



West Quay Offices

35 Port Road, V&A Waterfront, Cape Town



**Green Star SA –
Existing Building Performance v1**
Achieved in January 2017

The West Quay offices are situated within the V&A Waterfront precinct in Cape Town. Just over 7000 m2 of office space is provided within two office blocks sharing a connected basement. Being in the V&A Waterfront precinct, the building is located within close walking distance to numerous amenities, as well as major public transport facilities servicing Cape Town.

Sustainable building features include:

- **Excellent Daylight & Views**- West Quay has excellent daylight levels throughout most of the tenanted spaces. This gives occupants a connection to the outdoors and also reduces the need for artificial lighting.
- **Installation of solar energy** - A solar system of 128 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 lighting is installed in many places inside the building. If installing new lighting, please refer to the V&A's Tenant Installation Manual that sets out the required efficiency of any new installations. Because of the high daylight levels, less artificial lighting is also required in the building.
- **Water** – Water efficient fittings and fixtures are installed in the building. The irrigation demand is reduced by choosing appropriate planting and using drip irrigation where possible. In addition, pressure-reducing valves are installed in the waterfront precinct to reduce water leaks and increase water savings.
- **Greener Transport** – West Quay has excellent access to public transport, with close proximity to the MyCiti '104' route. There are also prominent cyclist and motorcycle parking areas around the building, and safe pedestrian paths to adjacent amenities, communities, and Cape Town CBD. All of this results in less cars on the road, and saves on associated emissions. As a testament to the success of these initiatives, surveys in the building show that many of the occupant's make use of alternative transport.

PROJECT TEAM:

OWNER
V&A Waterfront Holdings

SUSTAINABILITY CONSULTANT
Sow & Reap Consulting

TOTAL POINTS:



POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL LETTABLE AREA: **7 193 m²**