

Relab°

82 Warner Park Avenue, Laingholm (Auckland)

(Residential-Large Lot Zone)

PROPERTY SUMMARY REPORT

14th October 2024



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Title Records	
Ownership	<ul style="list-style-type: none">Carel Calitz (Owner since 24 Jan 2020)
Land Title	Freehold 1148 m² (Title issued from 15 Jun 1943)
Certificate of Title	NA801/295
Legal Description	Fee Simple, 1/1, Lot 612 Deposited Plan 25374, 1,148 m²
Zoning	Residential-Large Lot Zone

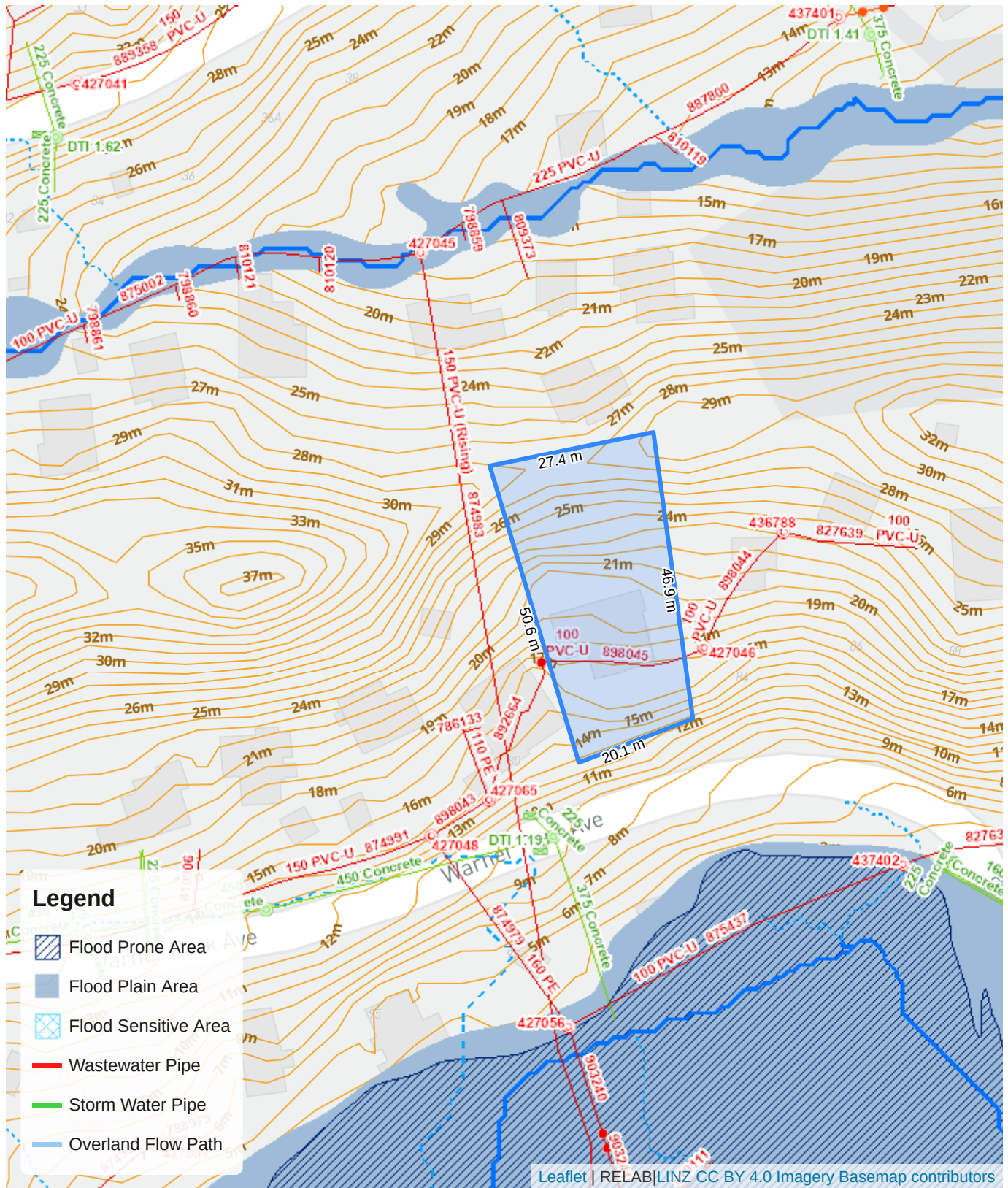
Consent Approvals

- No Consent Approvals

Subdivision Details

- This property is not subdividable.

Flooding and Underground Services Map



82 Warner Park Avenue, Laingholm

Overlay, Control & designations

Designations

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

Controls

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

Overlays

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

Property Summary



Floor area

110 m²



Year built (approximate)

1950s



Property View

Slight Sea View



Bedroom(s)

3



Cladding

Weatherboard



Parking

3 (Freestanding)



Bathroom(s)

1 (Estimated)



Roof



Aluminium




Pool

Swimming Pool

School Zoning

Intermediate & College	
	Green Bay High School Decile# 8 In-Zone 13min 4.63km away
	Glen Eden Intermediate Decile# 7 In-Zone 13min 4.7km away
	Titirangi Rudolf Steiner School Private 8min 1.52km away

School Zoning

Primary	
	Laingholm School Decile# 10 🚗 7min 1.26km away
	Titirangi Rudolf Steiner School Private 🚗 8min 1.52km 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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