

# SUSTAINABLE RIPPLES

When completed in 2016, Dube City - 35 km from Durban and spread across 12 hectares - will be the largest environmentally-focused precinct ever developed in South Africa. 29° South, its flagship and largest building, is integral in dictating the green standards that will be adopted for all surrounding buildings and structures.

Completed in August this year, 29° South's first tenant is Dube TradePort, occupying two of the five floors. Other tenants are expected to take occupation in December.

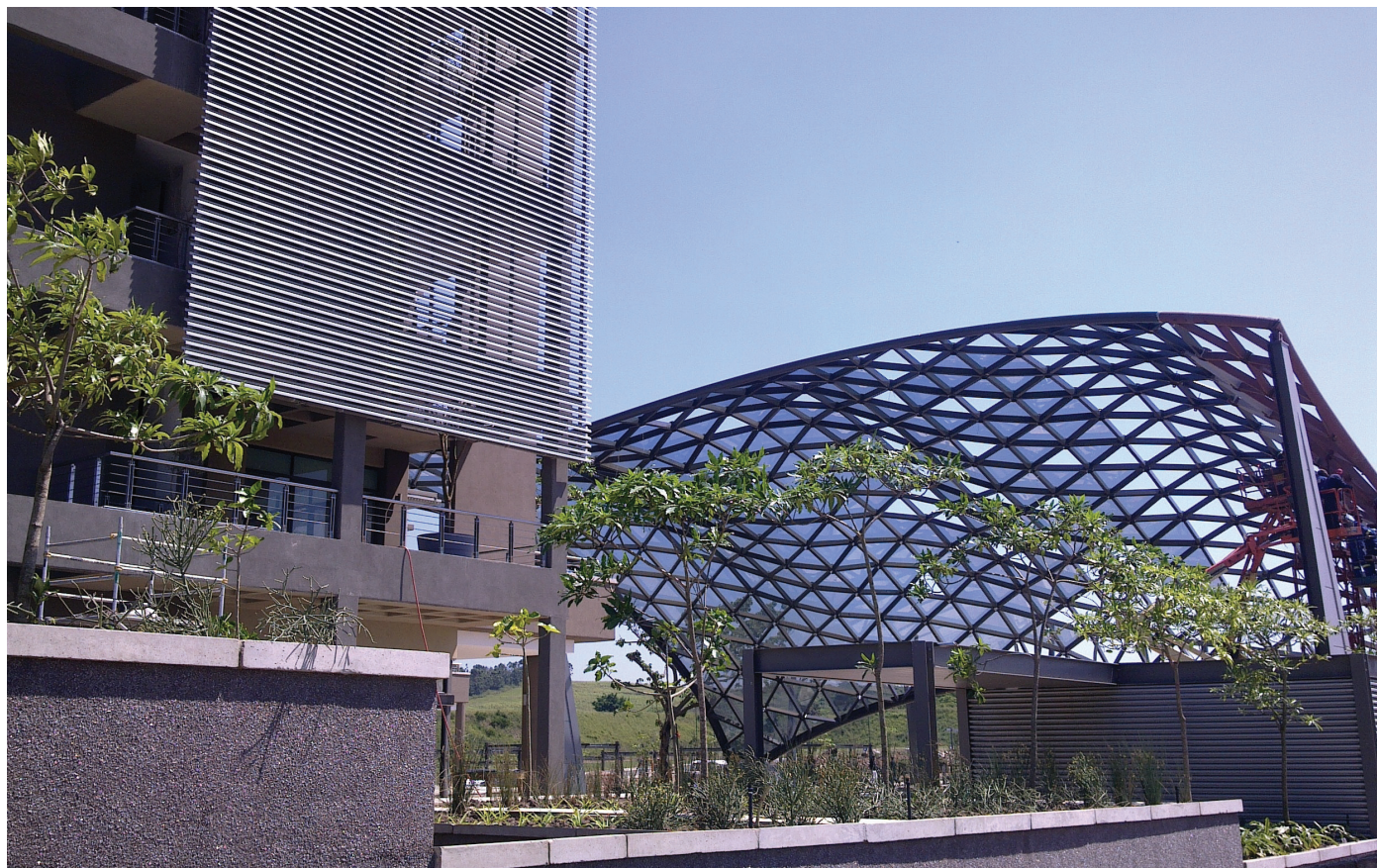
"Dube City is generating a lot of interest," says Mark Beckett, property executive at Dube TradePort. "We are seeing an uptake in developers' interest in the entire precinct as they come to realise its value, considering the advantage of its proximity to the King Shaka International Airport."

