Property Disclosure Form

ARIZTO

Property Address: 18 Te Hape Road, Maunu

Listing Salesperson: Megan Hetges

I/we as a potential purchaser(s) ("we" hereafter) of the above property hereby acknowledge that prior to entering into an agreement for sale and purchase of the above property, we have been advised by the vendors agent that:

1. We have been supplied a copy of the approved guides as laid out in s.133 of the Estate Agents Act 2008.
2. We were advised that neither the owner (or any other party associated with the owner) is a sales-person or an employee of the Agent or is a related to any such salesperson or employee.
3. We were advised that our solicitor will have obligations under the Anti-Money Laundering Act 2009 as well as possible OIA obligations under the Overseas Investment Act 2005 which may need to be discussed.

Prior to entering into the agreement, the following disclosures have been made and understood:

We confirm that the specific information provided below has been acknowledged and we have had the opportunity to seek legal and/or technical advice on these and all matters:

Flood Susceptibility and Overland Flow Path An Overland Flow Path and River Flood Hazard Zone run through the eastern, rear portion of the section. Importantly, this designated area is situated to the right side of the dwelling and garage, well behind the established trees and plantings. The house itself and your everyday outdoor living spaces are separate from this zone and do not cross into the flow path.

What this means for buyers: Water Pooling: During periods of heavy or prolonged rainfall, this specific lower lawn area acts as a natural drainage route and is likely to experience surface water and temporary pooling.
Future Development Restrictions: If you intend to build new structures (e.g., sheds, minor dwellings) or undertake significant earthworks specifically in this affected rear area, District Plan rules apply. You would need a report from a suitably qualified professional confirming the work is designed to accommodate the flood hazard and will not cause adverse effects to neighbouring properties. If this cannot be demonstrated, the council may refuse consent or register a Section 36(2) natural hazard notice on the property title.

Insurance: There is currently no Section 36(2) notice on the title restricting EQC cover, but buyers are strongly advised to consult with their insurance provider regarding the hazard mapping prior to going unconditional.

Managing the Hazard: Because this specific part of the lawn serves as a natural water channel, do not construct solid fences, retaining walls, or raised gardens across it without engineering advice. Blocking it could dam the water and force it back toward the dwelling or onto neighbouring properties.
General Maintenance: Ensure existing drainage channels and grates on the property are kept clear of debris, particularly before expected heavy rain events.

Final Acknowledgement:

Arizto Limited as the Agent has provided all disclosures to the best of our knowledge through the instrument of the vendor. The eventual purchaser must be satisfied in their own judgement and acknowledge that they have had the opportunity to seek legal and/or technical advice as they see fit.

Arizto Ltd. Licensed REAA 2008





Image of the lawn area affected

