




**GREEN BUILDING COUNCIL**  
SOUTH AFRICA

## THE WATERSHED

17 Dock Road, V&A Waterfront, Cape Town

6 Star Green Star – Existing Building Performance v1






**AFRICA**  
South Africa

Existing Building Performance v1

★ ★ ★ ★ ★

6 Star Rating  
World Leadership  
CERTIFIED OCTOBER 2022



TOTAL POINTS:

78

CATEGORY SCORES:



FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):	7 623m <sup>2</sup>
TOTAL COMMERCIAL OFFICE AREA:	1 595m <sup>2</sup>
TOTAL RETAIL AREA:	2 359m <sup>2</sup>

The Watershed building is located on Dock Road in the V&A Waterfront next to the very popular Two Oceans Aquarium and is in operation 7 days a week.

It can be described as a beautiful and vibrant retail and co-working office space, which is utilised daily by locals and tourists alike.

The ground floor houses over 150 retailers who represent more than 365 brands to visitors. A vast selection of products can be found here from ceramics, textiles, furniture, fashion and jewelry all with a strong focus on supporting local small businesses. This vibrant addition to the V&A Waterfront also includes the Jubilee Exhibition Hall and smaller spaces that play host to world-famous exhibitions, live entertainment, and workshops.

The co-working tenant, Workshop 17 utilises the first and second floor, a space which over 240 entrepreneurs call their offices.

### Sustainable building features include:

The Watershed incorporates many building initiatives to enhance energy efficiency, minimise greenhouse gas emissions, and improve the overall environmental footprint of the building, such as:

- Excellent Daylight with minimized heat gain.
- Natural Ventilation – A large majority of the building is naturally ventilated. This reduces the need for mechanical ventilation (fans) and air-conditioning. Also, this means that the air is of excellent quality.
- Re-used Structure and Materials – The Watershed has retained much of the old original structure and finishes of the old warehouse building. This includes the original timber warehouse floor, refurbished windows on the South-East, and hanging the first floor from the original gantry structure (as opposed to constructing new columns).

All of this means that less materials were used in building, reducing its embodied energy.

- Installation of solar energy – A solar system of 300 kWp has been installed on the roof of the building, providing an abundance of solar energy for consumption in the building.
- Energy efficient lighting – Efficient fluorescent and LED lighting is installed which uses less energy and lasts for longer, increasing its efficiency over standard fittings. Less maintenance is also required for fittings with a longer lifespan. Because of the high daylight levels, less artificial lighting is also required in the building.
- Water efficient fittings – All the water fittings (taps, toilets, etc.) are designed to be low-flow / low-flush (with waterless urinals in some areas); i.e. less water is wasted for

every use. Hand wash basins in toilets are equipped with automated on and off sensors to help save water.

- Socio-Economic Retailing – All stores in the Watershed are SMME's supplying local African produced/assembled product.
- Greener Transport – The Watershed has excellent access to public transport, with a MyCiti bus stop directly outside the building. There are also prominent cyclist and motorcycle parking areas around the building, and safe pedestrian paths to adjacent amenities and communities. A recent survey done in the building showed that 80% of the regular building occupants traveling daily to and from the building used alternative forms of transport, to single occupant vehicles.

### PROJECT TEAM:

**OWNER**  
V&A Waterfront Holdings (Pty) Ltd

**ACCREDITED PROFESSIONAL**  
Sow & Reap Consulting

**SUSTAINABLE BUILDING CONSULTANT**  
Sow & Reap Consulting

**PEST MANAGEMENT CONTRACTOR**  
Pest Free SA