Portside

Facts

Official Name: Portside
Structure Type: Building
Status: Completed
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
   • Design: dhk Architects Pty Ltd; Louis Karol Architects
Structural Engineer
   • Design: WSP Group
   • Peer Review: Aurecon
MPE Engineer
   • Design
Project Manager: Absolute Project Management; Metrum Project Management; SIP Project Managers
Main Contractor: Murray & Roberts
Other Consultant
   • Acoustics: MacKenzie Hoy Consulting Acoustic Engineers
   • Civil: Clive Newsome; WSP Group
   • Fire: Solution Station
   • Food Service: Cookchill
   • Life Safety: Ukhuseleko Health & Safety
   • Preservation: Ashley Lillie Heritage Specialist
   • Quantity Surveyor: AECOM; De Leeuw Group
   • Sustainability: Agama Energy
   • Traffic: HHO Africa Infrastructure Engineers
   • Vertical Transportation: Proji-Tech; WAC Projects
Material Supplier
   • Cladding: Mazor Group
   • Electrical: Brand Engineering

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 m² / 1,248,614 ft²
Development GFA: 116,200 m² / 1,250,766 ft²
# of Parking Spaces: 1,382
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.

To submit more information or donate images for this project, please use our submission portal.