

STELLENBOSCH LOCAL MUNICIPALITY

REQUEST FOR PROPOSALS

**For the appointment of Independent Power Producers to
supply**

**Energy Output generated from one or more Solar PV
Facilities**

and/or

**stored Energy Output delivered by one or more Battery
Energy Storage Systems**

TENDER NUMBER: B/SM 89/25

**STELLENBOSCH MUNICIPALITY INDEPENDENT POWER
PRODUCER PROCUREMENT PROGRAMME**

Briefing Note No: 7

1. INTRODUCTION

- 1.1 This Briefing Note 7 is issued in terms of clause 7.6 of the Request for Proposals issued by the Stellenbosch Municipality in respect of the Stellenbosch Municipality Independent Power Producer Procurement Programme (Tender number: B/SM 89/25) ("**STMIPPPP RFP**" or "**RFP**"), dated 29 March 2025.
- 1.2 Unless otherwise expressly stated, or the context otherwise requires, words and expressions defined in the STMIPPPP RFP shall bear the same meaning in this Briefing Note as those ascribed to them in the STMIPPPP RFP.

2. PURPOSE OF THIS BRIEFING NOTE

- 2.1 The purpose of this Briefing Note is to provide Bidders with responses on Bidder questions received after 7 August 2025.

3. LIST OF DOCUMENTS ISSUED TOGETHER WITH THIS BRIEFING NOTE / AMENDMENTS TO THE STMIPPPP RFP

- 3.1 Please refer to the Table in section 4 for Bidder questions with the Stellenbosch Municipality's responses.

4. CLARIFICATION QUESTIONS AND RESPONSES

No	Date Received	Category	RFP Reference	Query	Response
1.	22 Aug 2025			<p>Will the Municipality consider any solar installation land development application made in terms of the Stellenbosch Municipality Land Use Planning Bylaw, 2023, as a prioritised application? The time schedules for the process seemingly do not allow for the typical consideration of land development applications and it could cause delays in the renewable energy provision.</p> <p>For further clarity - I am questioning the land development application process. For reference I attach the email we received from the Directorate: Planning and Economic Development, which indicates a process of more than a year for consideration of an application to use agricultural land for renewable energy infrastructure.</p> <p>It might even be necessary in most instances to rezone the property, as a solar energy installation could well take up all the useable agricultural land and leave nothing for agriculture, in which case a consent use would not be approved.</p>	<p>Stellenbosch Municipality will endeavor to consider applications as efficiently as possible.</p> <p>It is acknowledged that some external approvals may be outside of a Preferred Bidder's control and may impact the time to reach Commercial Close. This will be managed with Preferred Bidders.</p> <p>Bidders are urged to submit any Land Use applications not yet submitted, to allow the Municipality some time to review the application and issue a confirmation of submission letter before the Bid Submission Date.</p>
2.	22 Aug 2025			<p>The Tenderer would like to request an extension of the tender clarification questions deadline dated for 1st August 2025 to 5 working days before Bid Submission Date in order to allow for:</p> <ol style="list-style-type: none"> 1. Complexity of Project Agreements: The Solar PV and BESS PPAs, together with associated agreements, require detailed legal and technical review. Additional time is required to formulate precise clarification questions to ensure a full understanding of risk allocation, payment mechanisms, and compliance obligations. 2. Technical and Grid Integration Matters: Developing viable technical solutions (including PV sizing, BESS round-trip 	<p>Bidders may continue to submit clarification questions; however the Stellenbosch Municipality reserves the right to elect not to respond to any enquiry or question.</p>

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				<p>efficiency assumptions, and grid delivery points) requires responsible modelling. This process has highlighted areas where bidders would benefit from further guidance from the Municipality.</p> <p>3. Subcontractor and Market Engagement: Ongoing discussions with subcontractors, equipment suppliers, and potential partnerships are raising queries related to compliance, technology standards, and local content requirements that require Municipality confirmation.</p>	
3.	22 Aug 2025			<p>With reference to Clause 7.4.4 of the RFP and Appendix 1 (Registration Form), it is our understanding that amendments and updates to the Registration Form may be permitted after the initial submission date, 22 August 2025. We kindly request confirmation that the following categories of information can be amended or supplemented to ensure accuracy and alignment with the RFP requirements:</p> <ol style="list-style-type: none"> 1. Bidder Information: including Contact details and/or nominated representatives 2. Project Information: such as project name, technology type (Solar PV or BESS), contracted/installed capacity, location, delivery point, substation, and connection voltage, etc.; 3. Participants and Advisors: including changes and/or updates to consortium/JV members, advisors, or subcontractors (encompassing roles, shareholding, and overall composition of the bidding entity; 4. If the bidder wants the bidding entity to be in the form of a ringfenced SPV, with potentially additional shareholders in the SPV then the current bidder, will it be allowed to change at a later stage; 	<p>The updated Bid Registration Date was 29 August 2025.</p> <p>Although all of the information listed in clause 7.4.2 should be included in the Bid Registration Form submitted on 29 August 2025, any of it may be amended / revised between that date and the Bid Submission Date.</p>

