

# Relab°

## 261 Titirangi Road, Titirangi (Auckland)

(Residential-Mixed Housing Suburban Zone)

### PROPERTY SUMMARY REPORT

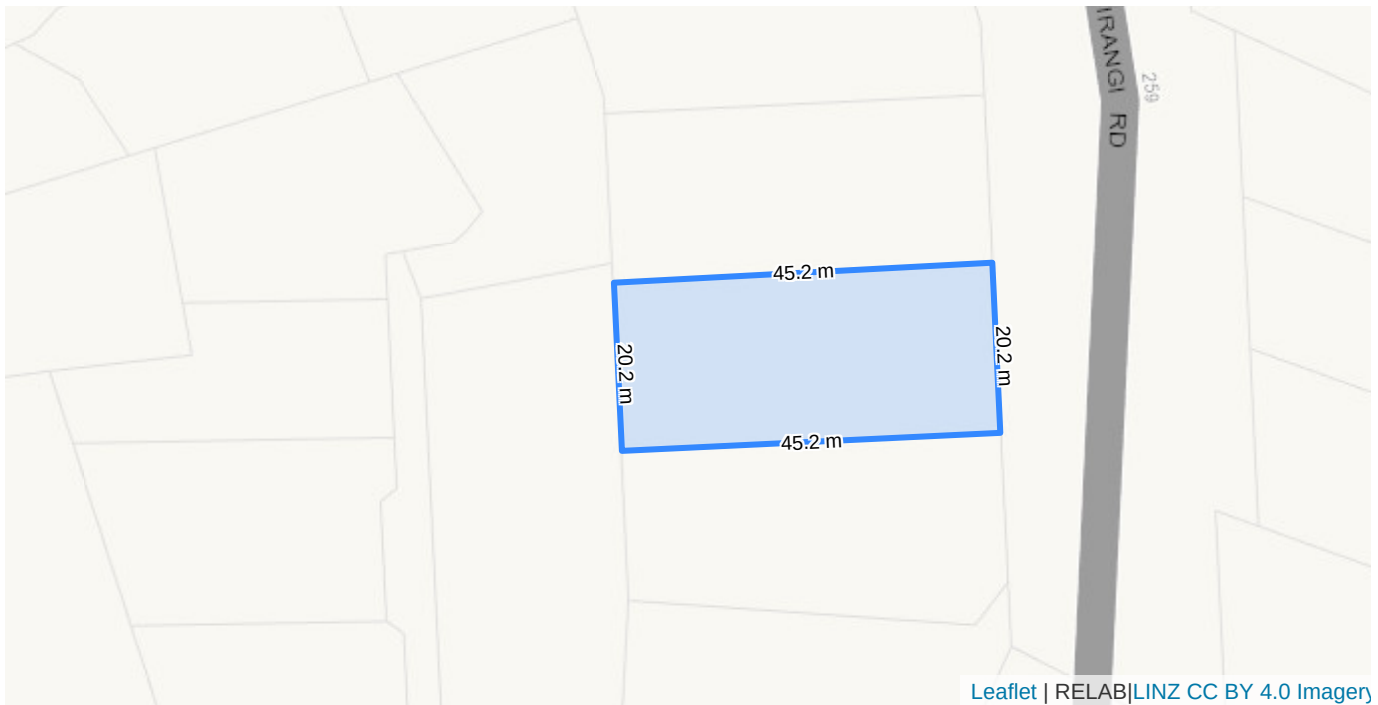
20<sup>th</sup> November 2024



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# 261 Titirangi Road, Titirangi (Auckland)



Title Records	
<b>Ownership</b>	<ul style="list-style-type: none"><li>• Benjamin Lee Duffy</li><li>• Bryony Secret</li></ul> (Owner since 06 Sep 2013)
<b>Land Title</b>	<b>Freehold 911 m<sup>2</sup></b> (Title issued from 22 Dec 1949)
<b>Certificate of Title</b>	<b>NA951/118</b>
<b>Legal Description</b>	<b>Fee Simple, 1/1, Lot 4 Deposited Plan 36579, 911 m<sup>2</sup></b>
<b>Zoning</b>	<b>Residential-Mixed Housing Suburban Zone</b>

