

Mall of the North opens in Polokwane

Yesterday, 14 April 2011, the Mall of the North was officially opened in Polokwane by Premier Cassel Mathale of Limpopo, together with the executive mayor of Polokwane, Freddy Greaver. The ribbon ceremony was attended by the owners, professional team, local and provincial government officials and dignitaries, as well as thousands of shoppers who came to try out the new shopping centre.



An aerial view of Mall of the North, Polokwane, which opened yesterday.

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As the single largest real estate investment and development in the Limpopo province to date, the centre offers 75 000 sqm of shopping through over 180 new shops, with more than 20 new national retailers making their debut in the region. The mall is jointly owned and developed by Resilient Property Income Fund, Flanagan & Gerard Property Development & Investment and the Moolman Group.

Local investment, green efficiency

R85-million of the project value was invested directly with local companies, labour and material suppliers during the construction of Mall of the North. "Now that the centre is open, hundreds of permanent and part-time jobs within the centre have been created on a sustainable basis," says Patrick Flanagan of Flanagan & Gerard.

The mall's commitment to responsible development, energy efficiency, sustainability and the implementation of green strategies is evident in the design, construction and operational practices.

"As a developer, it is crucial to ensure that our future brick and mortar assets are environmentally responsible and as energy efficient as possible. It is important that they enhance the localities in which they are situated," says Flanagan. In the case of the mall, it comprises of more than 1550 tons of structural steel, over 8-million bricks and 37 000 cubic metres of concrete - all thoughtfully selected and placed.

Careful building measures have resulted in the reduction of heat loads, maximisation of natural light and the use of environmentally friendly, non-toxic materials. Environmental, social and economical factors have all been taken into account in the implementation of these strategies.

"To start with, the use of local labour and materials wherever possible during construction has gone further than boosting the local economy. It has also helped to lower carbon emissions by reducing travel and transportation needs," points out Jannie Moolman of the Moolman Group. He notes that during construction, borehole water was used and extensive measures were taken to avoid soil erosion.

The design has incorporated insulation, white roofing, cavity walls, shading devices, revolving doors and energy efficient glass to help to thermally regulate the building. The lifts have been designed to store kinetic energy, which will be used for regeneration in the event of a power failure. Escalators have motion sensors, effectively running slower when not in use. Solar geysers, gas systems, natural ventilation systems, metered taps and low flushing mechanisms in bathrooms all contribute to energy saving.

Indigenous landscaping is used throughout, conserving water, and aloes that were rescued from the site prior to construction will also be returned re-planted. In addition to using natural light to its maximum capacity throughout the centre, energy efficient globes with circuit timers and solar and motion sensors are used liberally to reduce light pollution.

To ensure that everything runs optimally, the entire centre will be monitored by a BMS (Building Management System), which comprises a central network that evaluates energy usage throughout the building.

For more information, go to www.mallofthenorth.co.za.

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