It is, however, early days and until the building

is fully occupied, all the environmentally-friendly aspects such as automatic in-house lighting, intelligent HVAC, water savings and a myriad of others, cannot be fully measured.

But for Tanya de Villiers who is part of the project team of urban designers and landscape architects CnDV africa, the "greenest city" in South Africa is starting to take shape now that 29° South, with its lush roof garden, is complete. "All the underground services are installed and although from the surface it may look like there is some way to go, this aspect

Iconic glass  
and steel  
canopy  
structure







is almost finished.

"In fact, by the end of the year all the public walkways, the tree and indigenous planting, the roads and feature lighting, Dube Square, the ponds and irrigation will finally be finished," says De Villiers. Umsinsi Junction, the main pedestrian spine within Dube City, together with future development sites, was used for activities during COP17, serving to reinforce that South Africa is committed to greening its buildings while doing the least harm to the environment.

Attendees also saw the multi-functional public space, Dube Square, which is one of the most interesting features of the precinct. A major component of the Square is an architecturally complex steel and glass canopy structure, incorporating a large projector and screen (the first of its kind in SA), beneath which lies a fusion of non-potable water and sculptural elements: mist that clouds up from the paving, playful fountains, and a sculpture of John Dube, namesake of Dube TradePort.

Construction of the hotel has already begun and it will be the next building to be completed.

It is, however, the landscaping from rehabilitated land that will ultimately create the visual aesthetics that showcase the environmental brilliance of Dube City. The fine detail to every green aspect is without comparison for such a large project, starting with the rehabilitation of vast tracts of surrounding land and ridding it of alien plants that, De Villiers points out, required large burns.

The submission process for the Design Green Star rating for 29° South will begin early in 2012, following which, if successful, will be the application for an As Built rating. Dube City is a monumental project that brings together some of the most in-

novative project teams in the country. When all the boxes are ticked the "work, fly, play" Dube City could be the first in its kind of a new heritage of African-flavoured architecture. ●

*\*Read the full project feature on p79 in the October-November 2011 issue.*

## SOURCEBOOK

**Architect** Shabangu architects 011 880 1214

[www.shabanguarchitects.co.za](http://www.shabanguarchitects.co.za)

**Structural engineer** Themba consulting engineers

011 234 9380 [www.themba.co.za](http://www.themba.co.za)

**Electrical engineer** Lebone consulting engineers

086 053 2663 [www.lebone.com](http://www.lebone.com)

**Mechanical engineer** Spoomaker 031 201 7355

[www.spoormaker.co.za](http://www.spoormaker.co.za)

**Civil engineer** Virtual consulting engineers

031 539 7442/7437 [www.virtualconsulting.co.za](http://www.virtualconsulting.co.za)

**Fire consultant** Chimera fire protection consultants

012 663 5580 [www.chimerafire.co.za](http://www.chimerafire.co.za)

**Urban designers** CNdV africa 021 424 5022

[www.cndv.co.za](http://www.cndv.co.za)

**Landscape architects** CNdV africa 021 424 5022

[www.cndv.co.za](http://www.cndv.co.za)

**\*Landscape** Leitch Landscapes 032 946 3881

[www.leitchlandscapes.co.za](http://www.leitchlandscapes.co.za)

**Green Star SA consultant** Virtual consulting engineers

031 539 7442/7437 [www.virtualconsulting.co.za](http://www.virtualconsulting.co.za)

**Project manager** Virtual consulting engineers

031 539 7442/7437 [www.virtualconsulting.co.za](http://www.virtualconsulting.co.za)

**Main contractor** Illembé airport construction services

(Building Joint Venture)

**Terazzo** Tiling Lovisa and Sons 032 533 1676

**Airconditioning and ventilation** Luft Technik

011 312 2430

**Ironmongery** Bildware 031 332 5764

[www.bildware.co.za](http://www.bildware.co.za)

*\*Incorrectly listed as CNdV africa in the October-November 2011 issue.*