

Orams Group Limited

# ORAMS MARINE STAGE 1

## Project Profile



## PROJECT OVERVIEW

Four new buildings on site 18, Wynyard Quarter, containing offices, commercial and retail tenancies, carparking and two marine sheds. It will provide increased maintenance facilities for Auckland's ferries, fishing vessels and commercial vessels. The majority of existing marine business on the site will be accommodated within the new development especially for America's Cup 2021 in Auckland.

Automatic sprinkler fire system provided throughout the buildings. Ground floor tenancies have supplementary smoke detection.

Fire design developed in accordance with the C/VM2 framework with the reference to Acceptable Solutions.

## CROSSFIRE VALUE TO PROJECT

Crossfire developed a performance based design to optimise the mezzanine size in each commercial tenancies and significantly reduce the extent of external fire ratings to the north elevation of the marine shed.

The methodology resulted in a reduced construction cost by a lower FRR level and larger mezzanine sizes than permitted by an Acceptable Solution design.

### Client

Orams Group Limited

### Location

Site 18, Beaumont St  
Auckland

### Architect

RTA Studio

### Date:

Completion 2021

### Project Value

\$100m