

OIR: 2324/911

27 May 2024

[REDACTED]  
[REDACTED]

Tēnā koe [REDACTED],

**Request for Information under the Local Government Official Information and Meetings Act 1987 (the Act) (the LGOIMA)**

Thank you for your email of **2 May 2024** requesting the following information regarding the Storm Water Retention scheme implemented at the new development Corner of Kāpiti Road and Amohia Street:

***1. Provide details of the Storm Water Retention Scheme implemented***

Hydraulic neutrality for the site was demonstrated for both the 1 in 10-year and 1 in 100-year rainfall event. Hydraulic neutrality was provided for via a 90m<sup>3</sup> underground tank with a restricted outfall designed to mimic the predeveloped flows from the site.

Please find attached the final as-built plans.

***2. The Calculated holding capacity and estimated release duration?***

The pre-development peak flows from the site are equal to 131.89 L/s and 205.20L/s for a 10 and 100 year event respectively.

The final design included 2943m<sup>2</sup> of impervious roof, 3999m<sup>2</sup> of impervious path/driveway/road, 1069m<sup>2</sup> of pervious decks/pervious concrete road, and 2121m<sup>2</sup> of pervious grassed areas [total development area 10,132m<sup>2</sup>]. Using these values, the neutrality model calculated the post development stormwater discharge to be 193.29L/s and 300.73L/s. Attenuation was therefore required and was provided for via an underground 90m<sup>3</sup> tank including restricted outfall. The total areas directed into the tank included 2578m<sup>2</sup> impervious and 1740m<sup>2</sup> pervious, while the remainder flowed off site unrestricted. The unrestricted area that flows from the site is compensated by the attenuated area.

*Please note that any information provided in response to your request may be published on the Council website, with your personal details removed.*

**3. *Where does the storm water release to?***

The stormwater discharges into the existing network, which ultimately discharges into the open channel located to the west of Kāpiti Primary School [Iver Trask Place].

**4. *Was there an environmental impact study done for the release? If so please provide details. Did this study include a full transition from site to sea?***

Hydraulic neutrality for the site was demonstrated for both the 1 in 10-year and 1 in 100-year rainfall event. If hydraulic neutrality is met, there is no need for an environmental impact study.

**5. *Does the Storm Water retention meet/exceed the minimum KCDC and local government requirements?***

The stormwater retention meets the minimum Council requirements. If the Council requirements are met, then local government requirements are also met.

**6. *Provide all correspondence relating to the Storm Water Retention application, negotiations, and approval processes***

On 15 May 2024 you confirmed that you wished to continue with the request as originally stated. In attempting to respond to this part of your request we identified the key staff members involved in the project and used the key terms “stormwater retention” and “amohia” and attempted a number of different combinations to search through our email archive for the correspondence requested. This resulted in 11,698 search results. Not all of these results will be relevant to your request, but the time required to go through all of these search results would be significant. Therefore, I am declining this part of your request under section 17(f) of the LOGIMA, that the information cannot be provided without substantial collation and research. I have considered whether we would be able to respond to this part of your request given extra time, or the ability to charge for the information requested. I have concluded that, in either case, the Council’s ability to undertake its day-to-day work would be significantly impacted.

**7. *Provide details of the monetary costs and fees related to the Storm Water retention***

The cost and fees associated with the storm water retention, is included in the total cost of the resource consents for the works. The deposit for RM200247 included work undertaken for the subdivision of the lot and the deposit for RM200247A included work for the variation of conditions.

As it is not possible to isolate which part of the work related to the storm water retention and as such I am declining under 17(e) of the LGOIMA on the basis that the document alleged to contain the information requested does not exist or, despite reasonable efforts to locate it, cannot be found.

**8. Please include all correspondence including domain names in resolving this request. I understand this may not be available at the time of the OIR request, however, it will be generated as a result.**

As explained in our email of 31 October 2023, this information will be collated once we have completed the response to your other questions and will be provided within 20 working days of the date of this letter. This is on the basis that the information did not yet exist at the time your request was made.

You have the right to request the Ombudsman to review this decision. Complaints can be sent by email to [info@ombudsman.parliament.nz](mailto:info@ombudsman.parliament.nz), or by post to The Ombudsman, PO Box 10152, Wellington 6143.

Ngā mihi,

A handwritten signature in blue ink, appearing to read 'J. Jefferson', with a long horizontal line extending to the right.

**James Jefferson**  
Group Manager Regulatory and Environment  
Kaiwhakahaere Rōpū Ture me te Taiao





LOT 3  
DP 11967

C Y TWEED  
G E EDWARDS

RP2  
Location: Waimarie Ave entrance to site  
Serial Number: 154593  
Model 375



DIAGRAM 1

NO	REVISION	BY	DATE
A	FIRST ISSUE		
B	UPDATED SERVICES	GC	3/11/2023
C	KCDC RFI	GC	25/03/2024
D	SN ADDED	SJC	03/04/2024

EXISTING WATER  
NEW WATER  
EXISTING STORMWATER  
NEW STORMWATER  
EXISTING SANITARY SEWER  
NEW SANITARY SEWER

COORDINATE DATUM - NZTM2000

HEIGHT ARE IN TERMS OF  
- WELLINGTON DATUM 1953  
ORIGIN OF LEVELS  
- MARK NAME OSP 8 SO 485786  
- REDUCED LEVEL 9.04m  
- SOURCE LINZ GEODETIC DATABASE

FLOYD SAO  
SAO CONTRACTORS LTD  
REGISTRATION NUMBER 22039

WORKS COMPLETED NOVEMBER 2023

SURFACE OPENINGS HAVE BEEN SUPPLIED BY  
SPENCER HOLMES LTD, REMAINING SERVICES  
HAVE BEEN SUPPLIED BY CONTRACTOR.

EXISTING REDUNDANT SERVICES  
DISCONNECTED AND CAPPED AT THE MAIN.

WATER PIPES ARE ID  
WATER LATERALS ARE 200 ID

SUMPS ARE TRAPPED.  
DOWNPIPES FITTED WITH LEAF GUARDS AND  
FIRST FLUSH DIVERTERS.

ALL SS LATERALS FITTED WITH CLEANING EYE

UNLESS OTHERWISE SHOWN  
MANHOLES ARE 10500

LL = LID LEVEL  
I = INVERT LEVEL  
D = DEPTH TO INVERT  
OD = OUTSIDE DIAMETER  
ID = INSIDE DIAMETER

**SpencerHolmes**  
engineers - surveyors - planners

Level 10 - 57 Willis Street  
PO Box 588 Wellington New Zealand  
(04) 472-2261 www.spencerholmes.co.nz

CLIENT  
**KAPITI TERRACES  
LIMITED**  
PROJECT  
**4 KAPITI ROAD  
PARAPARAUMU**

DRAWING TITLE  
**AS BUILT  
SERVICES  
SHEET 1/10**

DESIGN CONSULTANT  
**NOVAK + MIDDLETON**

Copyright of this drawing is vested in Spencer Holmes Ltd.  
The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under  
specific instruction from the client and is intended solely for the clients use.  
The information is valid as at the date of survey. Spencer Holmes Limited  
will accept no liability for any consequence arising out of the use of this  
plan, or the information thereon whether in hard copy or electronic format  
by any other party for any purpose whatsoever.

□ SZ1-0595-AB3 □ SZ1-0595-AB7  
□ DRAWN: GC □ FB  
□ CHECKED: SJC □ DATE 30/11/2023

SCALE  
**1 : 100** AT

DRAWING NUMBER  
**S21-0595-AB7** REV  
**D**

(1 : 200 @ A3)  
0 5 10 15 20

RESOURCE MANAGEMENT - LAND PLANNING - SURVEYING - STRUCTURAL - CIVIL - FIRE



NO	REVISION	BY	DATE
A	FIRST ISSUE	GC	3/11/2023
B	UPDATED SERVICES	GC	25/03/2024
C	KCDC RFI	GC	

EXISTING WATER  
NEW WATER  
EXISTING STORMWATER  
NEW STORMWATER  
EXISTING SANITARY SEWER  
NEW SANITARY SEWER

COORDINATE DATUM - NZTM2000

HEIGHT ARE IN TERMS OF  
- WELLINGTON DATUM 1953  
ORIGIN OF LEVELS  
- MARK NAME OSP 8 SO 485786  
- REDUCED LEVEL 9.04m  
- SOURCE LINZ GEODETIC DATABASE

FLOYD SAO  
SAO CONTRACTORS LTD  
REGISTRATION NUMBER 22039

WORKS COMPLETED NOVEMBER 2023

SURFACE OPENINGS HAVE BEEN SUPPLIED BY  
SPENCER HOLMES LTD, REMAINING SERVICES  
HAVE BEEN SUPPLIED BY CONTRACTOR.

EXISTING REDUNDANT SERVICES  
DISCONNECTED AND CAPPED AT THE MAIN.

WATER PIPES ARE ID  
WATER LATERALS ARE 200 ID

SUMPS ARE TRAPPED.  
DOWNPIPES FITTED WITH LEAF GUARDS AND  
FIRST FLUSH DIVERSERS.

ALL SS LATERALS FITTED WITH CLEANING EYE

UNLESS OTHERWISE SHOWN  
MANHOLES ARE 10500

LL = LID LEVEL  
IL = INVERT LEVEL  
DTI = DEPTH TO INVERT  
OD = OUTSIDE DIAMETER  
ID = INSIDE DIAMETER



Level 10 - 57 Willis Street  
PO Box 588 Wellington New Zealand  
(04) 472-2261 www.spencerholmes.co.nz

CLIENT  
**KAPITI TERRACES LIMITED**

PROJECT  
**4 KAPITI ROAD PARAPARAUMU**

DRAWING TITLE  
**AS BUILT SERVICES SHEET 2/10**

DESIGN CONSULTANT  
**NOVAK + MIDDLETON**

Copyright of this drawing is vested in Spencer Holmes Ltd.  
The Contractor shall verify all dimensions on site.

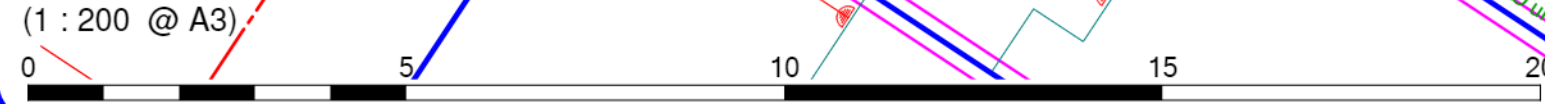
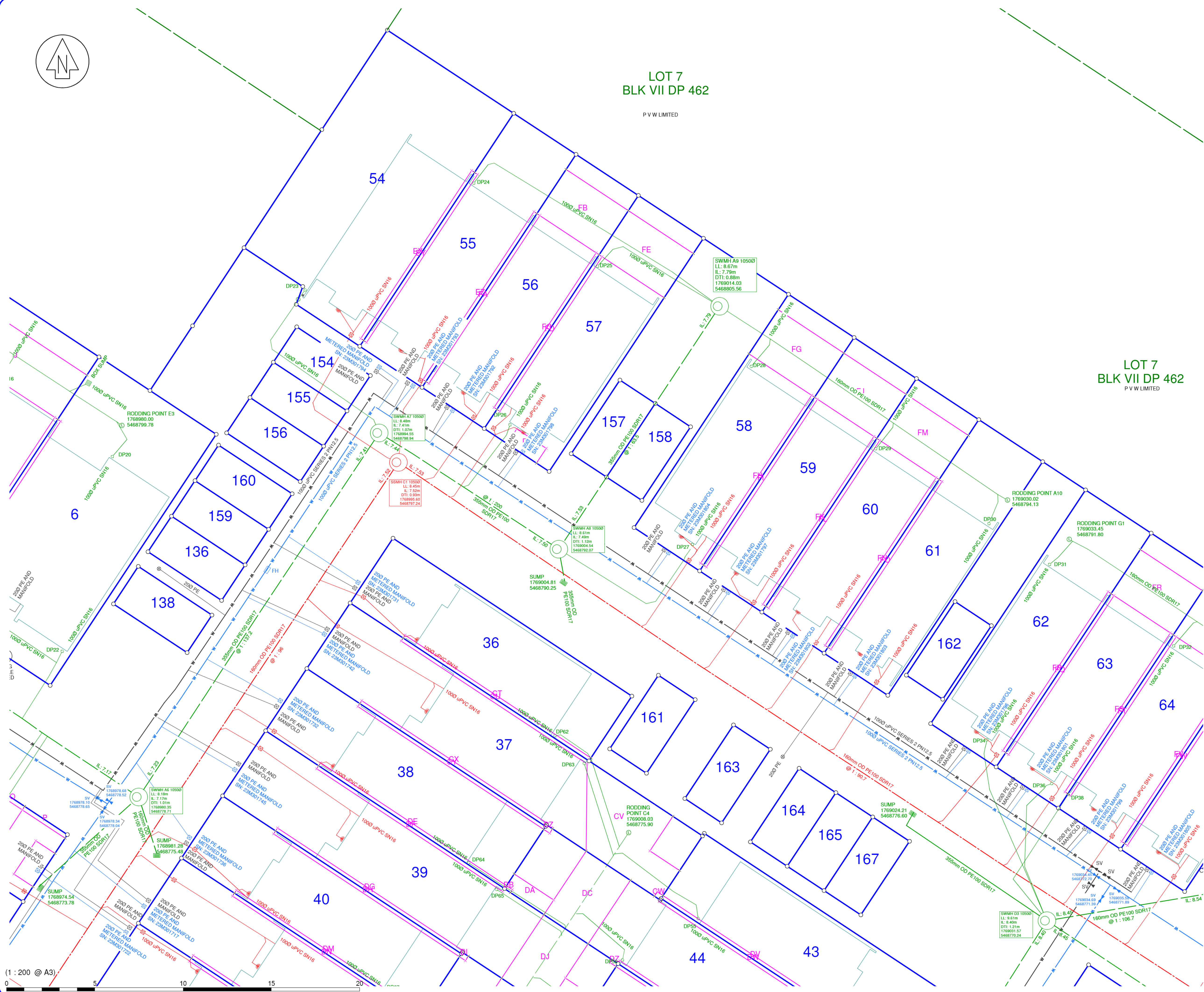
CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. Spencer Holmes Limited will accept no liability for any consequence arising out of the use of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

