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Portside



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Figures

Height: Architectural	136.4 m / 448 ft
Height: Occupied	105.9 m / 347 ft
Height: To Tip	136.4 m / 448 ft
Height: Observatory	105.9 m / 347 ft
Floors Above Ground	30
Floors Below Ground	5
# of Elevators	22
Top Elevator Speed	3.5 m/s
Tower GFA	116,000 m ² / 1,248,614 ft ²
Development GFA	116,200 m ² / 1,250,766 ft ²
# of Parking Spaces	1,382

Facts

Official Name	Portside
Structure Type	Building
Status	COM
Country	South Africa
City	Cape Town
Street Address & Map	2 Buitengracht Street
Postal Code	8001
Building Function	office
Structural Material	concrete
Energy Label	5 Star Green Star
Proposed	2010
Construction Start	2011
Completion	2014

Companies Involved

Owner	FirstRand Bank; Old Mutual Properties
Developer	Eris Property Group; Old Mutual Properties
Architect	<ul style="list-style-type: none">• Design dhk Architects Pty Ltd ; Louis Karol Architects
Structural Engineer	<ul style="list-style-type: none">• Design WSP Group
	<ul style="list-style-type: none">• Peer Review Aurecon
MEP Engineer	<ul style="list-style-type: none">• Design Benatar Consulting ; BFBA ; Claassen Auret International ; Spoomaker & Partners, Inc
	<ul style="list-style-type: none">• Peer Review Matrix Consulting Services
Project Manager	Absolute Project Management ; Metrum Project Management ; SIP Project Managers
Main Contractor	Murray & Roberts
Other Consultant	<ul style="list-style-type: none">• Acoustics• Civil• Fire• Food Service• Life Safety• Preservation• Quantity Surveyor• Sustainability• Traffic• Vertical Transportation MacKenzie Hoy Consulting Acoustic Engineers Clive Newsome ; WSP Group Solution Station Cookchill Ukhuseleko Health & Safety Ashley Lillie Heritage Specialist AECOM ; De Leeuw Group Agama Energy HHO Africa Infrastructure Engineers Proji-Tech ; WAC Projects
Material Supplier	<ul style="list-style-type: none">• Cladding• Electrical• Elevator• Flooring• HVAC Mazor Group Brand Engineering Schindler Penta Flooring Aster International

About Portside

Portside is the first high-rise to ascend in Cape Town for more than two decades, and is now its tallest. The banking headquarters building is becoming a landmark in the emerging financial district of Cape Town, capitalizing on the magnificent panoramas of Table Mountain and the Atlantic Ocean.

The building is about 10 meters shorter than the permitted height, so as to limit visual impact in relation to the larger urban and geographical context of the city and Table Mountain. The architectural quality and material selection were crucial in terms of mediating Portside's relationship to the public realm. Street level activation, appropriate scale, legibility and permeability were the main vehicles for addressing social context and urban regeneration. The use of LED lighting, storm water recapture, low-embodied-energy materials, and the provision of individually marked, removable and recyclable unitized façade panels earned Portside a 5 Green Star Design rating, the first tall building in South Africa to do so.

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