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## 661B South Titirangi Road, Titirangi (Auckland)

(Residential-Large Lot Zone)

# PROPERTY SUMMARY REPORT

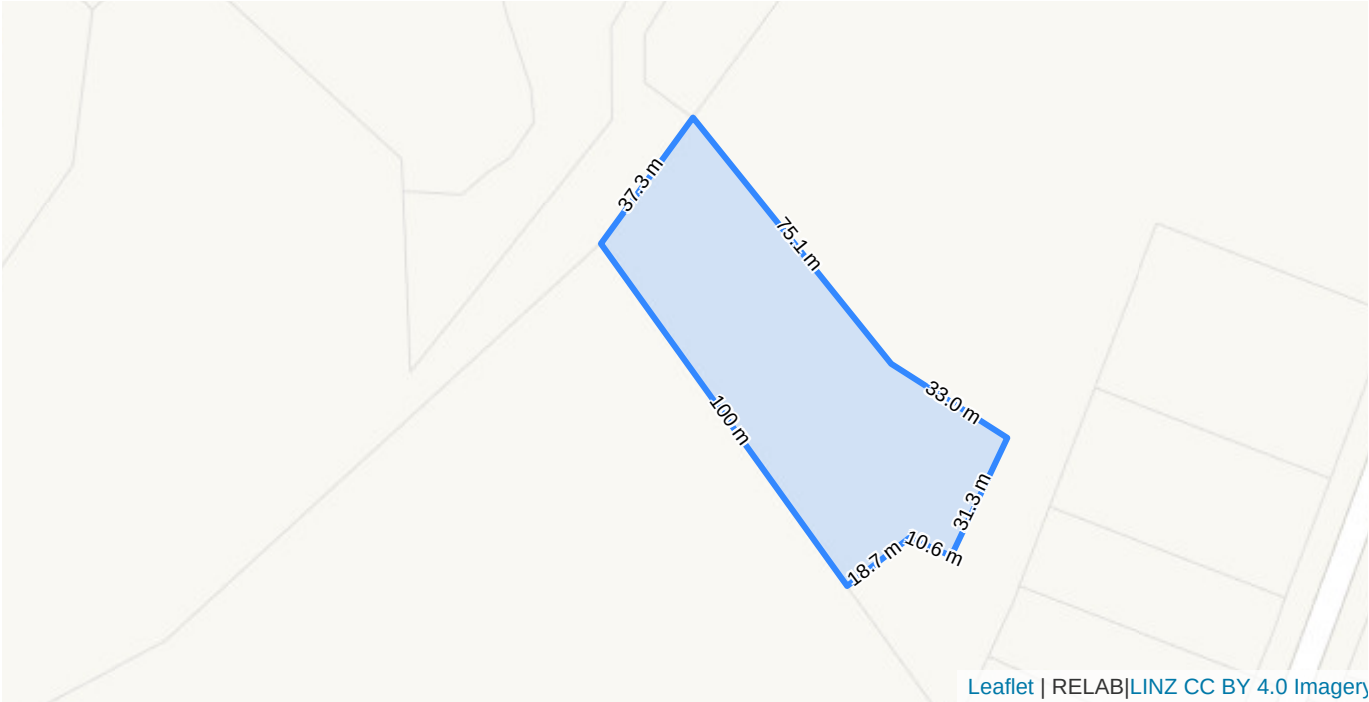
3<sup>rd</sup> July 2025



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# 661B South Titirangi Road, Titirangi (Auckland)



Title Records	
Ownership	<ul style="list-style-type: none"><li>Theresa Eileen Trim</li></ul>
Land Title	<b>Freehold 4379 m<sup>2</sup></b> (Title issued from 27 Nov 2023)
Certificate of Title	<b>989354</b>
Legal Description	<b>Fee Simple, 1/1, Lot 6 Deposited Plan 560525, 4,379 m2</b>
Zoning	<b>Residential-Large Lot Zone</b>

## Consent Approvals

- No Consent Approvals

## Subdivision Details

- This property is not subdividable.

## All Title Records

27 Nov 2023	<p><b>Current</b> Subject to a right of way over part marked F, a right to convey water, electricity and telecommunications over parts marked F, Y and Z and a right to drain water over parts marked F, Z, AA and AB all on DP 560525 created by Easement Instrument 12771318.3</p> <p>(1 years ago)</p>
27 Nov 2023	<p><b>Current</b> Appurtenant hereto is a right of way and a right to convey water, electricity and telecommunications created by Easement Instrument 12771318.3</p> <p>(1 years ago)</p>
27 Nov 2023	<p><b>Current</b> Subject to a right (in gross) to convey telecommunications over parts marked F, Y and Z on DP 560525 in favour of Chorus New Zealand Limited created by Easement Instrument 12771318.4</p> <p>(1 years ago)</p>
27 Nov 2023	<p><b>Current</b> Consent Notice pursuant to Section 221 Resource Management Act 1991</p> <p>(1 years ago)</p>
21 Nov 1978	<p><b>Current</b> Subject to a drainage right (in gross) over the within land in favour of The Waitemata City Council created by Transfer 570293.1</p> <p>(46 years ago)</p>
Invalid Date	<p><b>Current</b> The easements created by Easement Instrument 12771318.3 are subject to Section 243 (a) Resource Management Act 1991</p>
Invalid Date	<p><b>Current</b> The easement created by Transfer 570293.1 is subject to Section 351E (1) (a) Municipal Corporations Act 1954</p>
27 Nov 2023	<p><b>Historical</b> Appurtenant hereto is a right of way and a right to convey water, electricity and telecommunications created by Easement Instrument 12771318.3</p> <p>(1 years ago)</p>

