



AUT

School of Future Environments
 Built Environment Engineering Department
 ENBU795/895/896 & ENBU795 CONSTRUCTION
 INTEGRATION SPECIALISATION PROJECT
 IMPERIUM CONSTRUCTION : Group G1

The White Oak Resort

FINAL YEAR INDUSTRIAL PROJECT

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Located on the edge of Ngataranga Bay overlooking Auckland CBD sits The White Oak Resort. A 5 star luxury hotel with a number of accompanying chalets, perfect for any getaway.

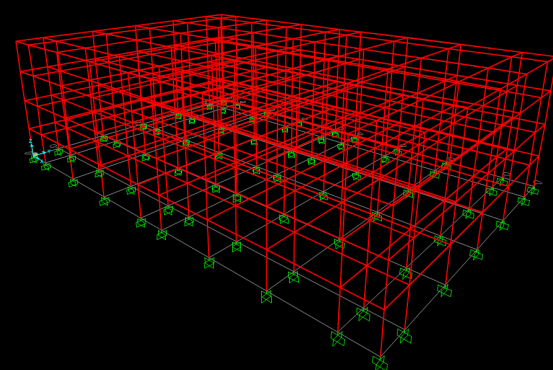
CHALETs

- ⇒ 5 Single story and 10 Double story chalets featuring a 2.7m floor to ceiling height
- ⇒ The white oak timber alongside miniature palms and bamboo as a feature
- ⇒ All chalets have their own dedicated outdoor patio area
- ⇒ Open plan kitchen—living—dining with white oak flooring and black marble countertops
- ⇒ Views out onto Ngataranga Bay and further out to Auckland City.



STRUCTURE AND FRAME

- ⇒ Moment resisting precast concrete frame, modelled using SAP2000
- ⇒ Precast double T flooring system



LEVEL 3

- ⇒ 28 units, each with a double bedroom studio apartment layout
- ⇒ Skylight in every room
- ⇒ A communal sun lounge is located on the eastern and western side providing views of the sunrise and sunset

LEVEL 2

- ⇒ 10 units each with two double bedrooms and their own private balcony
- ⇒ Art gallery

LEVEL 1

- ⇒ 8 triple room suites
- ⇒ The large two story glass curtain wall located on the west façade looks over the chalets and out towards Auckland city.

GROUND FLOOR

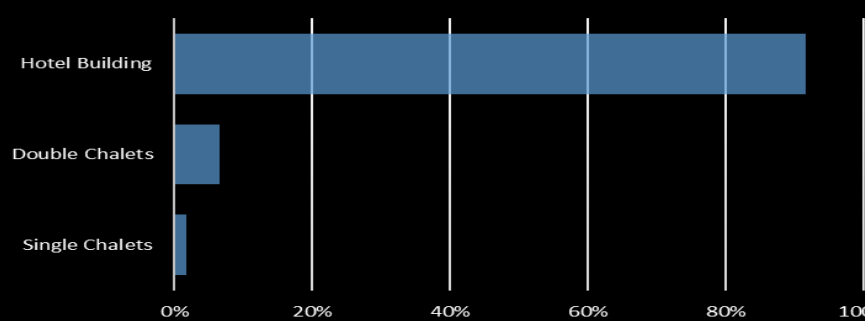
- ⇒ This is the main hub for the resort, featuring a 10m tall glazed grand entrance leading in to the reception area
- ⇒ Large White Oak tree in the atrium's feature garden rising two floors through the large central void

BASEMENT CARPARK

- ⇒ The carpark has 78 spaces, 51 of these spaces are accessible sized
- ⇒ 4 spaces directly to the right of the lifts being reserved for use only by mobility card holders.
- ⇒ Garden plant beds to help to soften the hard concrete enclosure and will provide some sound damping

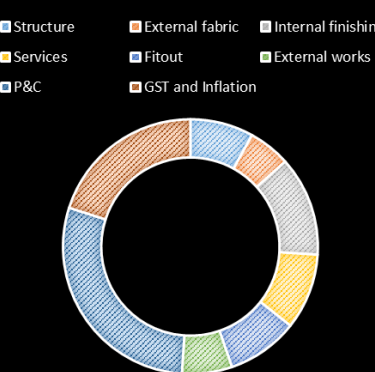
COST BREAKDOWN

- OVERALL COST: **\$155,490,913.74**
- Chalets: **\$13,136,746.10**
 - Hotel Building: **\$142,354,167.64**