□ S21-0595-AB3 □ S21-0595-AB8 □ FB □ DATE 30/11/2023  
□ DRAWN GC □ CHECKED SJIC

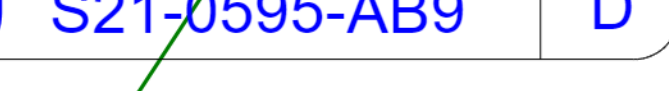
SCALE  
**1 : 100**

DRAWING NUMBER  
**S21-0595-AB8**

RESOURCE MANAGEMENT - LAND PLANNING - SURVEYING - STRUCTURAL - CIVIL - FIRE





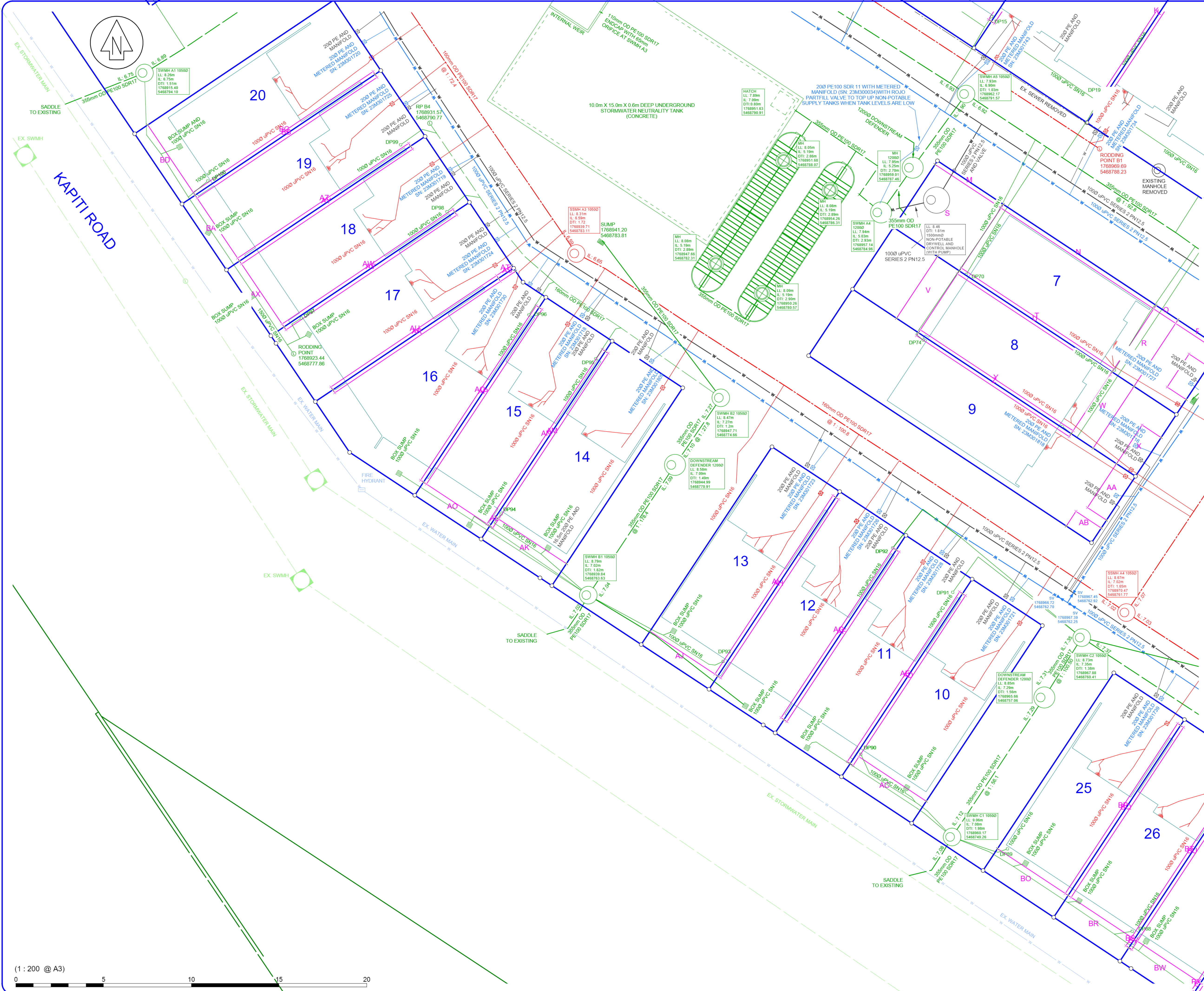


AMOHIA STREET









NO	REVISION	BY	DATE
A	FIRST ISSUE	GC	31/11/2023
B	UPDATED SERVICES	GC	25/03/2024
C	KCDC RFI	GC	25/03/2024
D	SN ADDED	SN	03/04/2024

**EXISTING WATER**  
**NEW WATER**  
**EXISTING STORMWATER**  
**NEW STORMWATER**  
**EXISTING SANITARY SEWER**  
**NEW SANITARY SEWER**

COORDINATE DATUM - NZTM2000

HEIGHT ARE IN TERMS OF  
- WELLINGTON DATUM 1953  
ORIGIN OF LEVELS  
- MARK NAME OSP 8 SO 485786  
- REDUCED LEVEL 9.04m  
- SOURCE LINZ GEODETIC DATABASE

FLOYD SAO  
SAO CONTRACTORS LTD  
REGISTRATION NUMBER 22039

WORKS COMPLETED NOVEMBER 2023

SURFACE OPENINGS HAVE BEEN SUPPLIED BY SPENCER HOLMES LTD. REMAINING SERVICES HAVE BEEN SUPPLIED BY CONTRACTOR.

EXISTING REDUNDANT SERVICES DISCONNECTED AND CAPPED AT THE MAIN.

WATER PIPES ARE ID  
WATER LATERALS ARE 200 ID

SUMPS ARE TRAPPED.  
DOWNPIPES FITTED WITH LEAF GUARDS AND FIRST FLUSH DIVERSIFIERS.

ALL SS LATERALS FITTED WITH CLEANING EYE

UNLESS OTHERWISE SHOWN  
MANHOLES ARE 10500

LL = LID LEVEL  
IL = INVERT LEVEL  
DTI = DEPTH TO INVERT  
OD = OUTSIDE DIAMETER  
ID = INSIDE DIAMETER

**SpencerHolmes**  
engineers - surveyors - planners

Level 10 - 57 Willis Street  
PO Box 588 Wellington New Zealand  
(04) 472-2261 www.spencerholmes.co.nz

CLIENT  
**KAPITI TERRACES LIMITED**

PROJECT  
**4 KAPITI ROAD PARAPARAUMU**

DRAWING TITLE  
**AS BUILT SERVICES SHEET 5/10**

DESIGN CONSULTANT  
**NOVAK + MIDDLETON**

Copyright of this drawing is vested in Spencer Holmes Ltd.  
The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under specific instructions from the client and is intended solely for the client's use. The information is valid as at the date of survey. Spencer Holmes Limited will accept no liability for any consequences arising out of the use of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

□ S21-0595-AB3 - S21-0595-AB11  
□ DRAWN GC  
□ CHECKED SJC  
□ FB  
□ DATE 30/11/2023  
□ AT

SCALE  
**1 : 100**

DRAWING NUMBER  
**S21-0595-AB11**

REV  
**D**



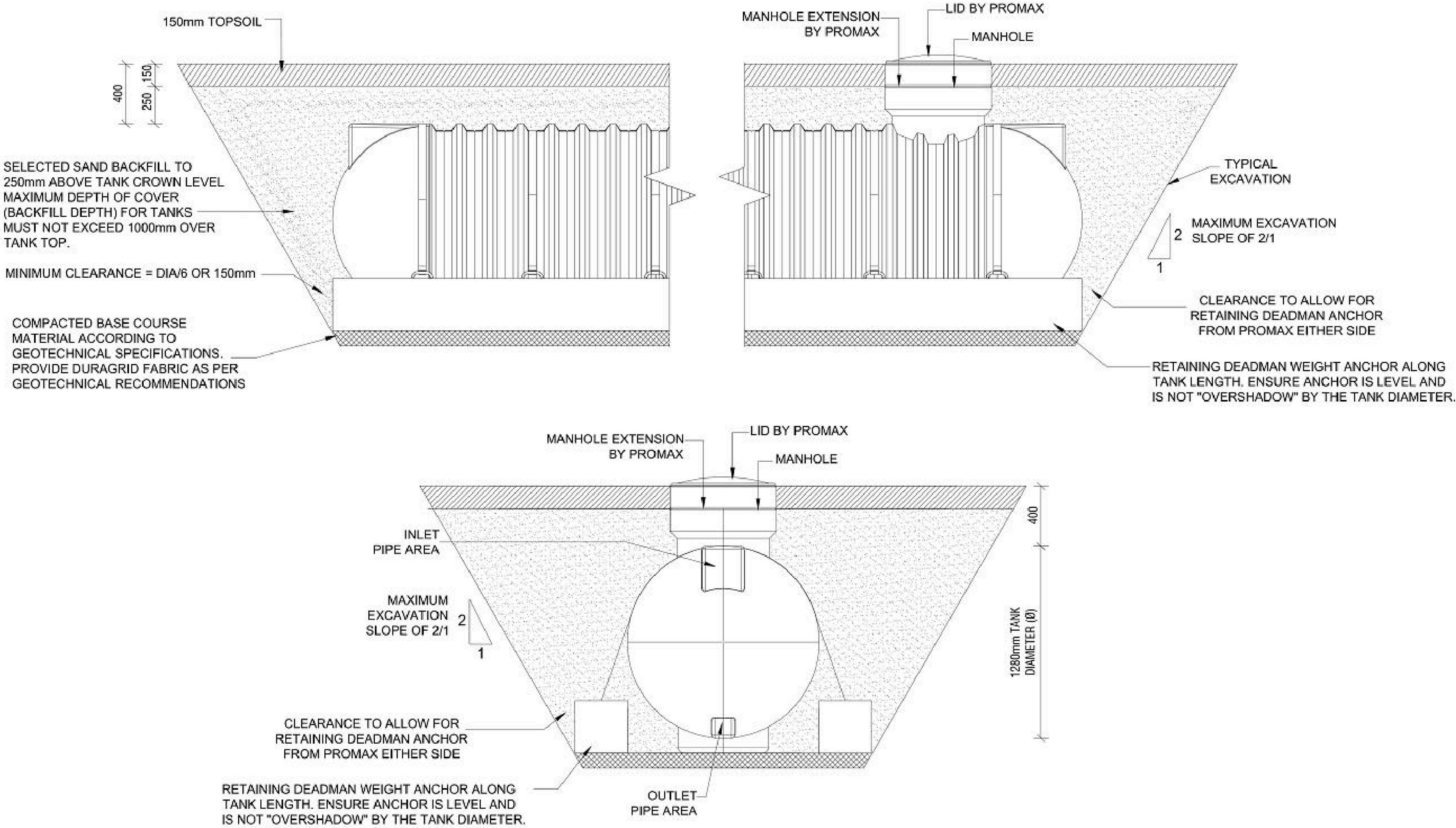
RESOURCE MANAGEMENT - LAND PLANNING - SURVEYING - STRUCTURAL - CIVIL - FIRE



NO	REVISION	BY	DATE
A	FIRST ISSUE		

# PROMAX UNDERGROUND TANK INSTALLATION

## NON - TRAFFICABLE AREA ONLY



**NZ Civil Structure Ltd T/a Prudent Engineers  
Civil & Structural Consultants**  
COPYRIGHT © 2022 NZ CIVIL STRUCTURE LTD. ALL RIGHTS RESERVED. NO  
PART OF THIS DRAWING SHALL BE REPRODUCED WITHOUT WRITTEN  
APPROVAL FROM NZ CIVIL STRUCTURE LTD.  
EMAIL: info@prudentengineers.co.nz OFFICE: 09 962 6232  
ADDRESS: 40 SPRINGS ROAD EAST TAMAKI AUCKLAND 2025

PROJECT:  
**KAPITI TERRACES**  
**4 KAPITI ROAD**  
**WELLINGTON**

DRAWING TITLE:

**FOUNDATION PLAN**

DRAWN BY:

AVB

APPROVED BY:

PS

JOB NO:

**S22-057**

DATE:

07.06.2022

CHECKED BY:

AS SHOWN

SHEET NO:

S101

SCALE:

AS SHOWN

REV.	DESCRIPTION	DATE
A	ISSUED FOR BUILDING CONSENT	07.06/2022

**A**

REVISION NO.