27 Nov 2023	<b>Historical</b> Subject to a right of way over part marked F, a right to convey water, electricity and telecommunications over parts marked F, Y and Z and a right to drain water over parts marked F, Z, AA and AB all on DP 560525 created by Easement Instrument 12771318.3 (1 years ago)
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\* DATA SOURCE: LINZ AND AUCKLAND COUNCIL

## Council Valuation 2017

Capital Value	Land Value	Improvement
\$600K	\$600K > 100% CV	\$0K

## Property Summary



Floor area

**No Record**



Year built (approximate)

**No Record**



Property View

**No Record**



Bedroom(s)

**1**



Cladding

**No Record**



Parking

**No Record**



Bathroom(s)

**1 (Estimated)**



Roof

**No Record**








Pool




**No Record**



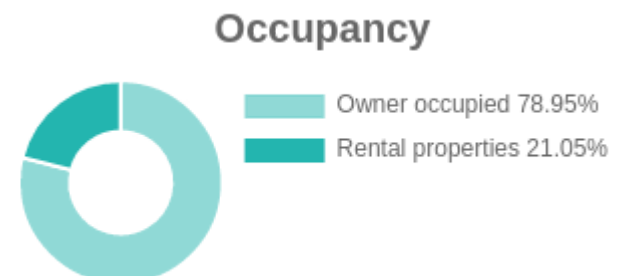
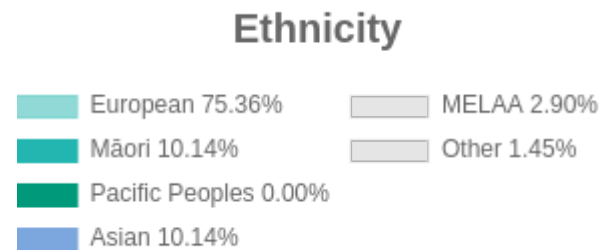
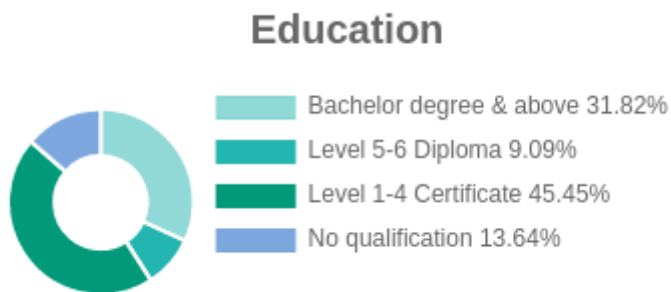
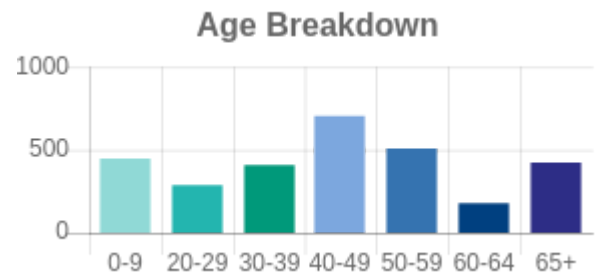
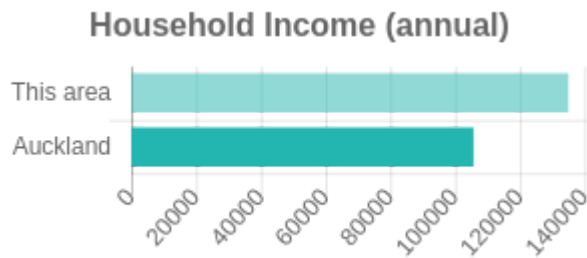
# School Zoning

Intermediate & College				
	<b>Green Bay High School</b>	Decile# 8	In-Zone	 10min 2.94km away
	<b>Glen Eden Intermediate</b>	Decile# 7	In-Zone	 10min 3.11km away
	<b>Titirangi Rudolf Steiner School</b>	Private	 6min	997m away

# School Zoning

Primary				
	Titirangi School			
	Decile# 10	In-Zone	 8min	1.63km away
Titirangi Rudolf Steiner School				
	Private	 6min	997m away	

# Demographics



\* DATA SOURCE: STATS NZ CENSUS 2018

## 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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