50 additional households in the main town and 120-328 additional houses in North End.

When reconciling with the 2020 housing waiting list (718 applicants for Prince Albert town), the 2020-2030 total housing demand for Prince Albert Town is between 859 and 1103 houses which will require between 34-44 hectares of additional land for housing.

3.2 PROJECTED FUTURE HOUSING DEMAND LEEU GAMKA / WELGEMOED / BITTERWATER

By 2030 the total population of Leeu Gamka/Welgemoed/Bitterwater is projected to be between 3148 (low growth), 3286 (medium growth) and 3501 people (high growth). Leeu Gamka/Welgemoed areas will naturally grow by between 45 (low growth), 76 (medium growth) and 124 (high growth) additional people between 2020 and 2030. Bitterwater will naturally grow by between 159 (low growth), 266 medium growth and 433 (high growth) additional people between 2020 and 2030. At an average household size of 3.8, this would imply between roughly 12-33 additional households in Leeu Gamka/Welgemoed and between 42 to 114 additional houses in Bitterwater.

When reconciling with the 2020 housing waiting list (335 applicants for this area), the 2020-2030 total housing demand for this area is between 389 to 481 houses which will require between 16 to 19 hectares of additional land for housing.

3.3 PROJECTED FUTURE HOUSING DEMAND: KLAARSTROOM

By 2030 the total population of Klaarstroom is projected to be between 689 (low growth), 719 (medium growth) and 766 (high growth) people. Klaarstroom will naturally grow by between 45 (low growth), 75 (medium growth) and 122 additional people (high growth) between 2020 and 2030. At an average household size of 3.8, this would imply between roughly 12- 32 additional households.

When reconciling with the 2020 housing waiting list (144 applicants for this area), the 2020-2030 total housing demand for Klaarstroom is between 156 and 176 houses which will require between 6-7 hectares of additional land for housing.

It should be recognised that these population, household and land projections are based on several assumptions, such as:

- the population growth rate scenarios continuing in a linear manner;
- the 2020 housing waiting list remaining its current size and not been cleaned up to remove or add applicants;
- that all households average 3.8 people per household; and
- that the average gross dwelling unit density will be 25 dwelling units per hectare in all areas.

4. PROJECTED FUTURE HOUSING AND LAND DEMAND

Table 4.2: Projected 10 year (2020-2030) Population and Household Growth and Land Requirement Scenario's for each Sub Place and Town – reconciled with 2020 Housing Waiting List

Area	Growth Rate %	Rank	Base Population 2020	Base No. of Households 2020 (Household size 3.8)	Projected Population 2025	No. of Households 2025	Projected Population 2030	No. of Households 2030	Additional People 2020-2030	Additional Households 2020-2030	Land Required @ 25duha	2020 Housing Waiting List	2020-2030 Total Housing Demand	Land Required (ha)
Prince Albert Town SP	0.67	Low	1153	303	1192	314	1233	324	80	21	0.84	718	859	34
	1.1	Med			1218	321	1287	339	134	35	1.41			
	1.73	High			1257	331	1371	361	218	57	2.29			
North End SP	0.67	Low	6595	1736	6820	1795	7052	1856	457	120	4.81	718	955	38
	1.1	Med			6968	1834	7362	1937	767	202	8.07			
	1.73	High			7191	1892	7841	2063	1246	328	13.11		1103	44
Bitterwater SP	0.67	Low	2290	603	2368	623	2449	644	159	42	1.67	335	389	16
	1.1	Med			2419	637	2556	673	266	70	2.80			
	1.73	High			2497	657	2723	716	433	114	4.55		425	17
Welgemoed & Leeu Gamka SP	0.67	Low	654	172	676	178	699	184	45	12	0.48	335	481	19
	1.1	Med			691	182	730	192	76	20	0.80			
	1.73	High			713	188	778	205	124	33	1.30			
Klaarstroom	0.67	Low	644	169	666	175	689	181	45	12	0.47	144	156	6
	1.1	Med			680	179	719	189	75	20	0.79			
	1.73	High			702	185	766	201	122	32	1.28		176	7
Non-urban	0.67	Low	3045	801	3149	829	3256	857	211	56	2.22	4	60	2
	1.1	Med			3217	847	3399	894	354	93	3.73			
	1.73	High			3320	874	3620	953	575	151	6.05		155	6
Total Municipal Area	0.67	Low	14381	3784	14871	3913	15378	4047	997	262	10.49	1201	1463	59
	1.1	Med			15194	3998	16053	4225	1672	440	17.60			
	1.73	High			15680	4126	17097	4499	2716	715	28.59		1916	77

Note: The Sub Place (SP) and Enumerator Area (EA) spatial population data from WCG: DSD Provincial Population Unit 2020 is used as a baseline. Three scenarios are projected from each baseline. The average household size is 3.8 and the land required is based on 25 dwelling units per hectare. The 'estimated' Total Housing Demand was calculated by taking the number of additional households 2020-2030 per scenario and adding this to the 2020 housing waiting list (backlog).



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HUMAN SETTLEMENT PROJECTS	TOWN	WARD	PROJECT COST	OUTPUT SITES / UNITS	PROJECT READINESS						SOCIO ECONOMIC FACILITIES	PROJECT TIME LINE
					LAND AVAILABLE	EIA/ROD	LUPO APPROVAL	BULK SERVICES	DHS APPROVAL	COUNCIL APPROVAL		
ERF 743 – Gap Housing / FLIPS	Prince Albert	3	TBD	69	Yes	Yes	Yes	Available	Pending	Yes	Available	2022 - 2026
ERF 743 – Breaking New Ground / BNG	Prince Albert	3	TBD	208	Yes	Yes	Yes	Available	Pending	Yes	Available	2022 - 2026
ERF 2190 – Upgrade of Informal Settlement Programme - UISP	Prince Albert	4	TBD	100	Yes	Yes	Yes	Available	Pending	Yes	Available	2022 - 2025
ERF 45 – Integrated Residential Development Programme - IRDP	Leeu Gamka	1	TBD	120	Yes	Yes	Yes	Available	Pending	Yes	Available	2022 - 2026
Bitterwater / Farm 55 – Integrated Residential Development Programme - IRDP	Leeu Gamka	1	TBD	127	Yes	Yes	Yes	Available	Pending	Yes	Available	2022 - 2026
RE/32/178 Klaarstroom – Upgrade of Informal Settlement Programme - UISP	Klaarstroom	2	TBD	50	Yes	Yes	Yes	Available	Pending	Yes	Available	2022 - 2025