**SpencerHolmes**  
engineers - surveyors - planners

Level 10 - 57 Willis Street  
PO Box 588 Wellington New Zealand  
(04) 472-2261 www.spencerholmes.co.nz

CLIENT  
**KAPITI TERRACES  
LIMITED**

PROJECT  
**4 KAPITI ROAD  
PARAPARAUMU**

DRAWING TITLE  
**AS BUILT DETAILS  
SHEET 6/10**

DESIGN CONSULTANT  
**NOVAK + MIDDLETON**

Copyright of this drawing is vested in Spencer Holmes Ltd.  
The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under  
specific instruction from the client and is intended solely for the clients use.  
The information is valid as at the date of survey. Spencer Holmes Limited  
will accept no liability for any consequence arising out of the use of this  
plan, or the information thereon whether in hard copy or electronic format  
by any other party for any purpose whatsoever.

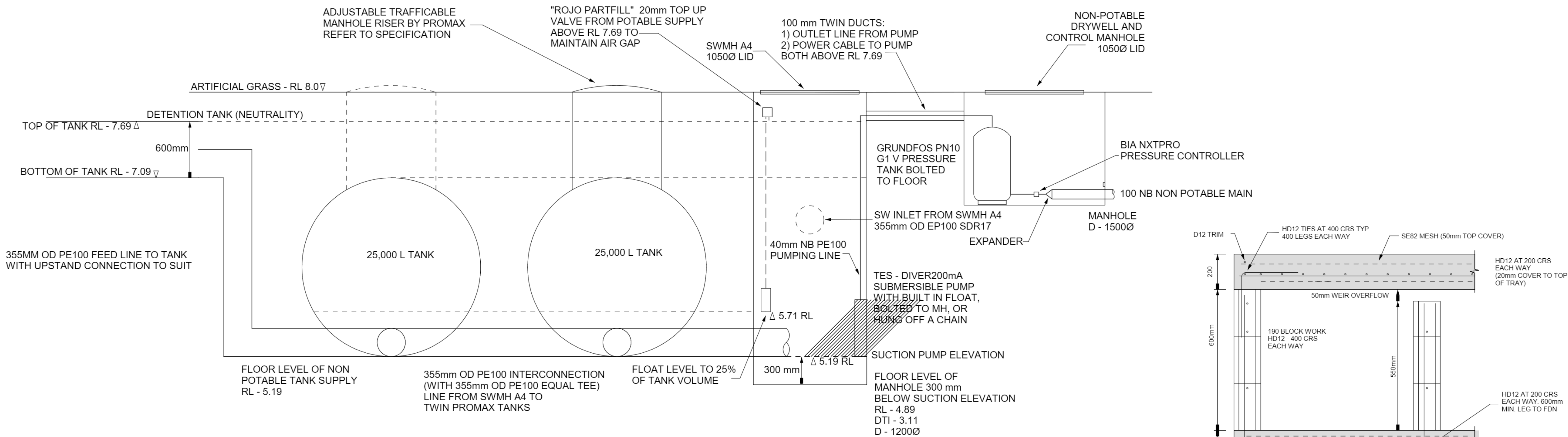
□ SZ1-0595-Details 2.0/AB - AB20  
□ DRAWN: SJC  
□ CHECKED: MWC □ DATE: 29/11/2023

SCALE  
**NOT TO SCALE** AT **A1**

DRAWING NUMBER  
**S21-0595-AB20** REV **A**

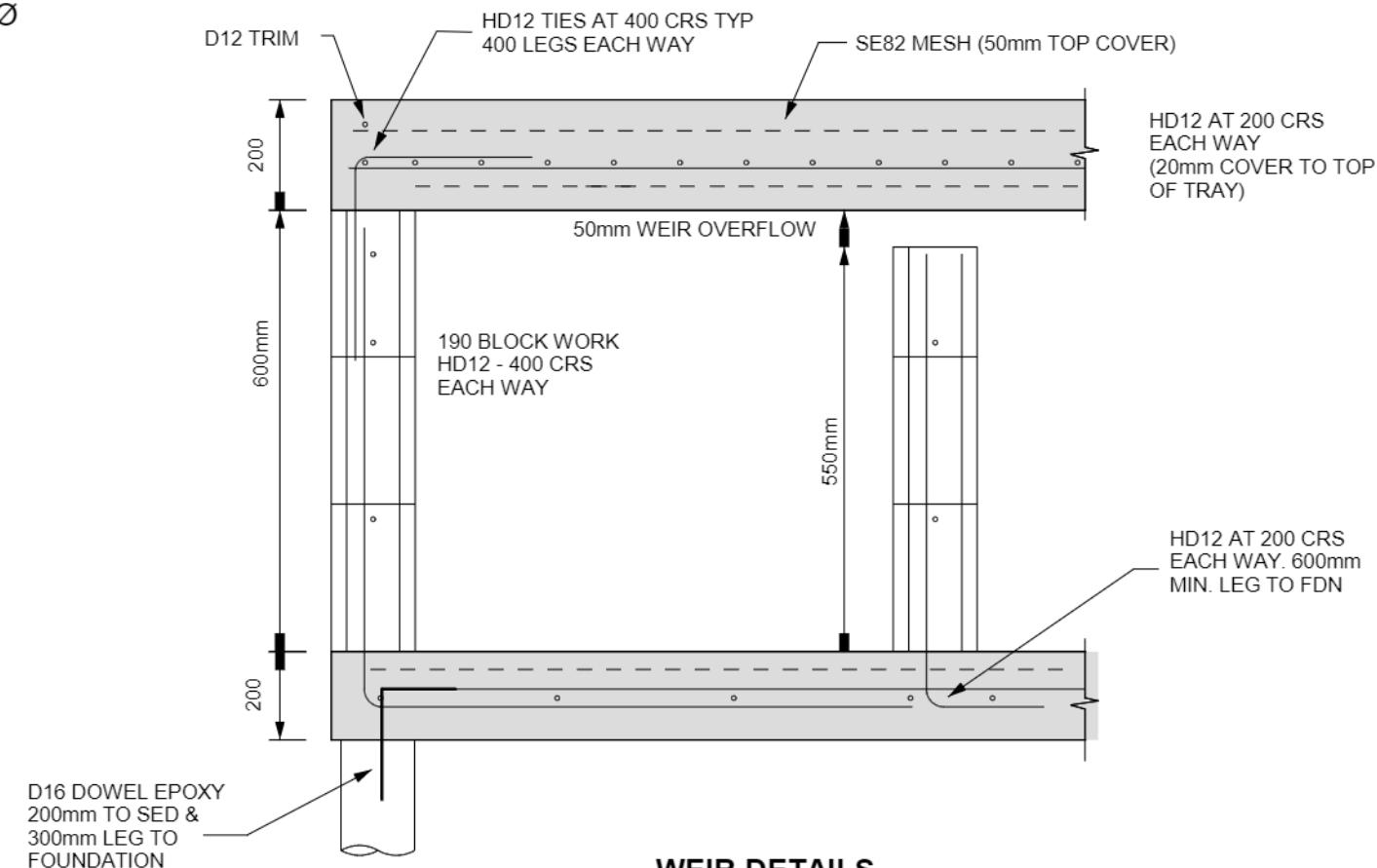


NO	REVISION	BY	DATE
A	FIRST ISSUE		

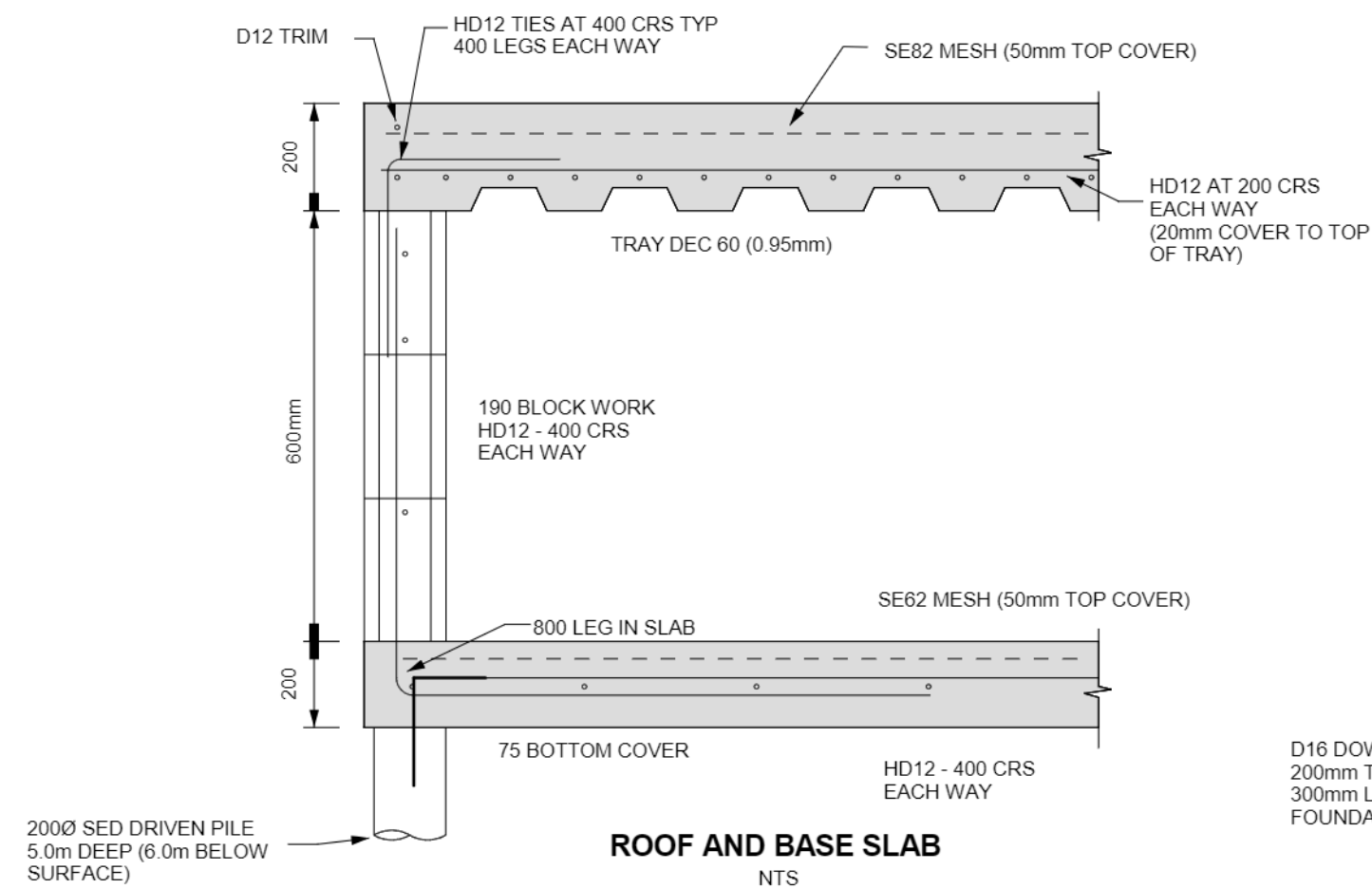


1) SINGLE PHASE POWER SUPPLY TO BIA NXTPRO PRESSURE CONTROLLER, CABLING TO PUMP THROUGH 100Ø UPVC DUCT (NOT SHOWN)

