

Relab°

7 Minnehaha Avenue, Titirangi (Auckland)

(Residential-Large Lot Zone)

PROPERTY SUMMARY REPORT

21st January 2025



Table of contents

Title Records	2
Consent Approvals	3
Subdivision Details	3
Flooding and Underground Services Map	4
Overlay, Control & Designations	5
Property Summary	6
Intermediate & College School Zones	7
Primary School Zones	8
Disclaimer	9

7 Minnehaha Avenue, Titirangi (Auckland)



Title Records	
Ownership	<ul style="list-style-type: none">• Cara Jane Anning• Steven Dale Pearce (Owner since 21 Nov 2005)
Land Title	Freehold 1146 m² (Title issued from 02 Aug 1943)
Certificate of Title	NA804/50
Legal Description	Fee Simple, 1/1, Lot 107 Deposited Plan 22899, 1,146 m²
Zoning	Residential-Large Lot Zone

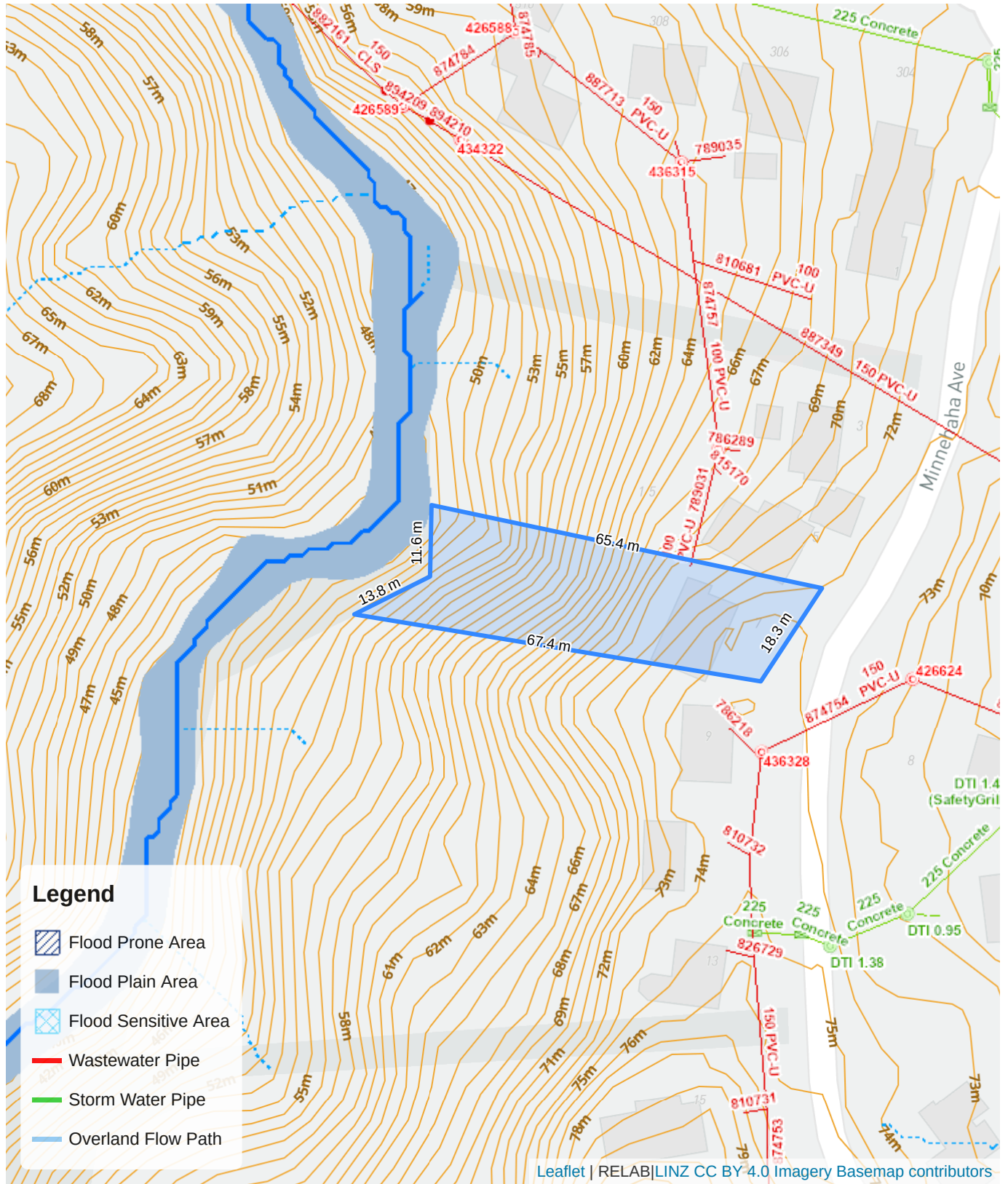
Consent Approvals

18 Feb 1994	CARPORT AND PERGOLA (30 years ago)
-------------	---------------------------------------

Subdivision Details

- This property is not subdividable.

Flooding and Underground Services Map



7 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 140	 Bedroom(s) 4	 Bathroom(s) 1 (Estimated)
 Year built (approximate) 1980	 Cladding Fibre Cement	 Roof Aluminium
 Property View No Record	 Parking 1	 Pool No Record

School Zoning

Intermediate & College	
	Glen Eden Intermediate Decile# 7 In-Zone 11min 3.48km away
	Green Bay High School Decile# 8 In-Zone 12min 4.13km away
	Titirangi Rudolf Steiner School Private 7min 1.05km away

School Zoning

Primary	
	Woodlands Park School Decile# 10 In-Zone 5min 430m away
	Titirangi Rudolf Steiner School Private 7min 1.05km away
	Laingholm School Decile# 10 7min 1.43km 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.

Full Terms of Use can be found on our website at <https://relab.co.nz/terms>.