



PRESS STATEMENT

04/02/2026

For Immediate Release

ATT: Joseph Bracken

GroundUP

RE: April 2022 floods

Your query regarding the abovementioned refers.

eThekweni Municipality's spokesperson, Gugu Sisilana, responds as follows:

"The City would like to clarify that the residents from Astra Building, Point Road, Kwa Dimba, and Klaarwater were initially earmarked for different housing projects. However, due to challenges in various wards, a decision was taken to relocate all of them to the Cornubia Housing Project once houses are completed. At Cornubia, 113 houses are currently under construction. Completion is projected for June 2026, and the broader programme will continue delivering additional units in 2027.

Permanent housing requires more than building individual units; it involves establishing a fully serviced neighbourhood with town planning approvals, bulk infrastructure (roads, water, electricity, sewage), and environmental and engineering assessments. These processes are essential to ensure homes are safe, legally compliant, and resilient to future climate disasters. The April 2022 floods displaced thousands of households at once, creating unprecedented demand that exceeded the capacity of existing housing programmes. Combined with funding constraints and technical requirements, this has extended timelines. However, delivering permanent housing remains a priority for both municipal and provincial government.

The exact figures vary per site and year. Estimates for eThekweni Municipality indicate that an amount of over R 120 million has been spent cumulatively since 2022 on leases, utilities, cleaning, and related services.

It is important to note that flood victims earning above R3,500 per month are not excluded from permanent housing. The National Housing Code provides full subsidies for households earning up to R3,500, while those above this threshold are accommodated through other programmes such as social housing, rental options, or finance linked subsidies. This ensures that every displaced household has a pathway to secure permanent accommodation, with the principle that no family will be left without a housing solution.

Transport support, including scholar transport and limited subsidies, was initially provided as part of the emergency relief measures after the April 2022 floods. These subsidies were temporary and phased out as families moved into longer-term Temporary Emergency Accommodation. Current efforts are focused on stabilising living conditions and delivering permanent housing, while provincial education and transport authorities continue to prioritise vulnerable learners to ensure they are not disadvantaged.

School fee assistance was initially discussed as part of the emergency relief package in 2022 to ease the burden on displaced families. However, as the programme shifted from short-term disaster relief to longer-term Temporary Emergency Accommodation, resources were redirected toward stabilising housing and planning permanent solutions. As a result, the school fee support was not sustained, though provincial education authorities continue to prioritise vulnerable learners through existing subsidy frameworks.

It is not entirely true that residents at Klaarwater have not been visited since 2023. While visits may not have been as frequent as communities would prefer, municipal and provincial officials have continued oversight visits of Temporary Emergency Accommodation sites, including Klaarwater. The City acknowledges gaps in visibility and is working to strengthen regular engagement with residents.

There is no dedicated Municipal budget specifically for security and cleaning at all Temporary Emergency Accommodation sites. These facilities were established as emergency measures, with funding focused mainly on shelter and basic services. Support has therefore been supplemented through community structures and service providers.

The 113 houses in Cornubia that were previously indicated for completion by December 2025 have not yet been finished. Construction is ongoing, with completion now expected later this year. Handovers will commence once the houses are completed, at which point all 113 houses will be handed over. Further allocations will continue as houses are completed as part of the broader programme.

The Municipality is aware of contractor concerns regarding pay increases at the Cornubia development. Engagements with contractors are ongoing to address these matters and to prevent any potential work stoppages, ensuring that construction continues without disruption and that housing delivery timelines are met.”

ENDS

Issued by eThekweni Municipality’s Spokesperson Gugu Sisilana.

For more information, contact 031 311 4820/18.