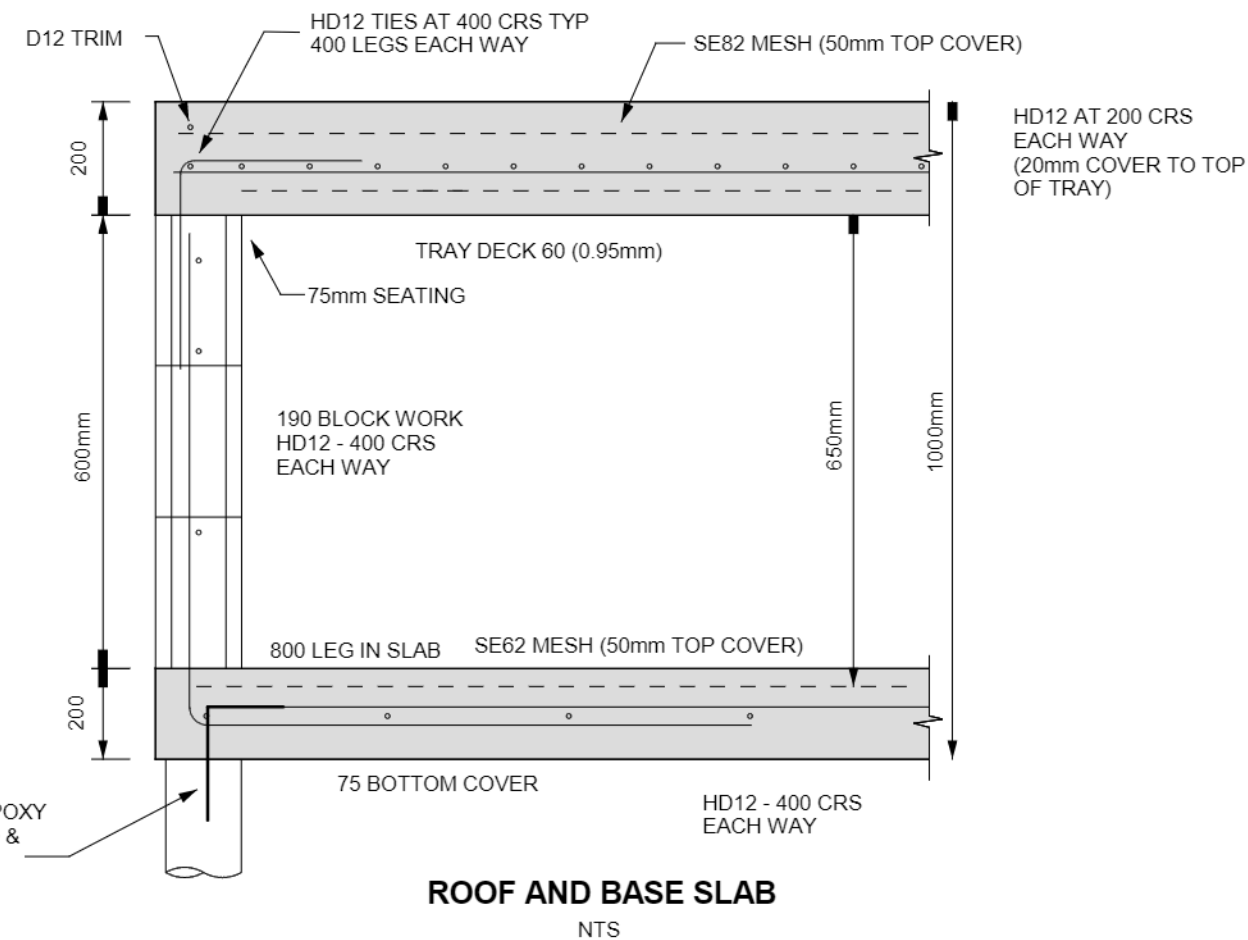
SW REUSE AND PUMPING STATION  
ELEVATION VIEW  
NOT TO SCALE



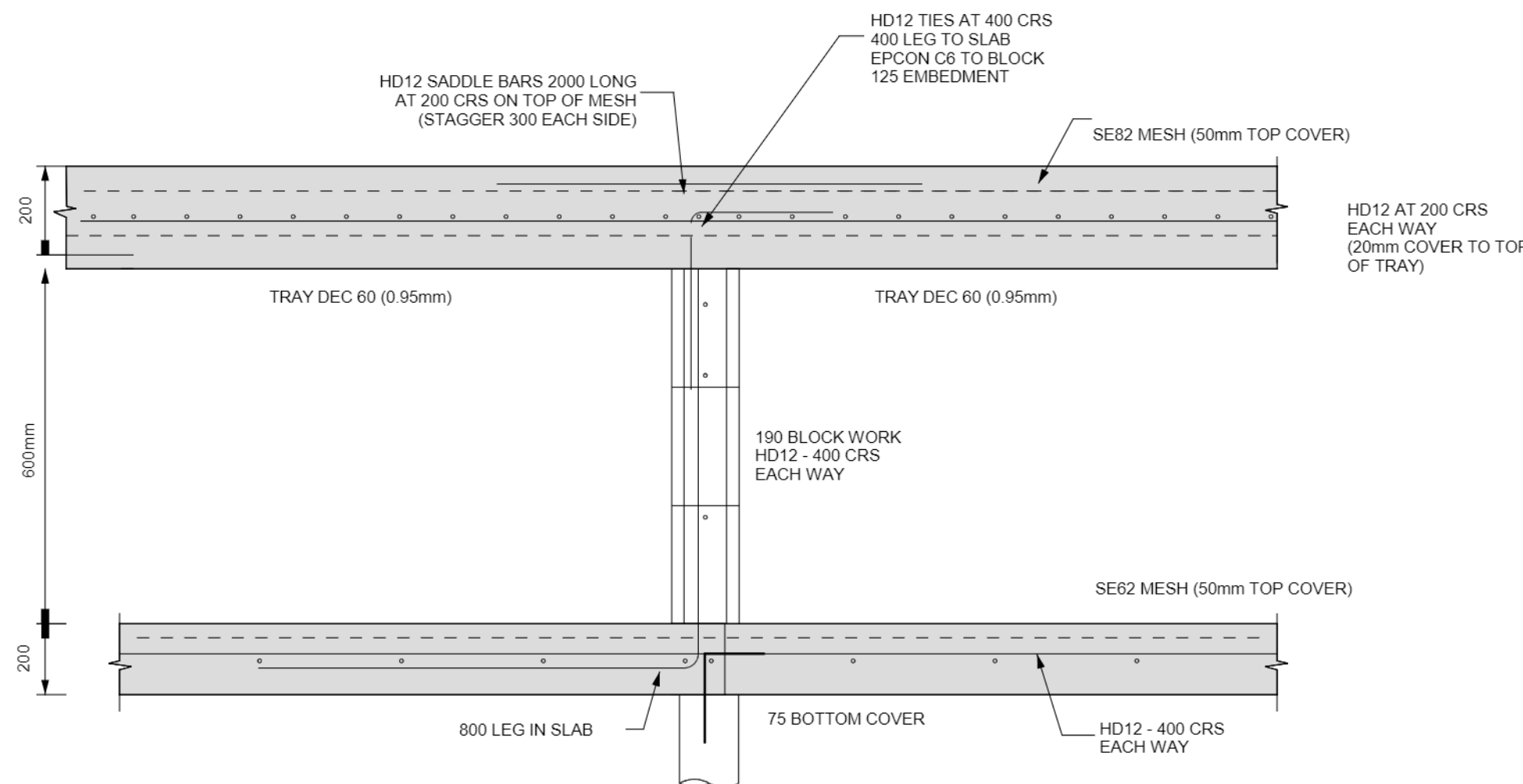
WEIR DETAILS  
NTS



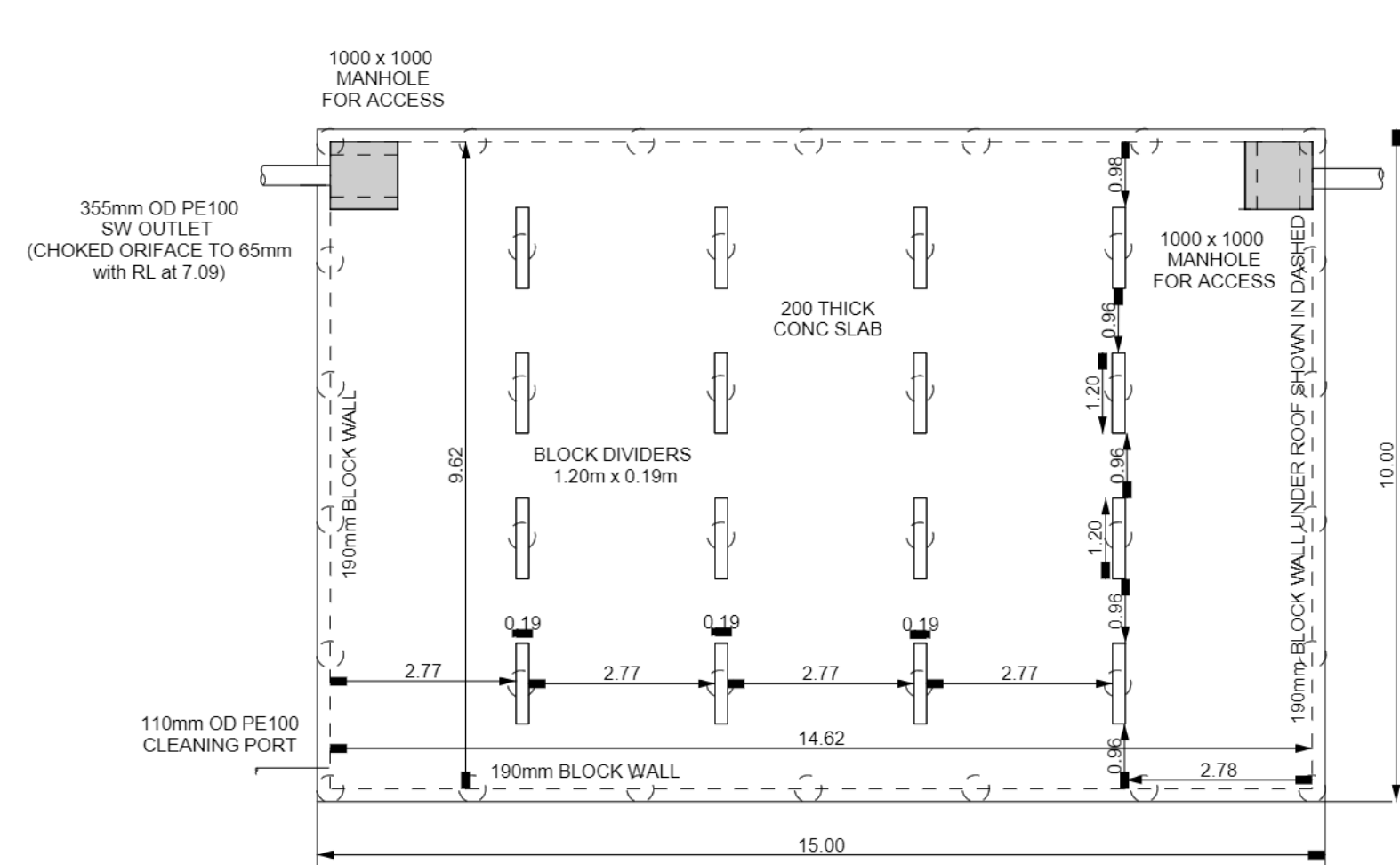
ROOF AND BASE SLAB  
NTS



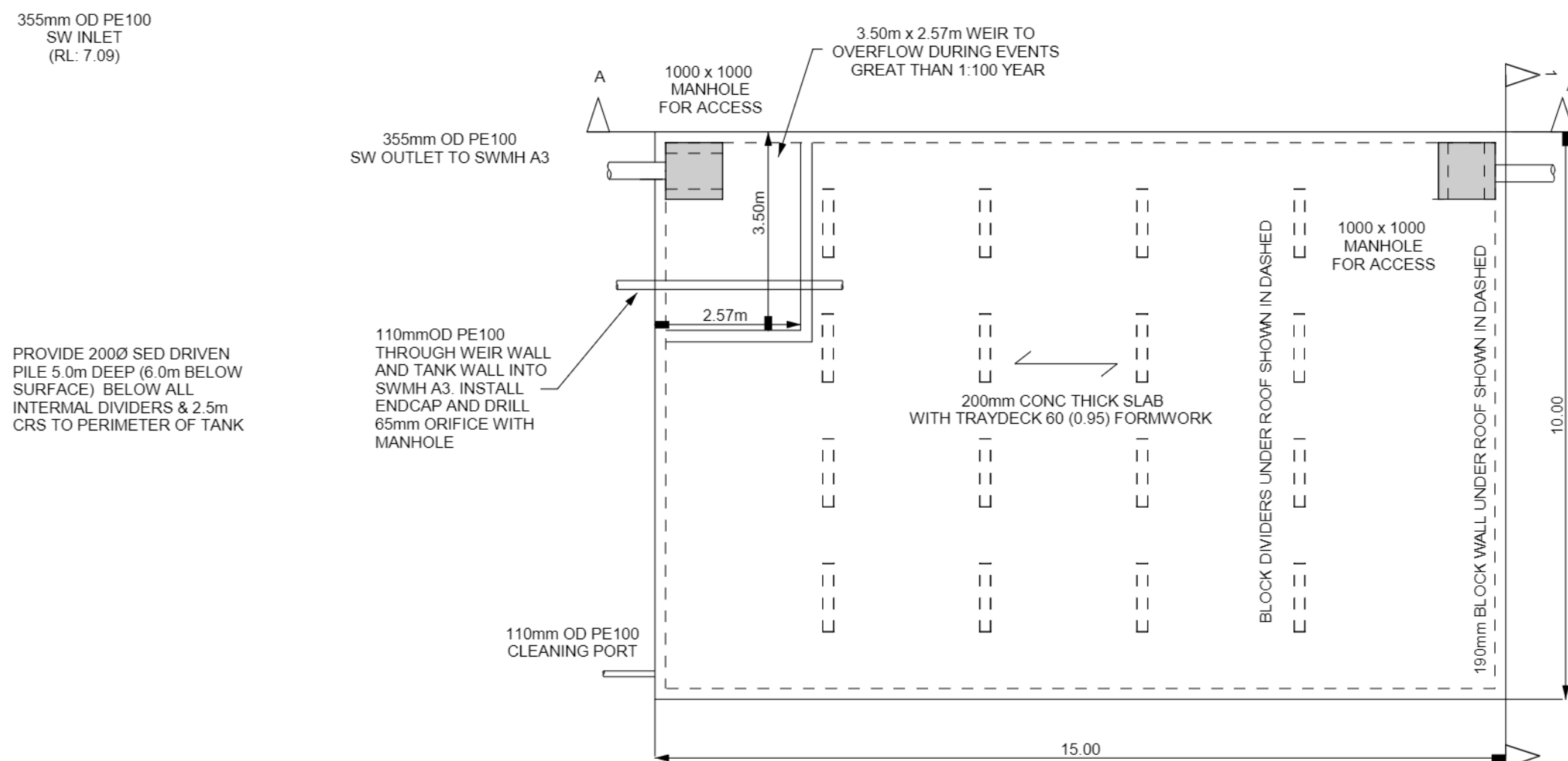
ROOF AND BASE SLAB  
NTS



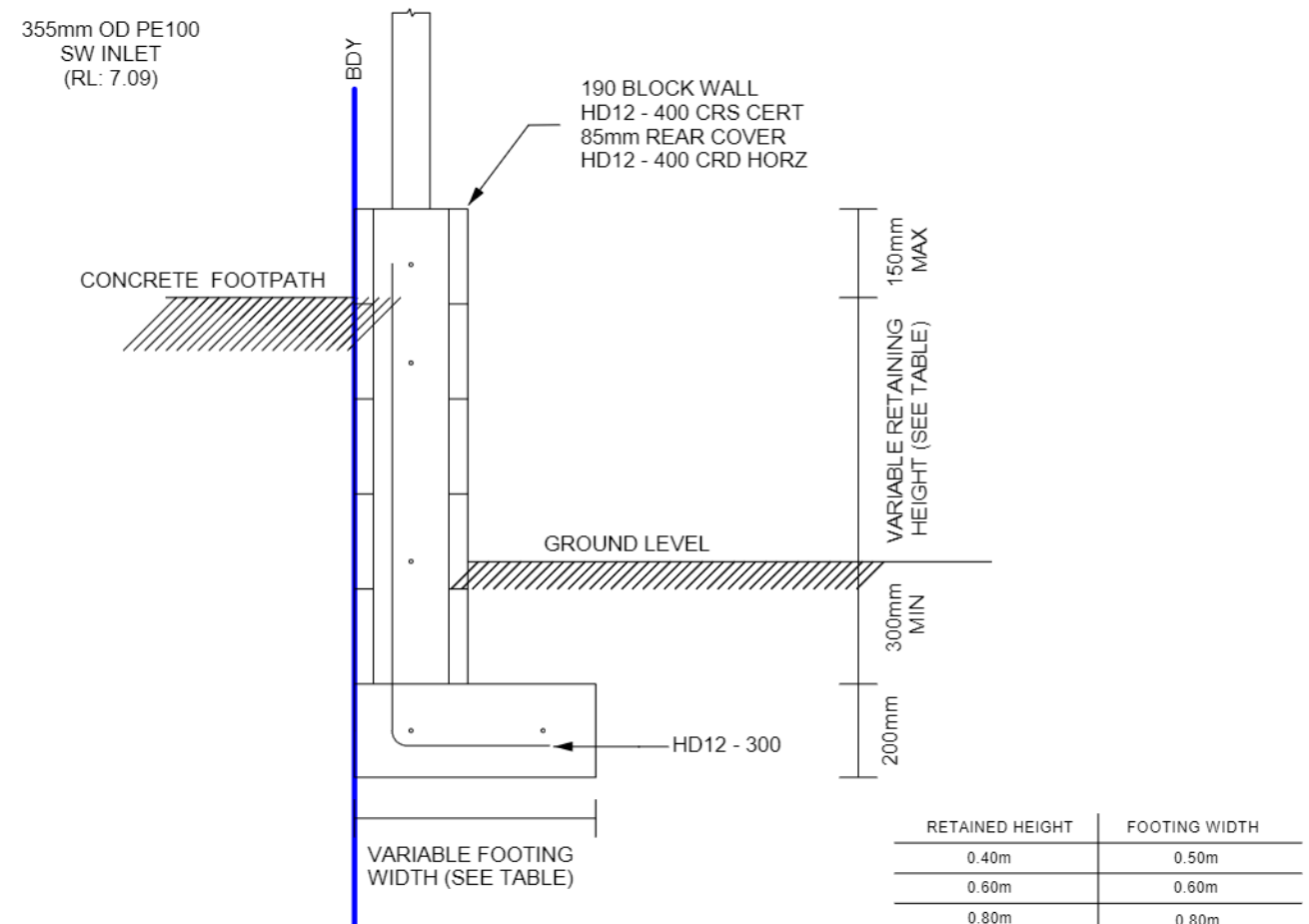
SECTION AT INTERNAL DIVIDER  
NTS



FOUNDATION PLAN WITH BLOCK WALLS  
NTS



ROOF PLAN WITH BLOCK WALLS  
NTS



LOW FLOOD BARRIER  
NTS

**SpencerHolmes**  
engineers - surveyors - planners

Level 10 - 57 Willis Street  
PO Box 588 Wellington New Zealand  
(04) 472-2261 [www.spencerholmes.co.nz](http://www.spencerholmes.co.nz)

CLIENT  
