

Relab°

43 Warner Park Avenue, Laingholm (Auckland)

(Residential-Large Lot Zone)

PROPERTY SUMMARY REPORT

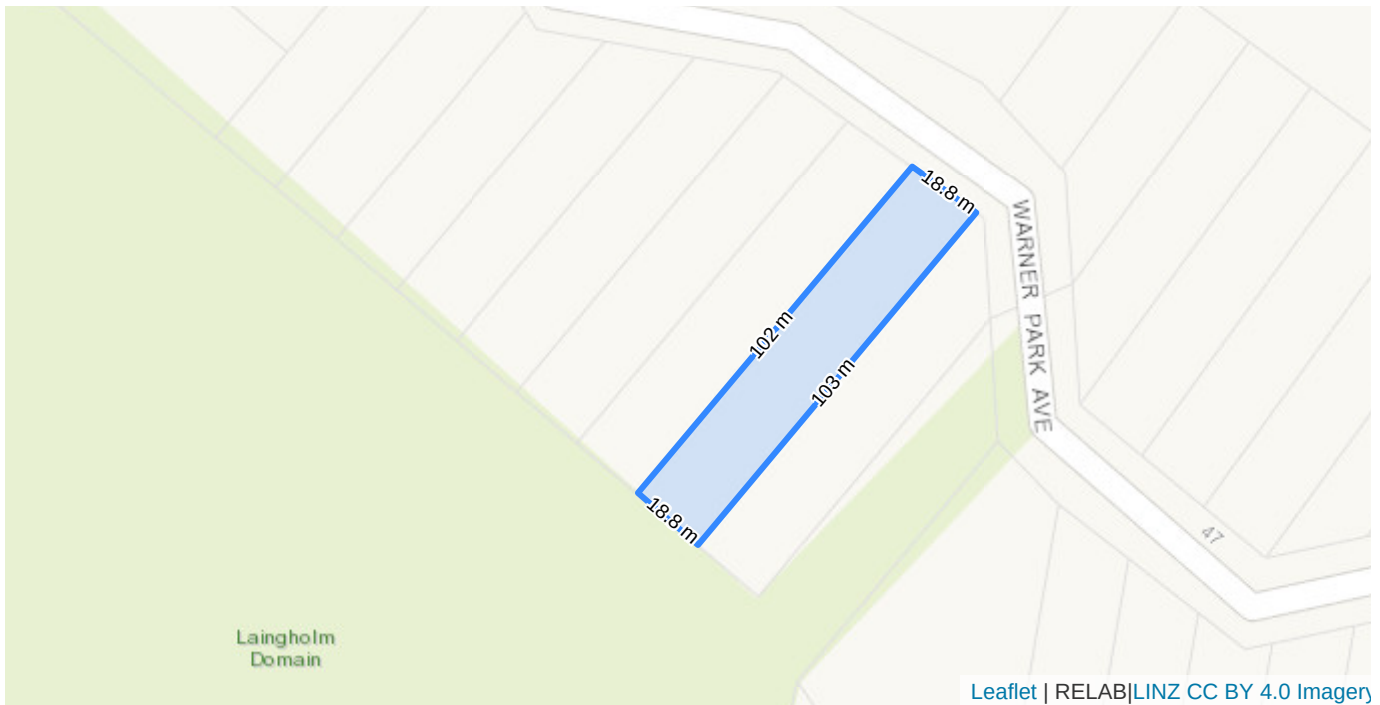
9th September 2024



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Title Records	
Ownership	<ul style="list-style-type: none">• Amanda Jane Ploeg• Philip Ploeg
Land Title	Freehold 1924 m² (Title issued from 18 Apr 1978)
Certificate of Title	NA45A/327
Legal Description	Fee Simple, 1/1, Lot 181 Deposited Plan 19099, 1,924 m²
Zoning	Residential-Large Lot Zone

