



## GRANGER BAY COURT

1 Beach Road, V&A Waterfront, Cape Town

4 Star Green Star – Existing Building Performance v1



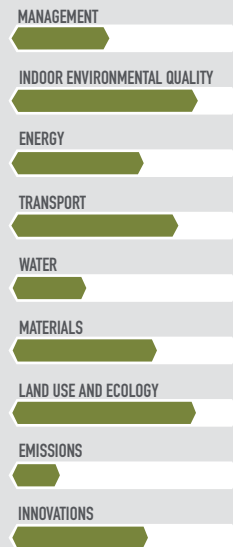
**AFRICA**  
South Africa



TOTAL POINTS:

**56**

CATEGORY SCORES:



Granger Bay Court is an office building consisting of two blocks of 3 and 4 floors respectively. Situated in the heart of the V&A Waterfront, the building is close to a number of amenities, most notably the Victoria Wharf Shopping Centre, Cape Town Stadium and many public transport facilities, including the MyCiti bus service which has a bus stop in front of the building. The V&A Waterfront aims to operate Granger Bay Court in such a way that the building minimizes its negative effect on the environment and occupants. This is achieved through careful consideration and implementation of several sustainability initiatives.

### Sustainable building features include:

- A large Solar Photovoltaic system on the roof provides clean renewable energy to the building.
- Granger Bay Court consumes in the region of 131 kWh/m<sup>2</sup>/year, which is almost a 50% improvement on a typical office building of this scale (234 kWh/m<sup>2</sup>/year). This is due to the efficient habits of tenants, as well as energy efficiency and renewable energy initiatives implemented.
- The building has excellent public transport links via the MyCiti bus service, which has a bus stop directly in front of the building.
- The V&A also has excellent cyclist facilities, safe cycle lanes and storage right by the building.
- All taps, showers, and toilets are water efficient. Granger Bay Court consumes in the region of 700 litres/m<sup>2</sup>/year\*, which is nearly 20% improvement on a typical office building of this scale (890 litres/m<sup>2</sup>/yr\*). The V&A have also implemented pressure reductions in the precinct which have reduced water consumption significantly.
- The V&A uses paints, flooring, adhesives, and sealants without toxic emissions. Through a tenant installation guideline documents all tenants are encouraged to do the same.
- 'Green Cleaning' practices are applied in the building and tenants are encouraged to do the same.
- Precinct-wide green travel plan to promote sustainable transport within the precinct.
- Precinct-wide sustainable procurement and purchasing policies and procedures.
- Precinct-wide sustainable groundskeeping practices.

### 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

### FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): n/a

TOTAL COMMERCIAL OFFICE AREA: 8 700m<sup>2</sup>

CAR PARKING AREA: n/a