**KAPITI TERRACES LIMITED**

PROJECT  
**4 KAPITI ROAD PARAPARAUMU**

DRAWING TITLE  
**AS BUILT DETAILS SHEET 7/10**

DESIGN CONSULTANT  
**NOVAK + MIDDLETON**

Copyright of this drawing is vested in Spencer Holmes Ltd.  
The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. Spencer Holmes Limited will accept no liability for any consequence arising out of the use of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

□ SZ1-0595-Details 2.0/AB - AB21

□ DRAWN: SJC □ DATE: 29/11/2023

□ CHECKED: MWC

SCALE  
**NOT TO SCALE**

DRAWING NUMBER  
**S21-0595-AB21**

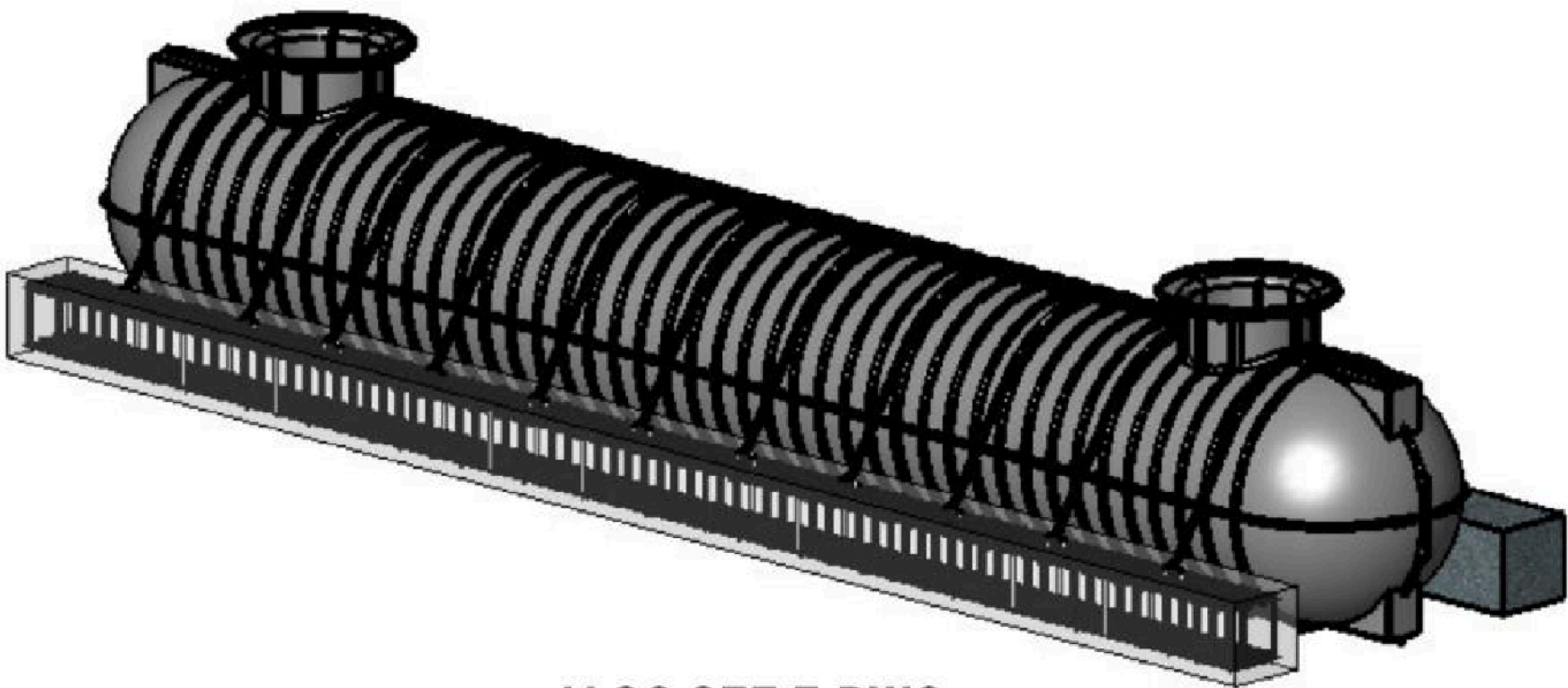
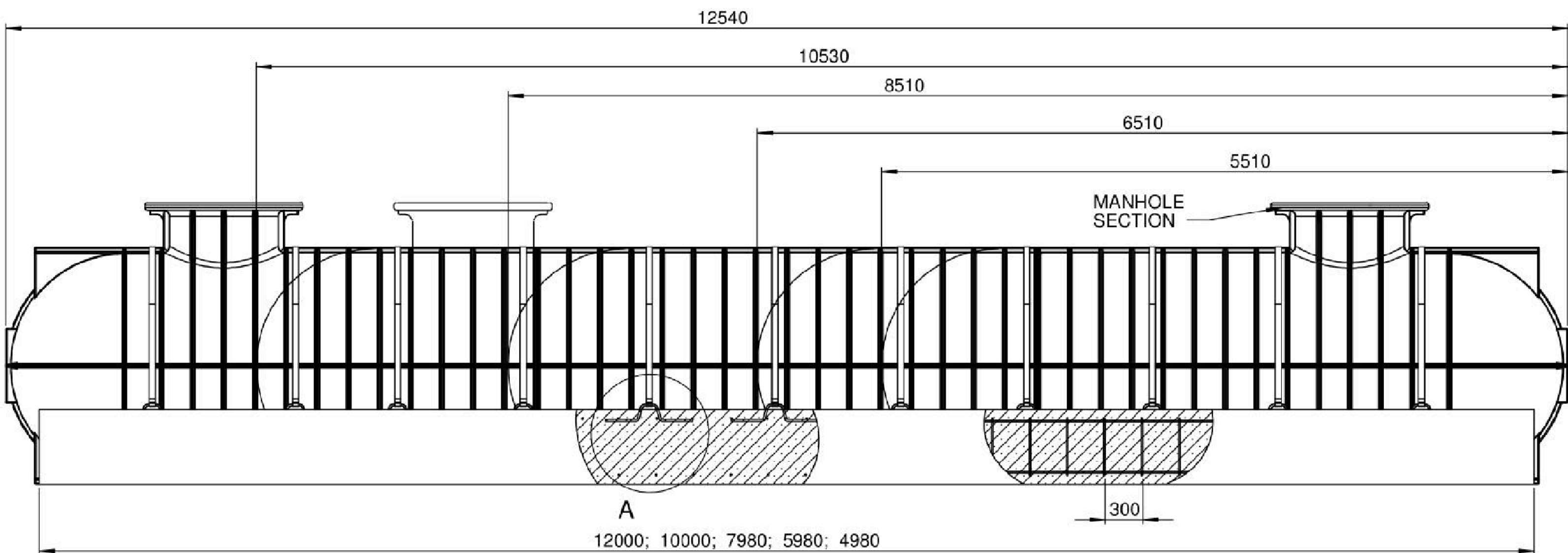
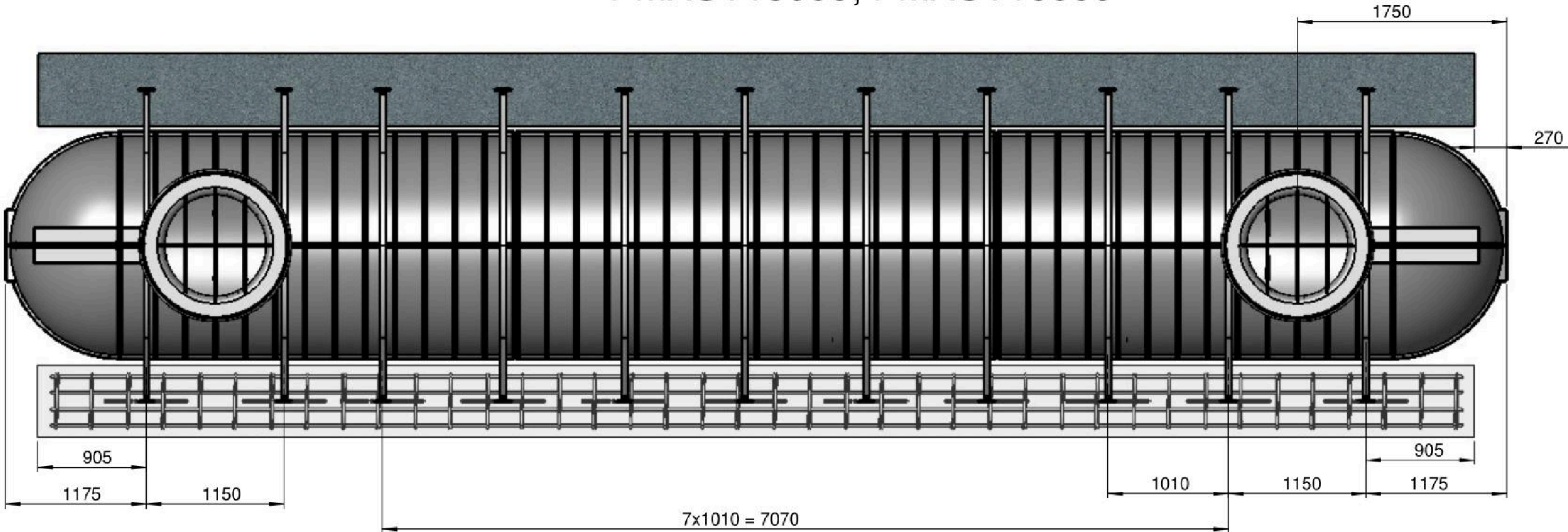
AT  
**A1**

