

Todd Property Group **Ormiston Town Centre**



Project Summary

Located in South-East Auckland, Ormiston is the fastest-growing suburb in New Zealand. The Ormiston Town Centre was created as a dense hub of community focus, boasting 100 retail and commercial tenants. The building contains two anchor tenants (The Warehouse and New World), a food court, cinema complex, childcare centre, and three-level carpark.

The building is designed with a central concourse to create a closed-in mall vibe. This concourse includes a central foodcourt with feature ceiling and luxury seating area.

Crossfire Value to Project

Crossfire developed a performance based design with smoke management system to limit the spread of fire and smoke throughout the building. Crossfire carried out FDS and Pathfinder modelling to assess tenability of occupants evacuating the building in a fire event. The resulting fire safety strategy was one designed for the building to reduce false-alarms, limit the spread of smoke, and facilitate efficient evacuation.

Crossfire carried out the fire safety design for the fitouts within the building and adjusted the overall fire safety features to suit the needs of incoming tenants. Our involvement with the fitouts helped verify the alterations did not detrimentally impact the life safety of the remainder of the building. During construction Crossfire carried out inspections to monitor the ongoing works and check the overall fire safety system was being installed. Our engineers witnessed testing of the smoke management system to check the systems operates as intended.

Client
Todd Property Group

Architect
Jasmx

Date
Completion early 2021

Project Value
\$200m