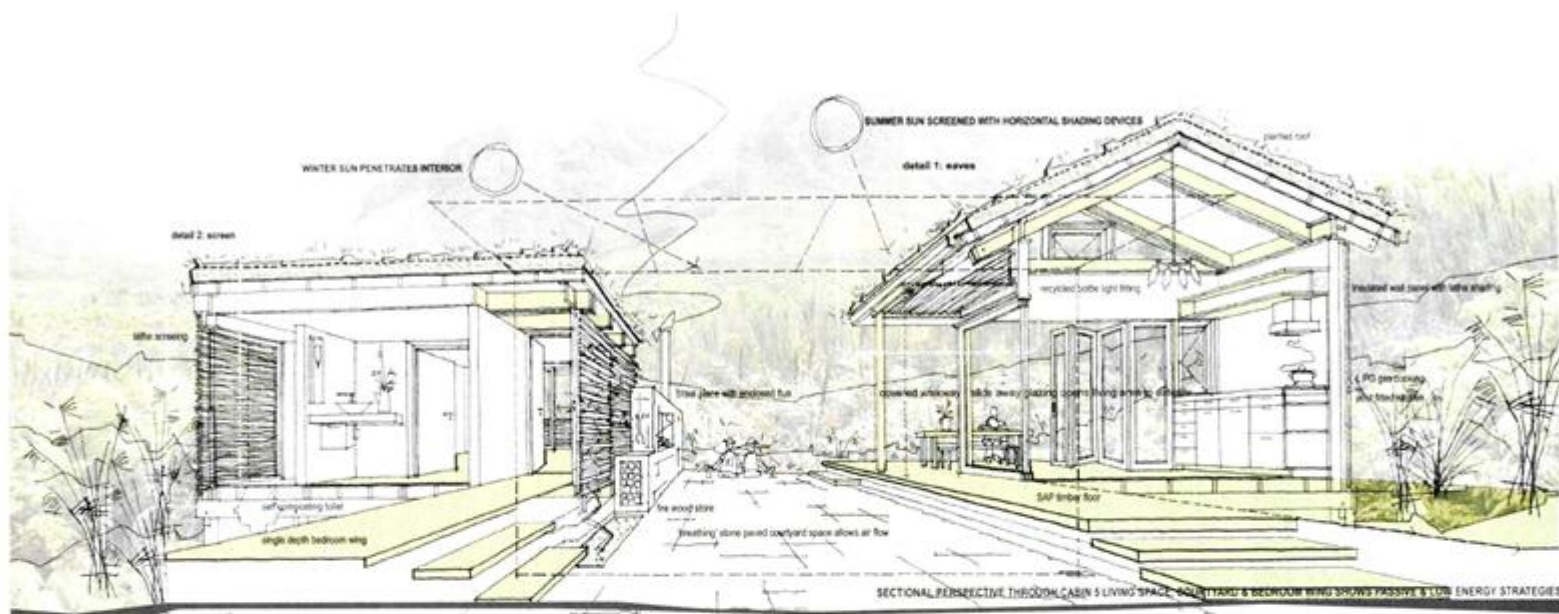


A host of passive and low energy strategies are used



To ensure the overall sustainability of the development at Oudebos and its financial viability, an independent consultant was appointed to conduct a detailed feasibility study which indicated positive returns on investment. Regardless, Ismail said, the long-term benefits of sustainable construction outweighed the initial investment from a financial, operational and environmental perspective.

Dr Donovan Kirkwood, ecological planner in CapeNature's business development unit, emphasised that the Kogelberg Oudebos development included multiple design features that greatly reduced both construction and operation phase carbon footprint, although many of these features were also associated with lower impact on the site itself, "a key consideration for us as a biodiversity agency".

He said the site location was carefully planned so that long-term use of the reserve would protect all natural habitats and ecosystems, and the critically important role these played in moderating climate change impacts.

Mike Walters, Chairman of the Western Cape standing committee on agriculture and environmental planning responsible for oversight of CapeNature, said the Holcim award was "a major achievement, not only for CapeNature and its service provider, Architecture Co-op, but also for the country." ○

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