REV  
**A**

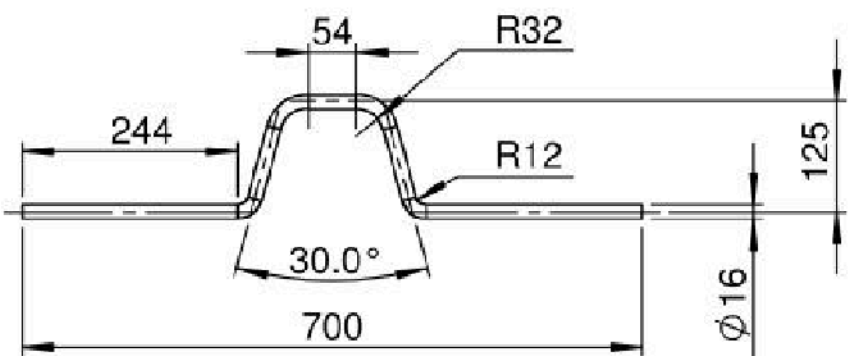
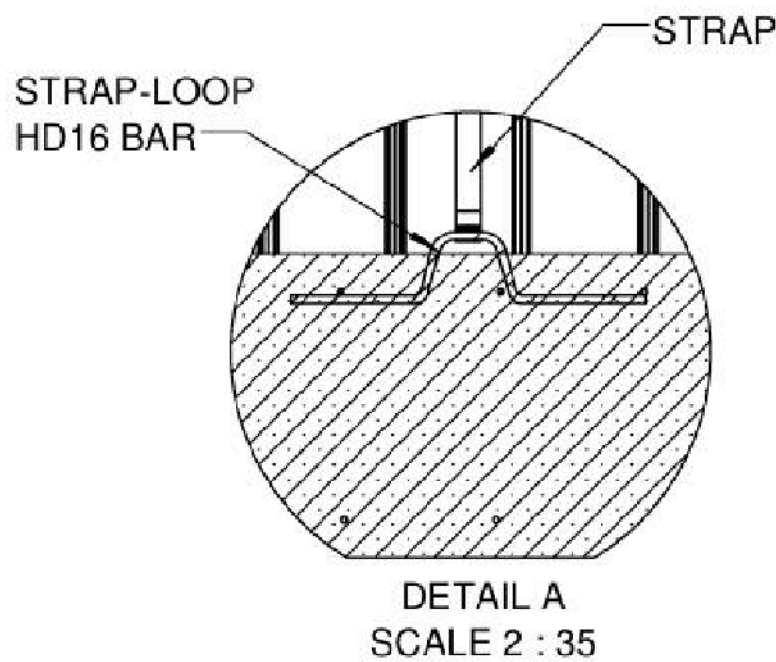
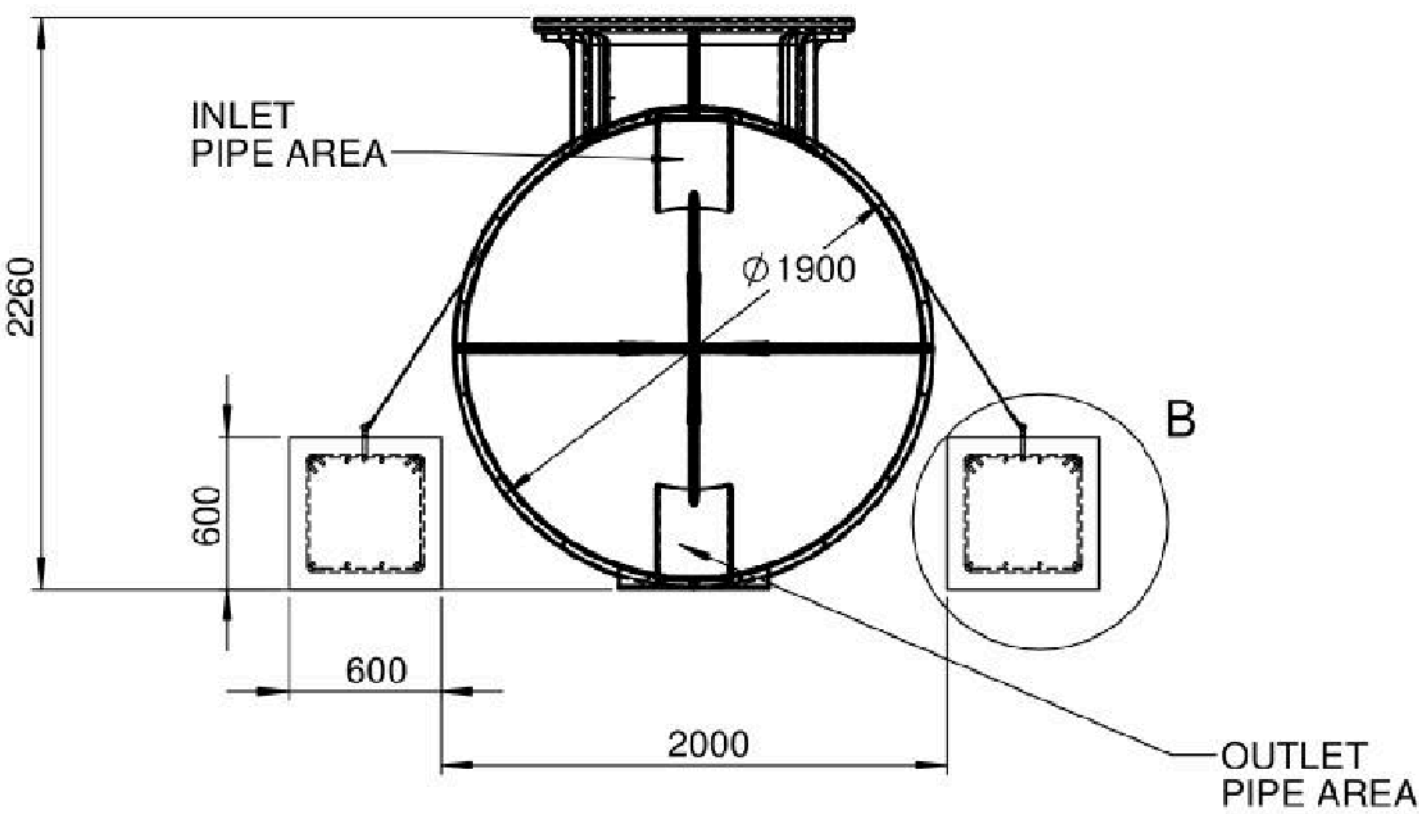
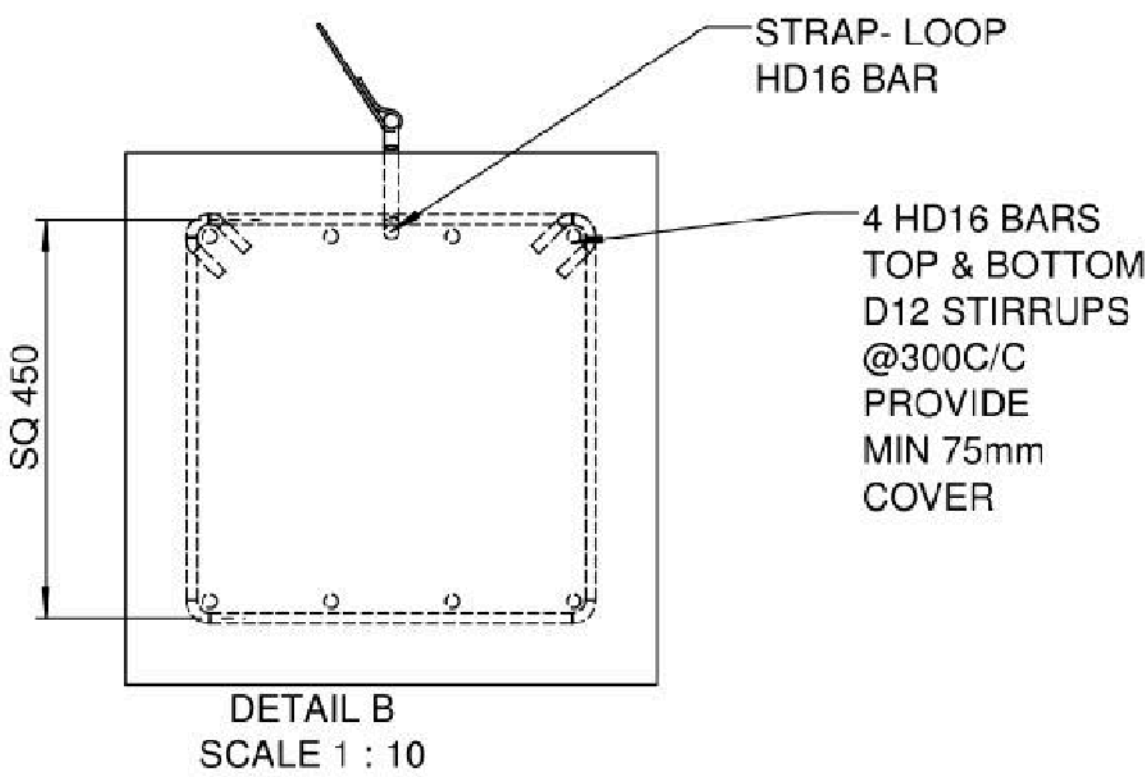


NO	REVISION	BY	DATE
A	FIRST ISSUE		

UNDERGROUND TANK  
WITH RETAINING DEADMAN WEIGHT  
PMXUT30000; PMXUT25000; PMXUT20000;  
PMXUT15000; PMXUT10000



ALSO SEE E-DWG  
PMXUTTRX00.EASM



MATERIAL : SEE PARTS  
STOCK SIZE :  
MACHINING :  
FINISH : SEE PARTS  
HEAT TREATMENT :  
PART/ASSY MODEL :-  
NAME : PMXUTTRX00  
CONFIGURATION : 60  
CONFIG REVISION : A

© COPYRIGHT

ORIG. SCALE	DESCRIPTION	REV.	DATE
1:35	ORIGINAL ISSUE	A	06 APR 2016
DESIGNER	REMARKS	ISS	DATE
DETAIL	SUMMARY DIMS FOR RETAINING DEADMAN WEIGHT		
PROJECT	UNDERGROUND TANKS		
DRG#_TITLE.	PMXUTTRX0010	SHT	1 OF 1

**PROMAX** ENGINEERED PLASTICS

389 Waipara Rd  
Kerikeri 0295  
Bay of Island  
Phone (09) 407 3575  
Free Phone 0800 776629

**SpencerHolmes**  
engineers - surveyors - planners

Level 10 - 57 Willis Street  
PO Box 588 Wellington New Zealand  
(04) 472-2261 [www.spencerholmes.co.nz](http://www.spencerholmes.co.nz)

CLIENT  
**KAPITI TERRACES LIMITED**

PROJECT  
**4 KAPITI ROAD PARAPARAUMU**

DRAWING TITLE  
**AS BUILT DETAILS SHEET 8/10**

DESIGN CONSULTANT  
**NOVAK + MIDDLETON**

Copyright of this drawing is vested in Spencer Holmes Ltd.  
The Contractor shall verify all dimensions on site.

