

Fairmont Zimbali Resort opens on schedule



The R700 million Fairmont Zimbali Resort project was completed successfully despite obstacles during the construction phase, and was opened in time for the 2010 FIFA World Cup in South Africa.

In October 2009, construction related legal matters brought the construction process to a halt and threatened to delay the completion and trading dates of the project further. With the construction process largely at a standstill from October 2009, the client body approached the construction project management consultancy, Betts Townsend (Pty) Ltd, in February 2010 to assist with, and take responsibility for, the project and construction management aspects of the project and to fast-track the internal finishes/FF&E (furniture, fixtures and equipment) fit-out and external works/finishes completion. The internal fit-out included the installation of all fittings and finishes in approximately 120 rooms, two Royal Suites (both over 300m²), two fine dining restaurants, a tea room, all pause areas and formal lounges, the main entrance foyer, the feature spiral staircase, the banqueting hall, the pre-assembly areas, public toilets, lift lobbies, spa, gymnasium, the sales office and 92 cores on six levels. External works included all hard and soft landscaping, five private external luxury suites with a total of 25 rooms, a delicatessen, external water features, the main entrance, external porte-cochère, associated roadworks/paving, pool

bar and pool areas.

Situated on KwaZulu Natal's Dolphin Coast not far from several hundred hectares of natural forest, the Fairmont Zimbali Resort joins the established Fairmont Zimbali Lodge. It offers five star luxury accommodation, conference facilities, a Willow Stream spa, a beach club, a variety of dining experiences, a range of hotel condominiums and the Fairmont Heritage Place Private Residence Club. Guests have access to the existing Tom Weiskopf championship golf course and will also be able to use the Gary Player 18-hole signature golf course, which is soon to be developed at the Zimbali Lakes Resort. Additional recreational facilities include tennis, squash, a gymnasium, several swimming pools and beautiful walking trails. Historical battlefields and two UNESCO World Heritage sites, the iSimangaliso Wetland Park and the uKhahlamba/Drakensberg Park, are also within easy reach.

The fusion architecture blends a subtle touch of Balinese with an authentically local interpretation, and care has been taken to ensure that the buildings are well integrated with the eco-sensitive natural environment. A sense of uninterrupted flow has been created from one

part of the hotel establishment to the next. Guest rooms have large verandas and are styled in wood, stone and other natural materials.

Betts Townsend's John Townsend and Lisette Keightley undertook the direct management of all the direct contractors and the general labour force, which amounted to over 800 personnel daily. "Programme management was the critical part of the delivery process," explains Mike Taylor, executive director at Betts Townsend. The initial fit-out delivery programme and timing was reduced substantially to safeguard the revised sales and pre-opening target date. The delayed programme was then further reduced, bringing the project back on track. A dry run on the hotel took place on 4 and 5 May 2010 and a temporary Occupation Certificate was issued by the Local Authority on 31 May 2010. "Betts Townsend's effective project, programme and resource management ensured that the hotel opened its doors on time and at the revised programme date," says Mike. "This reconfirms our philosophy that no matter the complexity or time frame, it can be done."

SAPR



PROFESSIONAL TEAM

Client: IFA Hotels & Resorts

Hotel operator: Fairmont Hotels & Resorts

Architects: RSL Architects

Project managers: Betts Townsend (Pty) Ltd

Construction managers: Betts Townsend (Pty) Ltd

Electrical engineers: CKR

Quantity surveyors: MLC Quantity Surveyors

Civil and structural engineers: Aurecon

Health and safety: C&M Safety Consultants

Interior design: Keith Designs

Mechanical engineers: Aurecon

Fire consultants: Aurecon

Landscape architects: Landmark

Land surveyor: Baker & Associates