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				5. any additional updates required to ensure that the Municipality holds the most current and accurate project and participant information.	
4.	20 Aug 2025			<p>Our family owns agricultural land north of Nuutgevonden Estate between the railway and the Plankenbrug river.</p> <p>We are currently in the process of preparing the land for farming projects this coming summer including an application for greenhouse farming.</p> <p>Recently we have been approached by a company that wants to lease the land to bid for the Stellenbosch Municipality Solar PV tender. It is for a 9.8 MWatt connection to the Cloetesville Substation.</p> <p>We believe that the 19 ha property is well suited for the development of an Agrivoltaics project for combined energy and food production. The property is also hidden from the R304 road behind trees which would minimise negative visual impact.</p> <p>The tender date of end September provides sufficient time for us to select an energy company partner and to have a tender prepared.</p> <p>My understanding is that a deposit of R98 000 is payable by the tender bidder by the end of August.</p> <p>This means that we would need to have an agreement in place with an energy partner by the end of next week.</p> <p>It would be unwise for us to rush into a 25 year lease agreement by the end of next week without thorough consideration due to the complexity of an Agrivoltaics project.</p> <p>My understanding is that the municipality reserves the right to alter timelines?</p> <p>We would be grateful if we can meet with the Municipality as soon as possible to discuss any possibility of a short extension on the end August deposit deadline. This would give us the</p>	There is no "deposit" payable by the end of August. If you are referring to the Bid Guarantee, that must be submitted by a Bidder with its Bid Proposal on the Bid Submission Date.

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				<p>opportunity to have a better considered lease agreement in place with the tendering company.</p> <p>Regardless if an extension on next week's deposit deadline is possible or not, we would still like to meet someone at the municipality before we are ready to commit to a long term lease.</p> <p>I am looking forward to hearing from you regarding a meeting with someone at the municipality.</p>	
5.	19 Aug 2025			<p>Our EPC partner pricing the project have come back with the following query:</p> <p><i>...could you request for additional information regarding the 66kV delivery point at Franschoek; which manufacturer/ equipment is inside the HV control room, which panel protection is there or at Jan Marais (as the instruction mentions it should match that of Jan Marais) and which SCADA system they currently have for our integration?</i></p> <p>Is this information available please.</p>	<p>Bidders shall price for the feeder protection panel based on the ESKOM standard Feeder Protection Scheme 5FDZ3920.</p> <p><u>This requirement applies to all Delivery Point Options.</u></p>
6.				<p>Our RF Pty Ltd JV is registered however not all directors and shareholders are as of yet, should we first register as a consortium for and state that our JV is still being formed as a ring-fenced JV.</p>	<p>Clause 5.1.2 of the RFP reads as follows:</p> <p>"5.1.2 If the Bidder is a Project Company at the Bid Submission Date, that Project Company must:</p> <p>5.1.2.1 be a special purpose Company established with the sole purpose of undertaking the Bidder's Project, including entering into and fulfilling the purposes of the Project Agreements;</p> <p>5.1.2.2 be a "ring fenced" company in terms of the Companies Act; and</p> <p>5.1.2.3 have all of its Shareholders as Members of the relevant Bidder."</p> <p>If one or more of the three requirements cannot be met by the Bid Submission Date, the Bidder should register and/or bid as a consortium and</p>

