



# BLACK RIVER PARK - NORTH

Fir Street, Observatory, Cape Town, SA



## 5 Star Green Star SA

Existing Building Performance Pilot Rating

Achieved in 2014



The building completed in late 2004 was built with many innovative features at the time. These included overhangs, large shop-fronts with performance glass, storm water management, high ceilings and a roof structure designed to allow indirect light in whilst minimising heat ingress.

In 2013 a decision to show leadership in the built environment was taken leading to the installation of a significant PV plant, a LED retrofit, a green leasing initiative and the target of a 5 Star Green Star SA rating amongst many other initiatives.

The building is divided into 4 blocks with a 2500m<sup>2</sup> central courtyard providing a space for tenants to interact and escape their offices. This courtyard is home to a Vida e coffee shop, a water feature and a 140m<sup>2</sup> organic fruit orchard and vegetable garden used to supplement staff families.

For more information, please visit [www.blackriverpark.co.za](http://www.blackriverpark.co.za)

### Sustainable building features include:

- 1.2MW photovoltaic solar panel system with reverse feed into the city's grid
- Green break areas, vegetable garden & fruit orchard
- A green leasing option
- Tenant education seminars via, presentations and learning resources
- Indoor environmental quality testing in tenant areas
- Performance glass to maximise views, minimise glare and reduce heat gain
- Energy efficient lighting in common areas and joint tenant-landlord financing initiative
- Waste and recycling storage including garden waste and a 100 ton mulch patch
- Borehole water and reverse osmosis plant
- Cyclist and shower facilities
- Storm water management and permeable paving
- Building operations manuals, building policies and plans
- Sustainable procurement and green cleaning procedures

### PROJECT TEAM:

**OWNER**  
Observatory Business Park (Pty) Ltd  
[www.blackriverpark.co.za](http://www.blackriverpark.co.za)

**GREEN STAR SA ACCREDITED PROFESSIONAL**  
Misplon Green Building Consulting  
[www.misplon.co.za](http://www.misplon.co.za)

### TOTAL POINTS:

62

### POINTS ALLOCATION:



### PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **18 675 m<sup>2</sup>**  
TOTAL COMMERCIAL OFFICE AREA: **15 556 m<sup>2</sup>**  
CAR PARKING AREA: **872 Bays**