



## MULTI MILLION RAND SILO DISTRICT ON TRACK

The Silo District is a large (80,000 sqm), mixed-use, pedestrianised district developed by the V&A Waterfront in the heart of the iconic South African location.

*It has been* designed to international best practice standards and is aspiring to be the greenest precinct in South Africa.

Sustainability has been at the heart of the brief for each of the buildings, with development teams on each building targeting a minimum of a 4-star green rating from the Green Building Council of South Africa (GBCSA).

According to Mark Noble the Development Executive at the V & A Waterfront, when completed in 2017, the V&A Waterfront's Silo District will consist of the following developments:

- No. 1 Silo** – 18,500 sqm corporate head office for Allan Gray (completed in 2013; achieved 6-star 'As Built' rating)
- No. 2 Silo** – 31 unit apartment building (completed in 2013; achieved 4-star green rating)
- No. 3 Silo** – 79 unit apartment building (scheduled for completion in early 2017)
- No. 4 Silo** – 3,925 sqm Virgin Classic Health Club (scheduled to open late 2016)
- No. 5 Silo** – 14,500 sqm multi-tenant office building anchored by PwC and Werksmans (scheduled for completion in June 2016)
- No. 6 Silo** – 252 key Radisson Red Hotel (scheduled to open in mid-2017)
- The Silo Hotel** – 27 key boutique hotel (scheduled to open in early 2017)
- The Zeitz Museum of Contemporary Art Africa (Zeitz MOCAA)** – 10,000

sqm contemporary art museum (scheduled to open in mid-2017)

### Background and history of construction

Construction of the parking super-basement (1,000 bays – 30,000sqm) and foundations to the No. 3, 4, 5 & 6 Silo buildings started in 2014, with the first superstructure commencing in mid-2015. This phase of construction will be completed with the handover of No. 6 Silo (the Radisson Red Hotel) in mid-2017 said Noble.

In line with the V&A Waterfront's strong sustainability focus, the Silo District has seen the development of a number of sustainable features that unlock opportunities for the buildings above. The primary example of this is the centralised seawater heating and cooling plant, which has seen the installation of the most efficient chillers installed in South Africa to date. This system runs 3 pipes to each building to provide hot, chilled and pre-cooling water from these chillers to the buildings.

The pre-cooling water takes its energy directly from the ocean, which provides water of approximately 12° C in summer months without the need for chillers. Other interventions include high performance façades, low-energy lighting and photo-voltaic (solar) panels on the roofs of No. 5 and 6 Silos.

The Silo District also includes sustainable timber, sourced from a FSC (Forest Stewardship Council)

registered supplier, and natural ventilation in the common and circulation areas where possible, as an inherent part of its sustainability features. All construction materials in the District have been procured in line with GBCSA regulations and effort has been taken to recycle all rubble and construction by-products accordingly. Additionally, all roofs in the District have been constructed as useable green space, and will be developed into gardens with indigenous and water wise species.

One of the most challenging elements of the Silo District development has been the co-ordination and logistics for the construction of over 100,000 sqm on one development site. This is being done with multiple tenants, a large team of consultants, various contractors and sub-contractors, while at the same time accommodating the needs of a fully operational V&A Waterfront, which welcomes over 24 million visitors a year.

The different buildings also interrelate on various levels and across external pedestrianised areas, which required design co-ordination from numerous parties. The V&A Waterfront development team is very proud of our health and safety record, achieving a landmark 3 ½ million man hours across the various Silo District developments with no loss-of-time incident. With over 2,000 men on site at the moment, the logistics and safety management is very much

a team effort that requires daily coordination and onsite monitoring.

The total development value of the entire development will be over R4.5 billion from inception in 2011 to completion of the final building in 2017.

This development site has been responsible for creating an average of 2,000 construction jobs over the past 5 years. The management and consultant teams comprise of over 300 individuals in permanent employment by various companies.

Once operational, the buildings themselves will employ additional permanent cleaning and security staff as well as maintenance teams.

The integration of the Zeitz MOCAA project into the District has resulted in a new Art in Public Places programme (AiPP), which will see contemporary art work integrated into both the new buildings and the public realm of the district. This will see works from the museum collection as well as works commissioned specifically for the projects reaching out beyond the

museum into the District and even further into the rest of the V&A Waterfront.

Lastly, the V&A Waterfront team has also worked very closely with the City of Cape Town to co-ordinate the location of a MyCiti bus stop on its doorstep and will also be integrating a significant amount of bicycle parking and associated facilities in the buildings. The aim is to create incentives for the residents and workers in the District to use alternative means of transport to commute.