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					note that the Project Company structure will be in place before Commercial Close.
7.				My understanding is that the bids above R50 million are weighted 90/10 and 80/20 below 50 million. Is this correct?	Yes, this is correct.
8.				When submitting our bid, regarding SALA, land use consent for BESS, our project relies on a long-term notarial lease, or and Subdivision of Agricultural Land Act consent. Are we required to submit that we have prepared and filed the agricultural-land consent application (forms, motivation, plans) and any related municipal land-use applications that are “necessary” to commence processing. and have legal opinion on land acquisition and land use demonstrating rights secured and applications lodged.	The question is not entirely clear, but this understanding sounds correct. See clause 14 of the RFP which stipulates what is required to be in place by the Bid Submission Date, as reflected in the legal opinion, and what can be completed later.
9.				Are we able to start processes and defer completion to later bid milestones such preferred bidder.	It is not clear exactly what is meant by “processes”. Please refer to clauses 13, 14, 15, 16 and 17 of the RFP which clearly stipulate what the status of each item must be by the Bid Submission Date, and what can be completed later.
10.		Appendix 36		Refer to Table 3-1 of Electrical Networks and Distribution Connection Works, the Stellenbosch Electrical Network Main Substation only 11 kV Feed in is possible. To minimize transmission losses and ensure reliable evacuation, can bidder propose constructing a transmission line from the PSS to the GSS, with a 33/11 kV transformer at the GSS to step the voltage down to 11 kV for distribution. The GSS footprint required to accommodate the transformer, 11 kV switchgear, protection relays, metering and earthing provisions is estimated at ~25 m². This arrangement reduces I²R losses over the long feeder, improves voltage regulation at the point of supply, and provides a practical layout for protection and operational access.	The approach is acceptable. Please refer to Item No. 15 in Briefing Note 2.

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				Can you pls confirm that this approach is acceptable and required space can be made available in Stellenbosch main substation.”									
11.		Appendix 36		<p>Table 3-2 in Appendix 36 stipulates that the 11kV feed-in capacity at the Stellenbosch Main Substation is 21.0MW:</p> <div><p>Table 3-2: Maximum Capacity (Solar PV and BESS combined) due to Network Constraints per Delivery Point Option</p><table><tr><th>Substation</th><th>66 kV Feed In: Maximum Capacity</th><th>11 kV Feed In: Maximum Capacity</th><th>Additional Capacity Constraints for 11 kV Feed In Options</th></tr><tr><td>Stellenbosch Main (Stellenbosch Network)</td><td>0 MW</td><td>21.0 MW</td><td>Maximum 10 MW connected to single transformer</td></tr></table></div> <p><u>Our query/concern:</u></p> <ul style="list-style-type: none">Is there sufficient load on this 11kV Main Substation bus to consume the 21.0MW and avoid “wheeling” over Eskom’s 66kV busbar to the rest of the Stellenbosch 66kV network?We have seen with similar projects that Eskom regards this reverse feed of embedded generation over their busbar as “wheeling”, and subsequently Eskom must be included in the approval process for the plant’s connection – which can pose significant delays.To avoid this, all energy produced by the PV plant, and discharged from the battery, will have to be consumed on the 11kV side of this busbar.Please confirm the load profile (minimum, average, and maximum kW) on this 11kV bus and that the municipality will control energy production from PV & BESS plants onto the 11kV busbar (consumption & export limiting) through their SCADA system.	Substation	66 kV Feed In: Maximum Capacity	11 kV Feed In: Maximum Capacity	Additional Capacity Constraints for 11 kV Feed In Options	Stellenbosch Main (Stellenbosch Network)	0 MW	21.0 MW	Maximum 10 MW connected to single transformer	<p>The concern is noted.</p> <p>The Municipality's control system will communicate with each Facility (solar PV and BESS) to issue dispatch / curtailment instructions, as required.</p> <p>The Maximum Capacity per Delivery Point Option remains as set out in Table 3-2 of Appendix 36 of the RFP.</p>
Substation	66 kV Feed In: Maximum Capacity	11 kV Feed In: Maximum Capacity	Additional Capacity Constraints for 11 kV Feed In Options										
Stellenbosch Main (Stellenbosch Network)	0 MW	21.0 MW	Maximum 10 MW connected to single transformer										

5. Schedule of Briefing Notes

Briefing Note No.	Issue Date	Details of Briefing Notes
1	11 April 2025	This Briefing Note addresses Bidders' queries and clarification requests received between 29 March 2025 and 9 April 2025.
2	14 May 2025	This Briefing Note addresses Bidders' queries and clarification requests received between 10 April 2025 and 29 April 2025.
3	15 July 2025	This Briefing Note addresses Bidders' queries and clarification requests received between 30 April 2025 and 4 July 2025 and contains Appendix 18: Draft Distribution Agreement as well as comments received on the PPA together with responses and mark-ups to Appendix 15: Solar PV PPA and Appendix 16: BESS PPA.
4	31 July 2025	This Briefing Note addresses Bidders' queries and clarification requests received between 5 July 2025 and 18 July 2025.
5	14 August 2025	This Briefing Note addresses Bidders' queries and clarification requests received during 19 July 2025 and 6 August 2025 as well as clarifications received during the Compulsory Bidders Conference.
6	21 August 2025	This Briefing Note addresses Bidders' comments received on the Project Agreements, and further clarifications not addressed in Briefing Note 5.
7	4 September 2025	This Briefing Note addresses Bidders' queries and clarification requests received between 8 August 2025 and 1 September 2025.