

Relab°

3 Minnehaha Avenue, Titirangi (Auckland)

(Residential-Large Lot Zone)

PROPERTY SUMMARY REPORT

20th January 2025



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3 Minnehaha Avenue, Titirangi (Auckland)



Title Records	
Ownership	<ul style="list-style-type: none">• Eve Marion Clarke• Samuel Lindsay Woolley (Owner since 26 Aug 2020)
Land Title	Freehold 1416 m² (Title issued from 30 Jun 1942)
Certificate of Title	NA789/59
Legal Description	Fee Simple, 1/1, Lot 105 Deposited Plan 22899, 1,416 m²
Zoning	Residential-Large Lot Zone

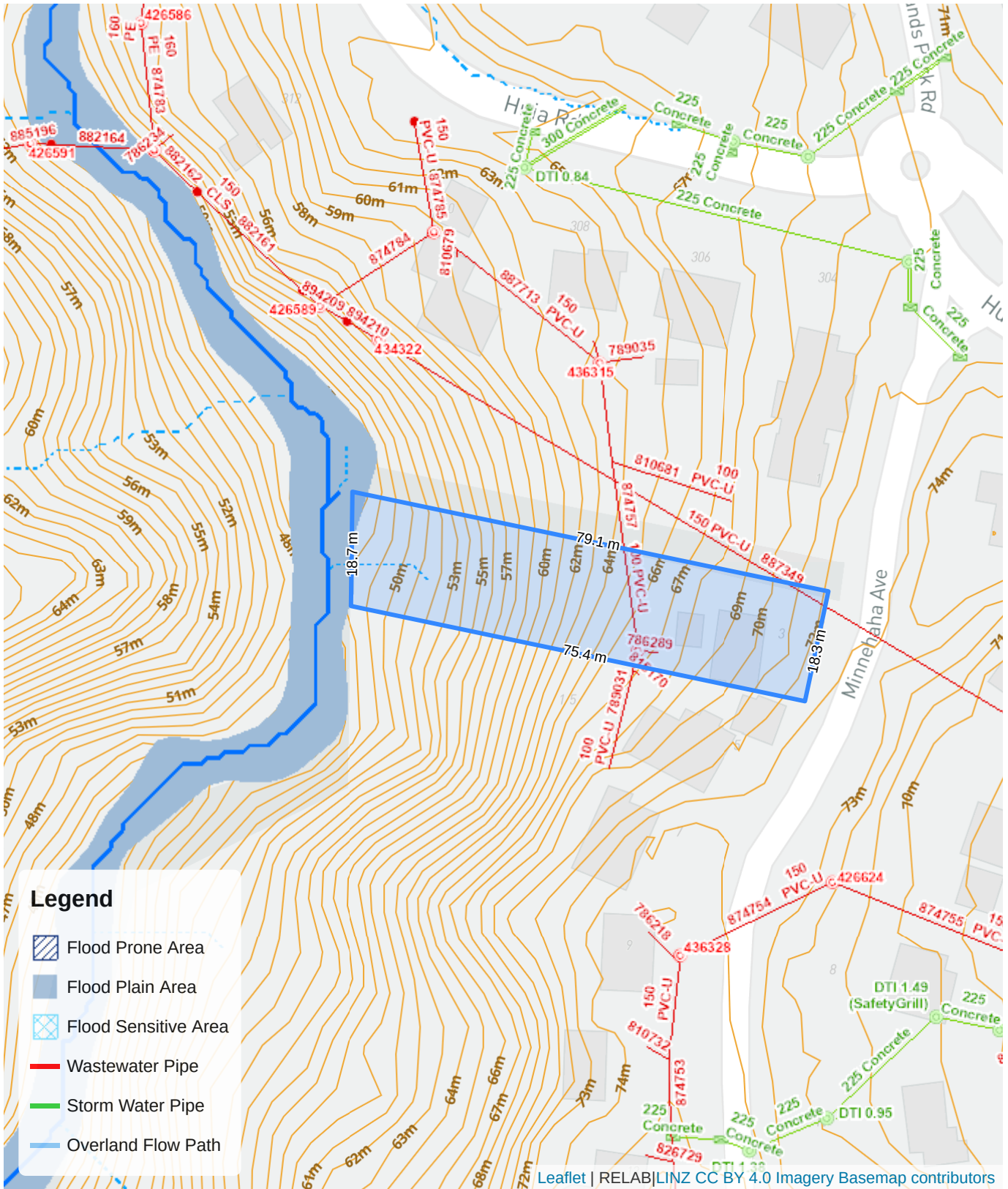
Consent Approvals

11 May 2022	The construction of a covered deck on a large lot zoned site and partially within an SEA overlay. Refer to attached AEE for details. (2 years ago)
04 Apr 2022	RBW - Make the proposed deck foot print larger to extend to the end of the house. (2 years ago)
07 Dec 2021	RBW - Proposed new deck and pergola to the rear of the existing house with one door to access the deck from the house and a set of stairs down from the deck to the ground. 29m sq. in total. (3 years ago)
27 Jul 2022	RBW - Amendment to Building Consent No: BCO10339928 - This amendment entails the addition of clearlite roofing to the new proposed deck. The Resource Consent approval for building within the S.E.A. is attached that shows no need to address the disposal of stormwater collected by the new roofing addition. (2 years ago)

Subdivision Details

- This property is not subdividable.

Flooding and Underground Services Map



3 Minnehaha Avenue, Titirangi

Overlay, Control & designations










Controls

- Macroinvertebrate Community Index Native
- 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



Property Summary

 Floor area 68	 Bedroom(s) 3	 Bathroom(s) 1 (Estimated)
 Year built (approximate) XXX0	 Cladding Fibre Cement	 Roof Tile Profile
 Property View No Record	 Parking 1	 Pool No Record

School Zoning

Intermediate & College	
	Glen Eden Intermediate Decile# 7 In-Zone 🚗 11min 3.44km away
	Green Bay High School Decile# 8 In-Zone 🚗 12min 4.1km away
	Titirangi Rudolf Steiner School Private 🚗 7min 1.04km away

School Zoning

Primary	
	Woodlands Park School Decile# 10 In-Zone 5min 388m away
	Titirangi Rudolf Steiner School Private 7min 1.04km away
	Laingholm School Decile# 10 7min 1.47km 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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