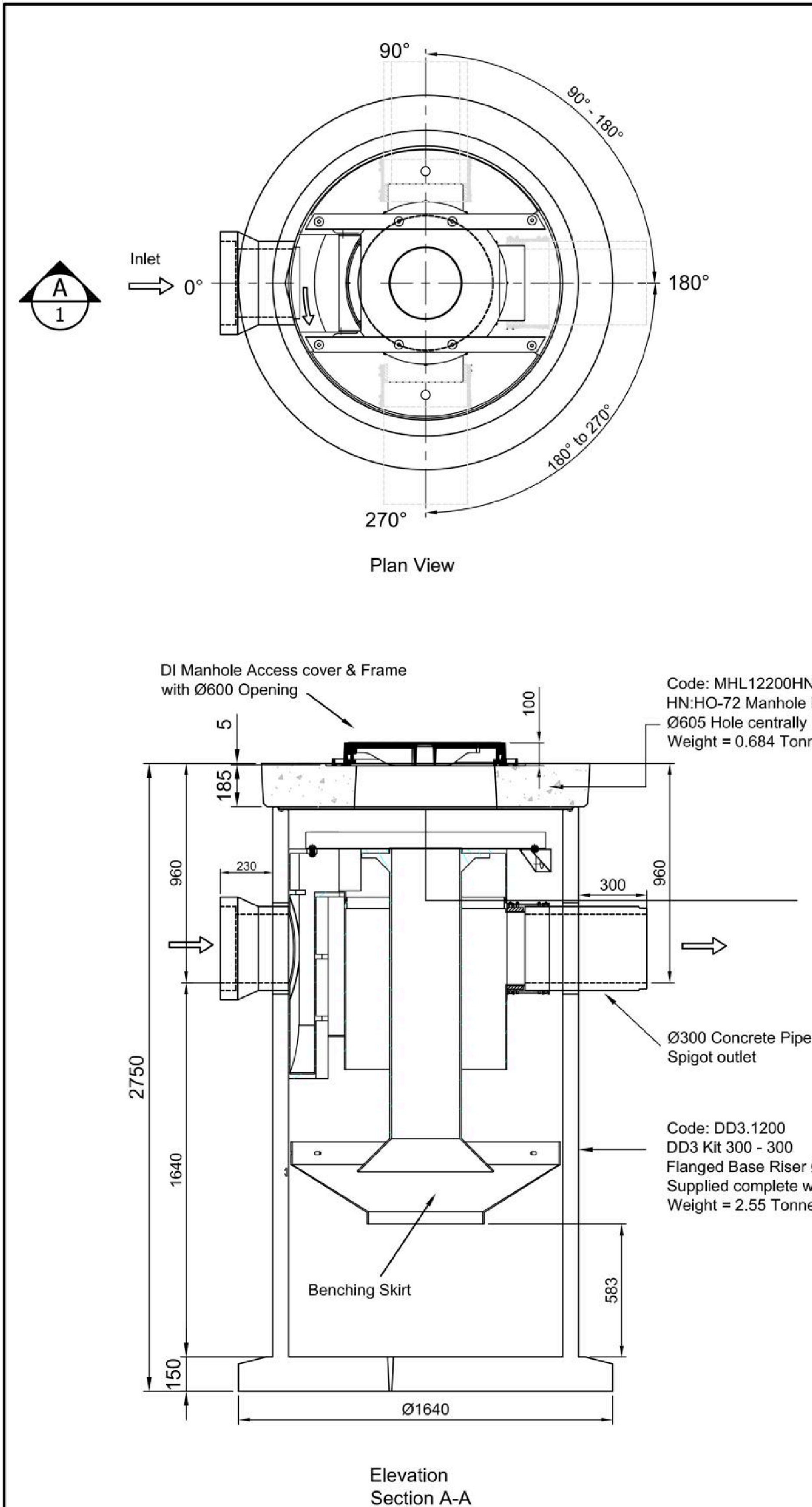
CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. Spencer Holmes Limited will accept no liability for any consequence arising out of the use of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

□ SZ1-0595-DetailsAB - AB22  
□ DRAWN : SJC  
□ CHECKED : MWC  
□ DATE : 29/11/2023

SCALE  
**NOT TO SCALE** AT **A1**

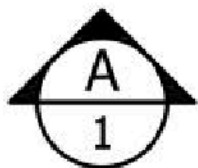
DRAWING NUMBER  
**S21-0595-AB22** REV **A**





NOTE:

- Varied depths can be achieved by placement of additional riser sections or Lid adjustment Rings on top of the standard unit shown.
- The Outlet Pipe can be positioned at any angle between 90° and 270° to meet site requirements  
Supplied in default position of 180° unless specified below



Isometric Detail

NOTES:

MATERIALS

VOL (m³/unit) = -  
WT (ton/unit) = As Noted  
CODE = DD3.1200CONCKIT

REVISIONS

REV #:	REVISION DESCRIPTION:	DATE:	DRAWN:
1	Issued For Construction	25 Feb 2020	GH
---	---	---	---
---	---	---	---
---	---	---	---
---	---	---	---
---	---	---	---
---	---	---	---

PO Box 58142, Botany, Auckland, 2163  
Tel: 09-274 0316  
Fax: 09-272 7485  
email: technicalservices@hynds.co.nz



© 2020 HYNDS PIPE SYSTEMS LTD  
This drawing is the property of Hynds Pipe Systems Limited. Not to be disclosed to any other person without permission from Hynds Pipe Systems Limited. It is submitted for use only in connection with proposals and contracts of Hynds Pipe Systems Limited upon the express condition that it is not to be reproduced or copied in any form. Data to be used only with reference to products manufactured and supplied by Hynds Pipe Systems Limited.

ISO 9001 CERTIFIED MANAGEMENT SYSTEM

PROJECT DESCRIPTION:

Hynds Pipe Systems  
Downstream Defender DD3  
Spun Manhole Version  
General Detail

SERVICE DETAIL:

Downstream Defender  
DD3 FB Ø1200 x 2400mm High  
Ø300 Concrete Pipe  
General Arrangement

REFERENCE/QUOTE NUMBER:

(Tech Ref No.)

DRAWN: GH	DESIGN: GH	CHECKED: -
SIGNATURE:	SIGNATURE:	SIGNATURE:
SCALE: N.T.S	Note: Do not scale drawing if in doubt <b>ASK!!!</b>	DATE: <b>27-Jan-20</b>
PAPER SIZE: A3		
DRAWING NUMBER: <b>T7480 NI</b>	SHEET NUMBER: <b>NI of --</b>	REVISION NUMBER: <b>1</b>

I AUTHORISE **HYNDS PIPE SYSTEMS LTD** TO PROCEED WITH THE MANUFACTURING OF THIS PIPE SPECIAL AS DETAILED  
I ACKNOWLEDGE THAT ANY SPECIALS, ONCE MANUFACTURED, ARE DEEMED TO BE MY (CONTRACTOR'S) PROPERTY & ARE NON REFUNDABLE. STORAGE & HANDLING FEES WILL BE INCURRED FOR PRODUCTS THAT ARE NOT DELIVERED/COLLECTED WITHIN 1 MONTH OF THE DATE AGREED AT THE TIME OF ORDER. PRODUCT NOT DELIVERED/COLLECTED WITHIN 3 MONTHS OF THE DATE AGREED MAYBE DESTROYED AT MY EXPENSE.

NAME :- ..... SIGNATURE :- .....  
DATE :- .....

NO	REVISION	BY	DATE
A	FIRST ISSUE		

SpencerHolmes  
engineers - surveyors - planners

Level 10 - 57 Willis Street  
PO Box 588 Wellington New Zealand  
(04) 472-2261 www.spencerholmes.co.nz

CLIENT  
**KAPITI TERRACES LIMITED**

PROJECT  
**4 KAPITI ROAD PARAPARAUMU**

DRAWING TITLE  
**AS BUILT DETAILS SHEET 9/10**

DESIGN CONSULTANT  
**NOVAK + MIDDLETON**

Copyright of this drawing is vested in Spencer Holmes Ltd.  
The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. Spencer Holmes Limited will accept no liability for any consequence arising out of the use of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

□ SZ1-0595-DetailsAB - AB23  
□ DRAWN: SJC  
□ CHECKED: MWC □ DATE: 29/11/2023

SCALE  
**NOT TO SCALE** AT **A1**

DRAWING NUMBER  
**S21-0595-AB23** REV **A**



NO	REVISION	BY	DATE
A	FIRST ISSUE		

# ROJO PARTFILL PRODUCT INFO



Partfill



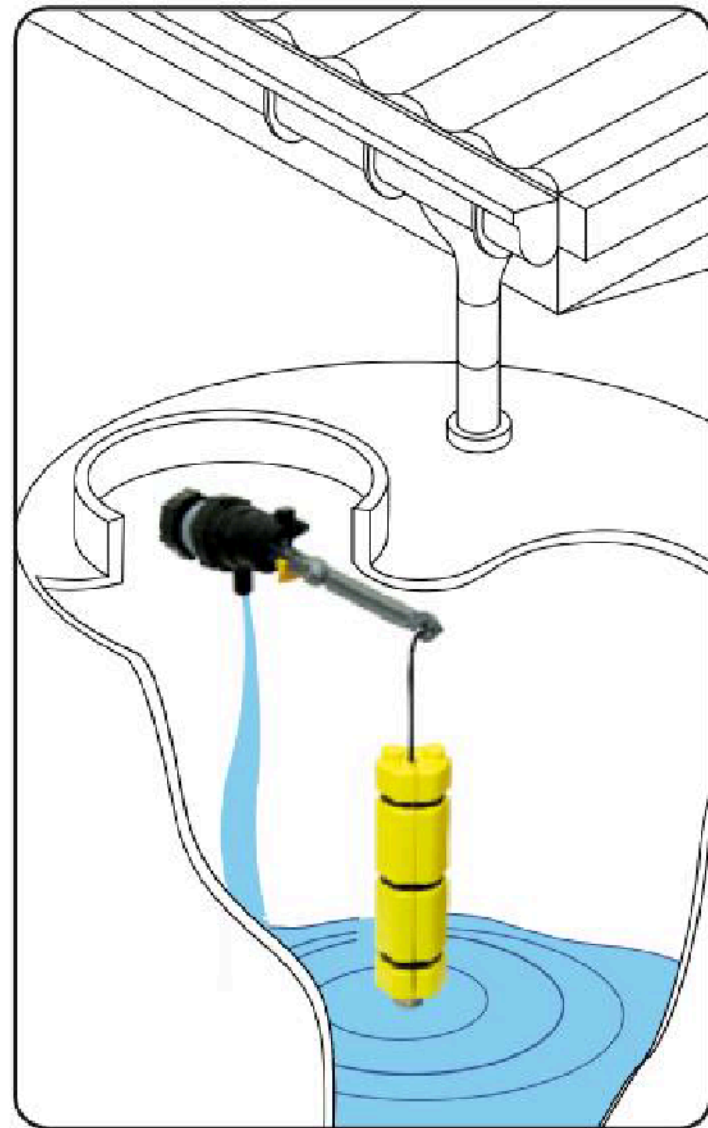
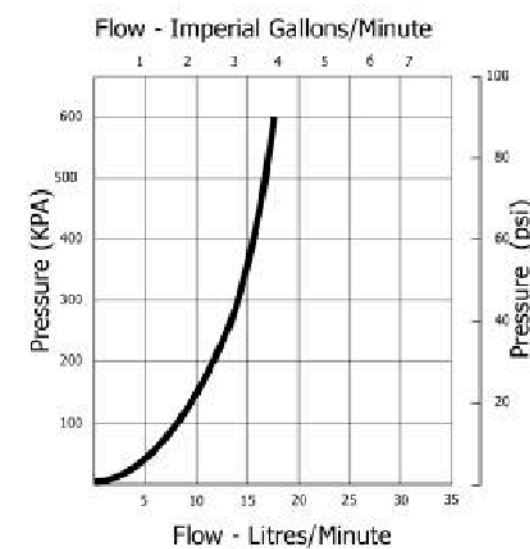
## Description

Rojo Partfill is a low flow valve intended for use in rain water harvesting tanks. The purpose of the float valve is to automatically maintain a low level of water in the tank during periods of no or low rainfall. This allows services fed by the tank to continue while leaving capacity in the tank for refilling by the next rain.

## Applications

- Maintaining water levels in:
- Rain water harvesting tanks
  - Water cisterns
  - Irrigation and process applications.

## Flow Graph



## Outline of Operation

- The valve is installed through the side wall of a storage tank. It should be mounted above the overflow level of the tank to prevent backflow.
- As the tank empties the weighted float travels down the cord and sits on the bottom stop to activate the valve.
- The valve will run until the weighted float lifts clear of the bottom stop.
- The float will then rise as rainwater fills the tank and falls as the tank water is used.
- The valve will only function at times when rain fall is insufficient to maintain a water level in the tank above the bottom stop.
- The use of a flow restrictor before the valve will not cause the valve to malfunction.

