

Watercare House, 73 Remuera Road, Remuera

Scope of Work

Watercare House is a modern well designed office building with state of the art services. It has been rated 5 Green Star for office design.

The development consists of 3 basement parking levels with 309 carparks and 5 levels of office accommodation, comprising 12,796 m² of rental area.

This building is very well located close to Newmarket shopping area and public transport. It was completed in November 2013 and is tenanted by Water care, NZ Lotteries Commission (Lotto), BP Oil and Avanti Finance.

McAlpine Hussmann designed, supplied and installed the air conditioning and ventilation system for the building.



Project Highlights

Project Start: October 2012
Project Finish: November 2013 (base build)
Value: \$3.5 million



Engineering Features

- A centralised chilled water fan coil based system with 2 x Trane supplied scroll chillers, each with 425 kW of cooling capacity and variable speed pumping system.
- A centralised Trane Air Handling Unit (AHU) supplies fresh air to the floors and is complete with a cooling/heating coil to adequately temper the incoming fresh air.
- A Trane heat pump chiller capable of cooling and heating (400 kW approx) is dedicated to treat the fresh air and maintain it at a pre-set temperature before being delivered to the various floors.
- All chillers come with their on-board pumps, tanks and expansion systems, thus saving valuable plant area floor space.
- Trane supplied in-ceiling fan coil units with chilled water cooling. Coil and electric reheat are used to condition the office space.
- Approximately one fan coil unit is used to serve a floor space of 75 Sq m - a total of 187 fan coil units through the building, each with its own digital controller.