



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
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Residential Reticulation Policy (revision)

Energy PC
4 September 2024
Ismail Jefferies

Purpose and reason for review

Purpose of the **Residential Electricity Reticulation Policy** in 2014: to set out the criteria, responsibilities, design and construction standards to be applied for the reticulation of residential areas within Cape Town.

Reason for review:

- 1) bring the current policy into alignment with the current strategic context
- 2) consider the latest informants to and approaches toward energy provision by the City,
- 3) consider the broader socio-economic contextual factors underpinning Cape Town's growth, development and associated need for energy services.

Desired Outcomes

- The Primary **Desired Outcome** of this policy is the **efficient and effective design, and construction of electricity reticulation infrastructure within formal residential and informal residential areas.**
- The revised policy will aim to meet this outcome by updating the following:
 - a) Criteria for rollout
 - b) Roles and Responsibilities - a review of the RACI Table in the existing policy is required to ensure the accuracy of the roles identified in line with internal organizational structure and delegations, as well as capacity for policy implementation
 - c) Design and Construction Standards
 - d) Funding model analysis - a re-assessment to understand efficiency of supply, as influenced by costs incurred, and how this impacts on energy access as a whole.
- This policy is important for the ongoing sustainability of the electricity grid and the reliability of electricity provision in the city.

Current policy scope

- Provision of reticulation network:
 - Private housing developments for commercial gain
 - Subsidised housing developments
 - Relocation of services
 - Relocation of households
 - Informal settlements
 - Infills (informal settlements)
 - Burnt connections (informal settlements)
- Funding
- Design and construction standards

Main revisions to the policy

- Removed any content related to **backyarder** including the definition as we have a separate Backyarder Directive.
- **Permission required from land owner** in order to proceed with electrification on private property subject to registration of servitude and related legal processes with no pending litigation. Where Informal Settlements is incumbent by zoning and reservations the Service Provider will endeavour to get permission as required.
- Included **SNC payment requirement** section 7.1.1 (Private Housing Developments for commercial gain) and 7.1.2 (Subsidised housing developments) and 7.2 (Funding)
- **Electrification of informal settlements** will only be considered if (7.1.5.2)
 - The informal settlement is included by HS on their Informal Settlement Area of Informality (AOI) Database;
 - The informal settlement will not be relocated or upgraded within a 18 month period to be verified by HS;
 - Landfill sites will be electrified in consultation with relevant Competent Authority (Waste Services Directorate/ Western Cape Government) and in compliance with relevant legislation;
 - Where an Informal Settlement is encumbered by zoning reservations the Service Provider will endeavor to get permission to proceed with the electrification as required, via the relevant executive director.
- **Residential customers qualifying for subsidised connections** will not be required to pay as Developer is required to pay the minimum connection fee (7.1.2.2)

Out-of-Scope: Provision of electricity services to backyard dwellings

- **Backyard dwellings on City-owned land** are dealt with under EGD's Departmental Directive EBZA 252: Electrification of Backyard Dwellings.
- **Backyard dwellings on private land:** It is proposed that the City develops a separate transversal policy on the provision of basic services (electricity, water, sanitation and waste) to backyard dwellings on private land.

Challenges and Successes re: implementation of current Policy

Successes:

- Close working relationships with Subcouncil Managers, Chairpersons and Ward Councillors and regularly updating them as well as completing the Social Compact (buy in from community, support) with the Community Leadership.

Challenges

- Growing demand for reticulation on private land which is not possible without approval from owner.
- Growing demand for reticulation on land zoned for other usage which is not possible without approval from the Department the land is zoned to be used by. Obtaining permission is a lengthy informal process.
- Limited electrifiable land for relocations to circumvent the nature of informal settlements i.e. growth / extensions, land invasions and densification.
- In the absence of Urban Mobility within IS the site conditions not allowing the 2m width access and other access for placement of infrastructure makes it impossible to install infrastructure required to electrify the IS.
- Project exclusions, where from the same community, some community members cannot be included in the project due to being located on encumbered land, adjacent to electrifiable land.
- Difficult terrain creating a challenge with implementation ie no access for cranes to install poles and infrastructure being encroached with informal structure making access for maintenance impossible.

Public Participation Process

4 Nov to 4 Dec 2023

Reports tabled at Subcouncils on

- 13 November 2023 – SC 06, 10, 14, 16, 17 & 19
- 15 November 2023 – SC 02, 07, 09, 11, 13, 15, 20 & 21
- 16 November 2023 – SC 01, 03, 04, 05, 08, 12 & 18

RECORD OF COMMENTS

0 comments were received.

RECOMMENDATIONS

It is recommended that:

Energy Portfolio Committee (PC):

1. The Energy Portfolio Committee note the post-public participation report on the Residential Electricity Reticulation Policy as contained in Annexure B.
2. The Energy Portfolio Committee recommends the Residential Electricity Reticulation Policy as contained in Annexure A to the Executive Mayor together with the members of the Mayoral Committee for onward submission to Council for approval.

Timeline for Policy Review

| Action | Timeframes | Submission Deadline |
|---|-------------------------|---------------------|
| Concept Note sign-off Policy and Strategy | September 2022 | |
| Legislative Vetting | December 2022 | |
| Mayco Caucus | March 2023 | |
| Energy PC | October 2023 | |
| Public Participation + Report to Subcouncil | 04 Nov/ 04 Dec 2023 | |
| Mayco Caucus (post-PP) | 16 April / 13 Aug 2024 | |
| Energy PC for Approval | 4 September 2024 | 23 Aug 2024 |
| Mayco Agenda for Approval | 15 October 2024 | 1 October 2024 |
| Council Agenda for Approval | 30 October 2024 | 18 October 2024 |



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THANK YOU | DANKIE | ENKOSI