## Features

- Ideal for use with all makes and models of rain water harvesting tanks
- Compatible with trickle flow restrictors
- Compact
- Constructed from non corroding materials
- Built in non return valve
- Valve can be locked in off position using the lock off switch

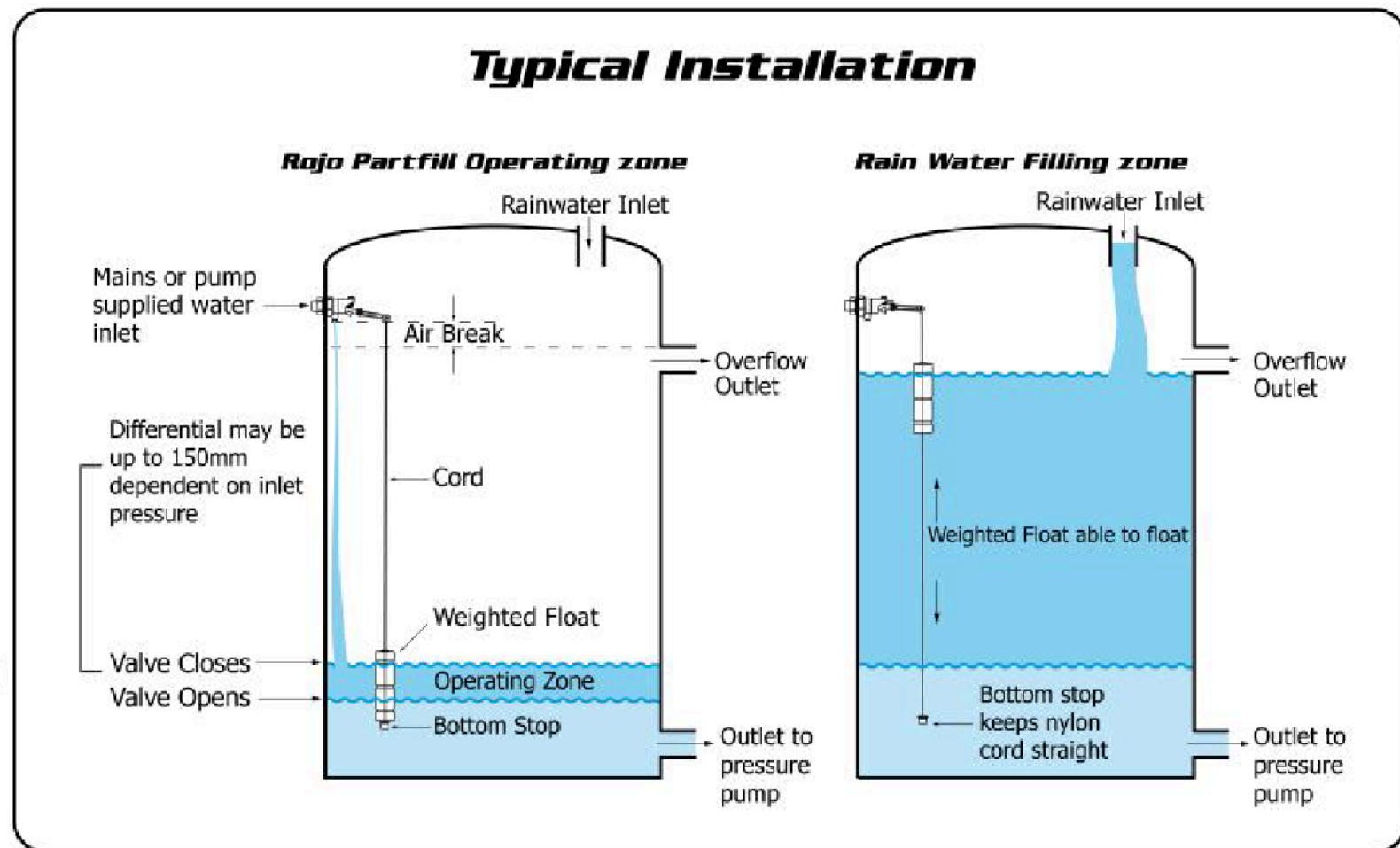
### Available Inlet Sizes

15mm (1/2")  
20mm (3/4")

All supplied with long tail thread with back nut.

### Pressure Range

0 – 10 Bar (0 -150 psi)



Note: Keep overflow, rain water inlet and outlet to pressure pump as far away from the float valve as possible.

© Jobe Valves P.O Box 17 Matamata New Zealand P: +64 (0)7 880 9090 F: +64 (0)7 880 9099 E: info@jobevalves.com W: www.jobevalves.com

1.13

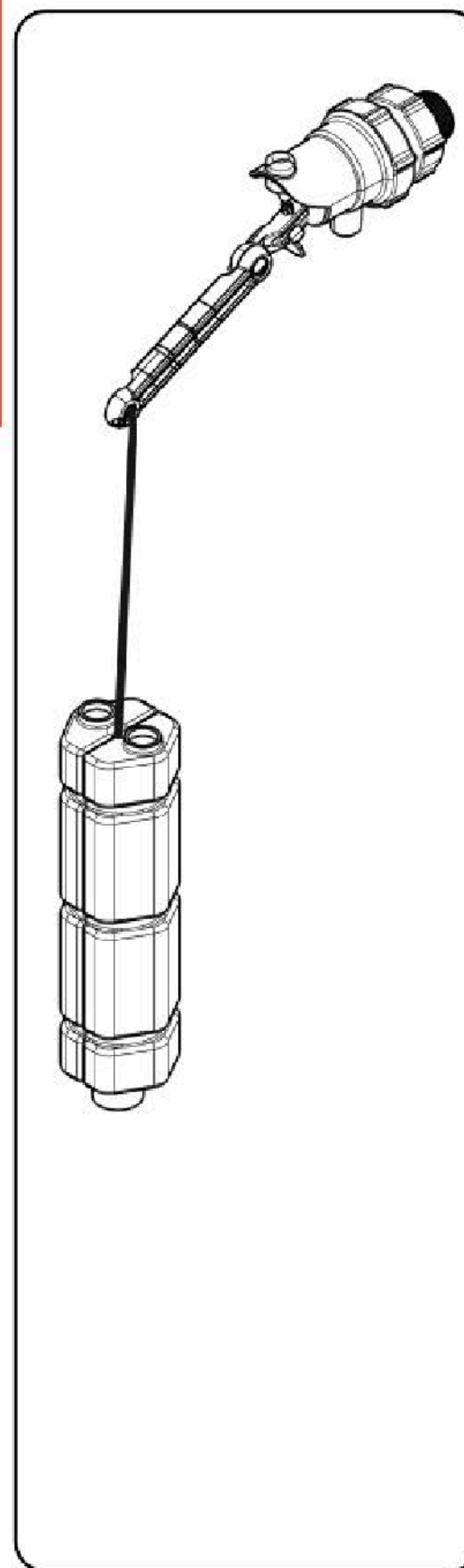
# ROJO PARTFILL DIMENSIONS & MATERIALS



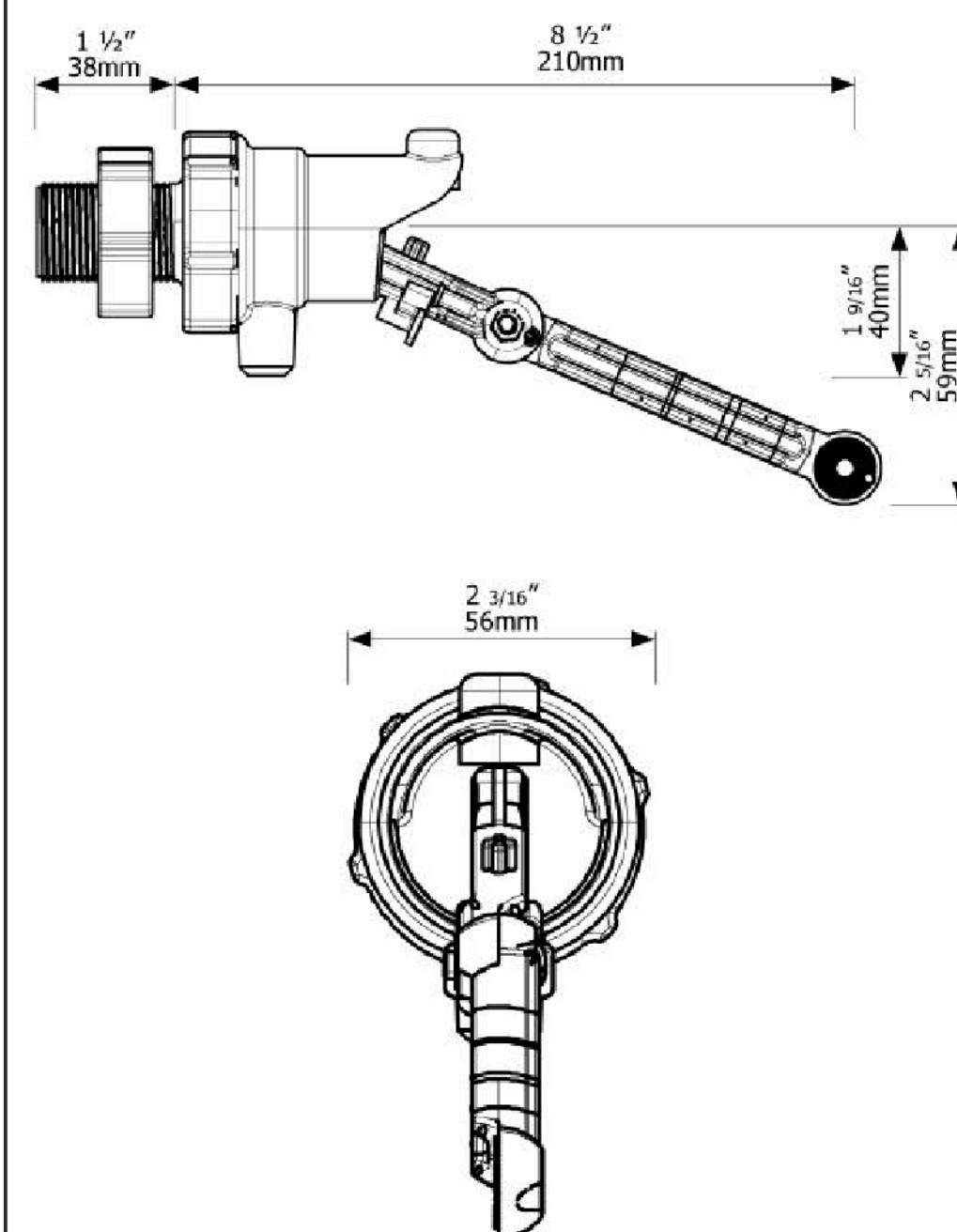
Partfill



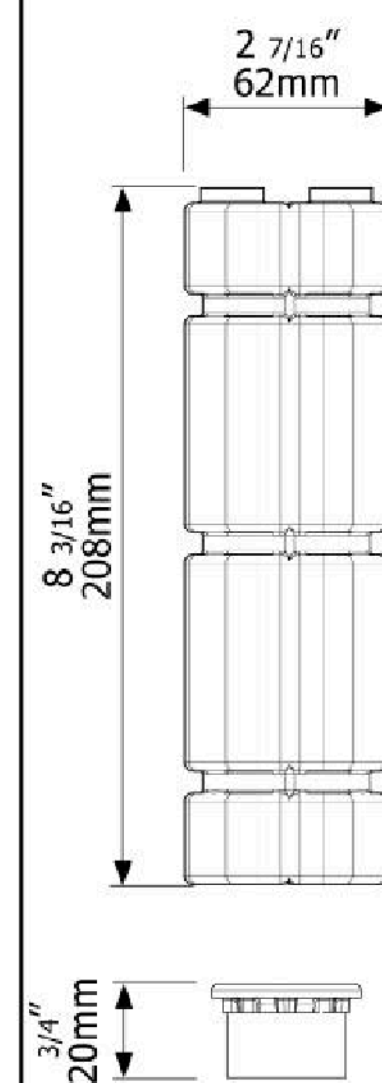
20 L / MIN



## Rojo Dimensions



## Float & Weight Dimensions



Part	Material	Part	Material
<b>Valve Body</b>	ABS	<b>Float</b>	HDPE
<b>Tail &amp; Nut Arm</b>		<b>Springs</b>	
<b>Extension Arms</b>	Glass Filled Nylon	<b>Bolts</b>	304 Stainless Steel
<b>Internal Grey Mouldings</b>		<b>Nuts</b>	
<b>Yellow Valve Parts</b>		<b>O'Rings</b>	Nitrile
<b>Filter</b>	Acetal	<b>Float Cord</b>	Polyester

Maximum Operating Temperature

60°C, 140°F

1.14

© Jobe Valves P.O Box 17 Matamata New Zealand P: +64 (0)7 880 9090 F: +64 (0)7 880 9099 E: info@jobevalves.com W: www.jobevalves.com

**SpencerHolmes**  
engineers - surveyors - planners

Level 10 - 57 Willis Street  
PO Box 588 Wellington New Zealand  
(04) 472-2261 [www.spencerholmes.co.nz](http://www.spencerholmes.co.nz)

CLIENT  
**KAPITI TERRACES LIMITED**

PROJECT  
**4 KAPITI ROAD PARAPARAUMU**

DRAWING TITLE  
**AS BUILT DETAILS SHEET 10/10**

DESIGN CONSULTANT  
**NOVAK + MIDDLETON**

Copyright of this drawing is vested in Spencer Holmes Ltd. The Contractor shall verify all dimensions on site.

CAUTION - The information shown on this plan has been prepared under specific instruction from the client and is intended solely for the clients use. The information is valid as at the date of survey. Spencer Holmes Limited will accept no liability for any consequence arising out of the use of this plan, or the information thereon whether in hard copy or electronic format by any other party for any purpose whatsoever.

□ SZ1-0595-DetailsAB - AB24  
□ DRAWN: SJC  
□ CHECKED: MWC

DATE: 29/11/2023

SCALE: NOT TO SCALE

DRAWING NUMBER: S21-0595-AB24

AT: A1

REV: A

RESOURCE MANAGEMENT - LAND PLANNING - SURVEYING - STRUCTURAL - CIVIL - FIRE