The KwaZulu-Natal (KZN) Department of Human Settlements (DHS) 4th Quarter Performance Reports have revealed a litany of issues, particularly when it comes to the resettlement of flood victims and numerous stalled???/blocked projects across the province.

The information came to light during a meeting of the KZN Human Settlements portfolio committee, held xxxx

During the 4th quarter, the DHS;

* Underperformed on 18 of its 50 indicators (36%)
* Only achieved or exceeded on 50% of its targets
* Did not deliver any serviced sites under multiple programmes and;
* Failed to resolve dozens of blocked projects, many of which have been stagnant for more than a decade.

The DA is outraged by the continued deterioration of services by this department. Despite a constitutional obligation to ensure access to adequate housing, it continues to fail dismally on its core mandate.

The findings come as more than 1 200 families, displaced by KZN’s 2022 and 2025 floods, remain in Transitional Emergency Accommodation (TEA’s) at sites including Outspan and Lagoon Centre.

Between 2022 and 2024 the DHS also spent an exorbitant R185million on rent - and faces an annual cost of R128million - draining funds meant for housing delivery.

Meanwhile, despite the department’s repeated promises, not a single home has been delivered to KZN’s flood victims, while communities (flood victims??) are also rejecting resettlement projects

At Cornubia, only 108 of the planned 800 permanent units have been serviced, with a tentative handover only expected in December 2026.

(The Department is now relying on unspent capital balances and conditional grants to fund basic infrastructure, a reactive and unsustainable model.) IS THIS NECESSARY, IT MAY NOT RESONATE WITH READERS

Added to this poor performance is the DHS’ growing list of stalled and mismanaged housing developments, many dating back to the early 2000’s. Thes include;

* Charlestown Housing Project (Amajuba): The project has been blocked due to lack of bulk water since 2019, with only 295 of 1 200 homes delivered
* Cedara Housing Project (uMgungundlovu): Only 100 of 623 homes have been delivered due to limited bulk service capacity
* Chief Albert Luthuli and Ethafeni Projects (iLembe): The projects, which date back to 2004/2005 were abandoned mid-way due to poor performance and missing beneficiaries and;
* Umzinto Slum Clearance (Ugu): Only Phase 1A has been delivered with further work halted due to inadequate sanitation infrastructure.

These projects represent billions of rand in public money and affect thousands of intended beneficiaries, yet the department has provided no clear roadmap for completion.

The DHS 4th quarter report further reflects gross failure in Programme 3 (Housing Delivery), with 48% of indicators missed, including;

* No delivery of IRDP serviced sites, despite a target of 384
* Only 540 of 1 500 disaster relief houses delivered, leaving flood victims in limbo
* No delivery of Community Residential Units (CRUs) and;
* Only 21 of 410 post-1994 title deeds registered - continuing the decades-long backlog – while the DHS continues to merge title deed indicators, making tracking harder and reducing accountability.

The DHS has blamed its under-performance on budget cuts, yet;

* It continues to initiate projects without confirmed funding
* The DHS spent R0??? on training EPWP beneficiaries, despite a set target of 60 and;
* The department’s procurement plan implementation only achieved 4% of the quarterly goal.

The Department also failed to revise targets even after budget cuts in the 3rd Quarter, raising questions around competence in strategic planning and financial management.

KZN’s DHS is failing the very people it is meant to serve. From neglected flood victims, to blocked developments, to wasted millions on temporary shelters, the department is not just falling short - it is spiralling into collapse.

As a member of KZN’s Government of Provincial Unity (GPU), the DA now calls for the following urgent action;

\* A comprehensive action plan for all blocked projects, with district-specific timeframes

\* A special audit into all TEA rental expenses and flood resettlement delays

\* The release of a quarterly title deeds dashboard to track delivery by category (pre-1994, post-1994 and post-2014)

\* A moratorium on new projects until current backlogs are resolved and;

\* Transparency on fund reallocation decisions, particularly those relating to disaster response and resettlement.

The DA will continue to fight for the rights of every family waiting for a safe, dignified home. We will use every legislative mechanism available to ensure delivery – not just talk - to the people of our province.