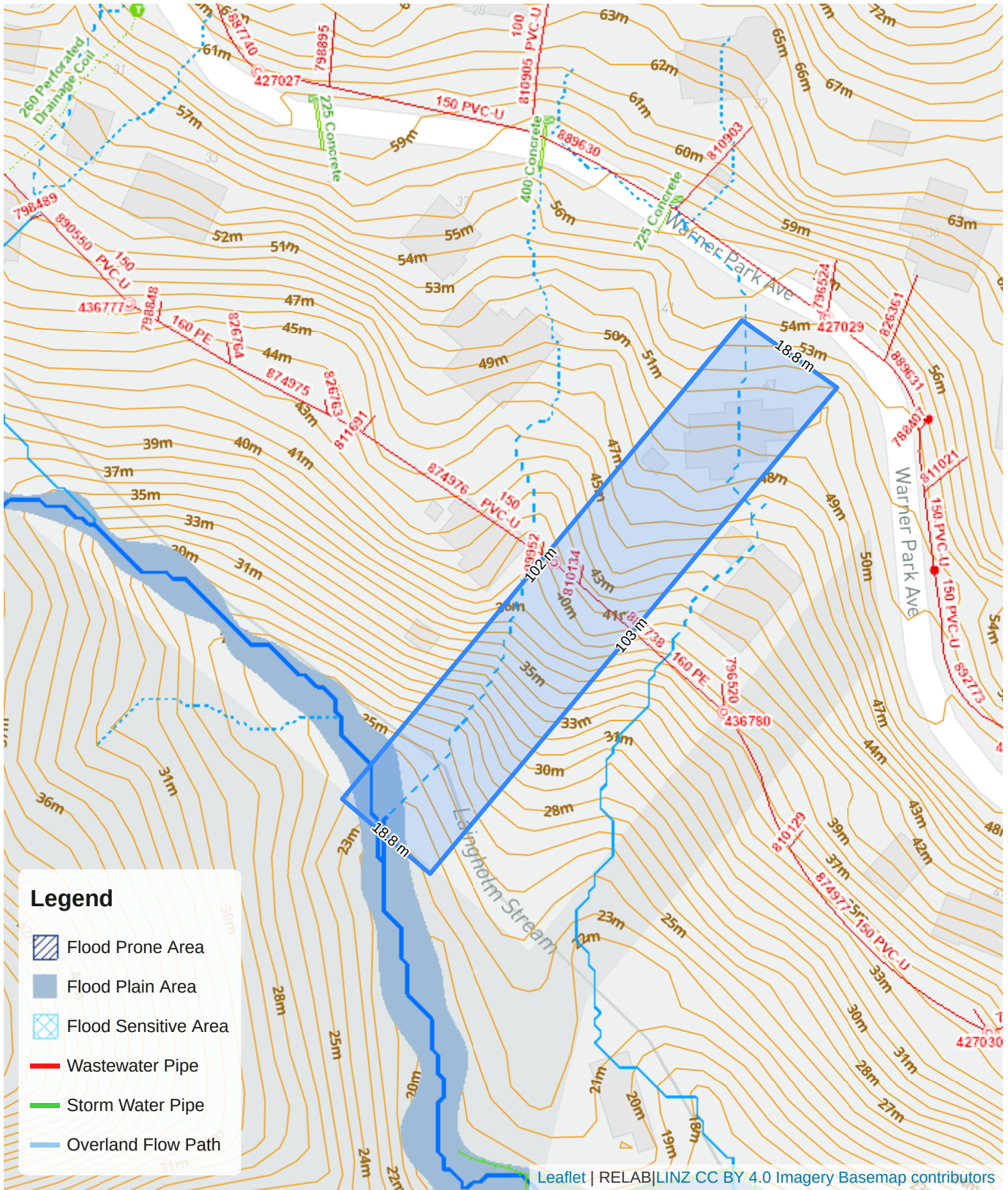
Consent Approvals

- No Consent Approvals

Subdivision Details

- This property is not subdividable.

Flooding and Underground Services Map



43 Warner Park Avenue, Laingholm



Property Summary Report (Powered by Relab)

Overlay, Control & designations

Designations

- Airspace Restriction Designations Protection of aeronautical functions - obstacle limitation surfaces










Controls

- Macroinvertebrate Community Index Native
- Macroinvertebrate Community Index Urban
- Stormwater Management Area Control TITIRANGI / LAINGHOLM 1 Flow 1



Overlays

- Significant Ecological Areas Overlay Terrestrial
- Waitakere Ranges Heritage Area Overlay Subdivision Schedule
- Waitakere Ranges Heritage Area Overlay Extent of Overlay


Property Summary

 Floor area 176 m²	 Bedroom(s) 3	 Bathroom(s) 1 (Estimated)
 Year built (approximate) XXX0s	 Cladding Fibre Cement	 Roof Aluminium
 Property View No Record	 Parking Single (Freestanding)	 Pool No Record

School Zoning

Intermediate & College	
	Glen Eden Intermediate Decile# 7 In-Zone 13min 4.86km away
	Green Bay High School Decile# 8 In-Zone 13min 4.98km away
	Titirangi Rudolf Steiner School Private 8min 1.63km away

School Zoning

Primary	
	Laingholm School Decile# 10 10min 846m away
	Titirangi Rudolf Steiner School Private 8min 1.63km away

Disclaimer

This document is intended to provide general information about considerations that may affect future development and resource consent applications at the subject site. The information is indicative only and subject to change over time. Resource consent considerations also depend on the activities being proposed. As such, this report alone should not be relied upon for evaluating future development potential or resource consent considerations. Property Portal Limited (Relab) accepts no liability or responsibility to any person for any loss in connection with this report, including any error in, or omission from, any information made available through this report.

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