

PORTSIDE

Cape Town, South Africa
(First Green Buildings 5 Star Skyscraper)

PROJECT TYPE: 32 story green skyscraper

CLIENT:
First Rand and Old Mutual

PROJECT DURATION:
22 months

PROJECT DESCRIPTION:

Construct Cape Town's tallest building and achieve a 5 Green Star SA Office Design rating certification from the Green Building Council of South Africa (GBCSA).

CONTROLS:

The following design and construct aspects were targeted for green credits:

- Provision of 227 bicycle spaces.
- Dedicated parking spaces for 70 hybrid or alternative fuel vehicles.
- Double glazing windows for heat load reduction, coupled to daylight harvesting and low energy LED resulting in a 30% energy saving compared to baseline.
- Rain water harvesting filtered and reused in the grey water systems.
- Construction waste recycling of up to 70%.
- Embedded materials with a high recyclability content and low detrimental health effect on building users.
- The original specification called for a 30% substitution of cement, but 85% slag replacement was achieved.
- A focus on end of life disassembly with components such as the façade panels marked for a disassembly plan.

The building now stands at 32 floors and holds 52 000m² of office space for 3 000 people.