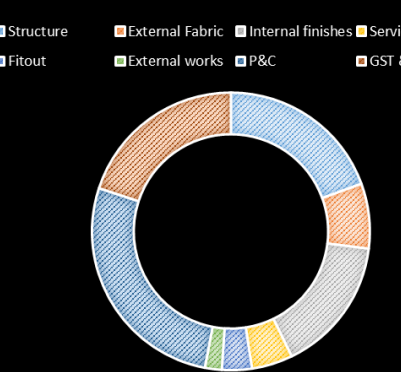
COST ANALYSIS - HOTEL

- Structure—8%
- External Fabric—5%
- Internal Finishes—13%
- Services—10%
- Fitout—9%
- External Works—6%
- P&C—29%
- GST & Inflation—20%



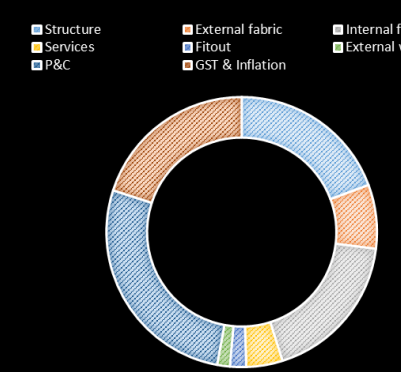
COST ANALYSIS - CHALETs (SINGLE)

- Structure—20%
- External Fabric—8%
- Internal Finishes—16%
- Services—5%
- Fitout—3%
- External Works—2%
- P&C—27%
- GST & Inflation—20%



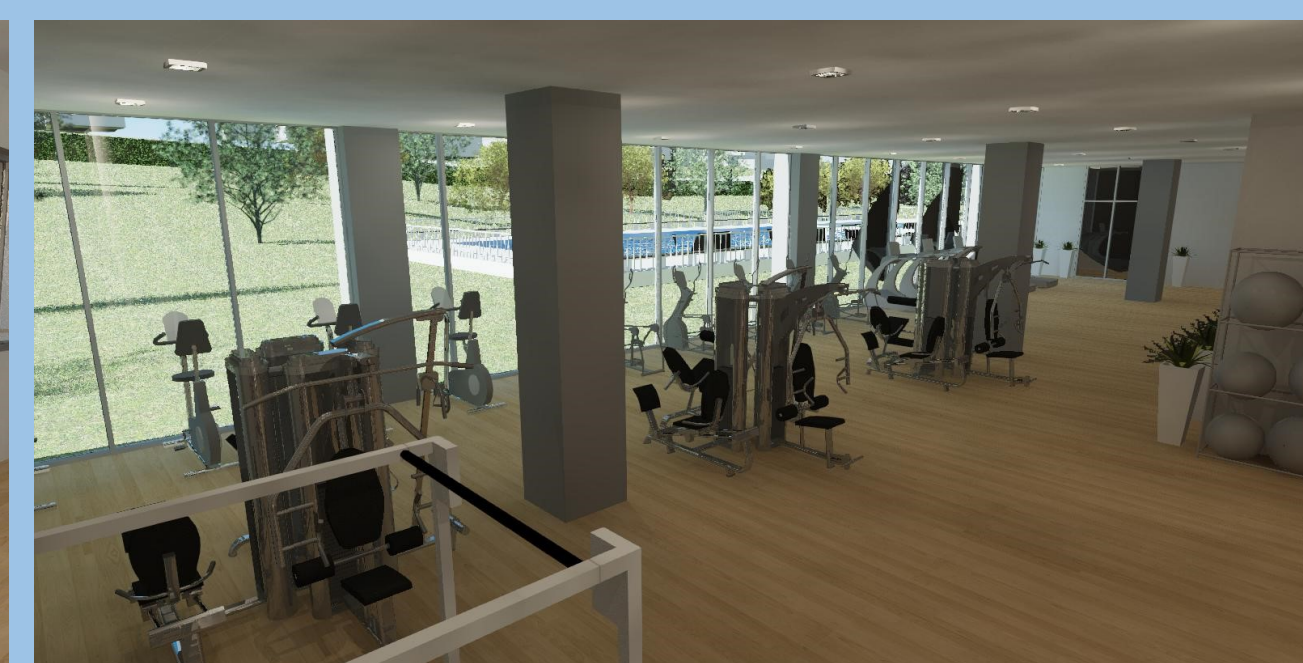
COST ANALYSIS - CHALETs (DOUBLE)

- Structure—19%
- External Fabric—8%
- Internal Finishes—18%
- Services—4%
- Fitout—2%
- External Works—2%
- P&C—27%
- GST & Inflation—20%



HOTEL AMMENITIES

- ⇒ Bar and restaurant
- ⇒ Sunview lounges
- ⇒ Double floor reception area
- ⇒ Gymnasium, sauna and pool
- ⇒ Art Gallery



SITE ELEVATION