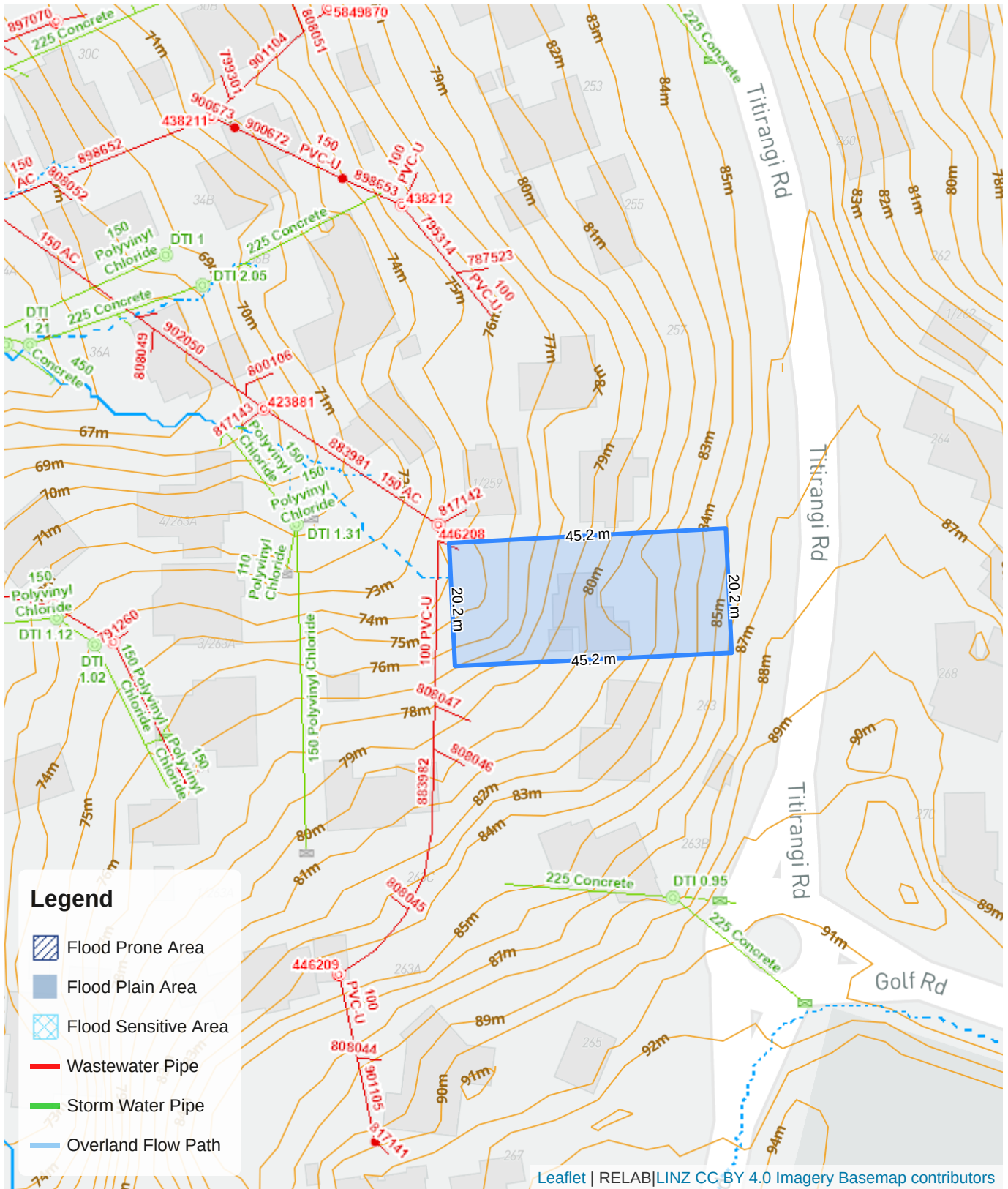
## Consent Approvals

06 Apr 2017	RBW:R1: New timber deck to second floor. Timber balustrade and stairs to ground. Remove piles under house and add beams (7 years ago)
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## Subdivision Details

<b>Address</b>	261 Titirangi Road
<b>Zoning</b>	Residential-Mixed Housing Suburban Zone
<b>Storm water Pipe</b>	Not within property boundary
<b>Waste water Pipe</b>	Within property boundary
<b>Land size</b>	approximately 911m <sup>2</sup>
<b>Potential No. of subdivisions</b>	approximately 8 lots

# Flooding and Underground Services Map



261 Titirangi Road, Titirangi

# Overlay, Control & designations

## Designations

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

## Controls









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- Stormwater Management Area Control WHAU 2 Flow 2
- Macroinvertebrate Community Index Urban

## Property Summary



 Floor area <b>80 m<sup>2</sup></b>	 Bedroom(s) <b>2</b>	 Bathroom(s) <b>1 (Estimated)</b>
 Year built (approximate) <b>1950s</b>	 Cladding <b>Fibre Cement</b>	 Roof <b>No Record</b>
 Property View <b>Natural/Urban View</b>	 Parking <b>Single off-street</b>	 Pool <b>No Record</b>

# School Zoning

Intermediate & College					
	<b>Glen Eden Intermediate</b>	Decile# 7	In-Zone	 6min	1045m away
	<b>Green Bay High School</b>	Decile# 8	In-Zone	 6min	1067m away
	<b>Oaklynn Special School</b>	Decile# 4		 8min	1.87km away
	<b>Kelston Girls' College</b>	Decile# 2		 8min	1.93km away



# School Zoning

Primary					
	<b>Kaurilands School</b>	Decile# 8	In-Zone	11min	918m away
	<b>Fruitvale Road School</b>	Decile# 4	7min	1.17km 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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