

Relab°

78 Warner Park Avenue, Laingholm (Auckland)

(Residential-Large Lot Zone)

PROPERTY SUMMARY REPORT

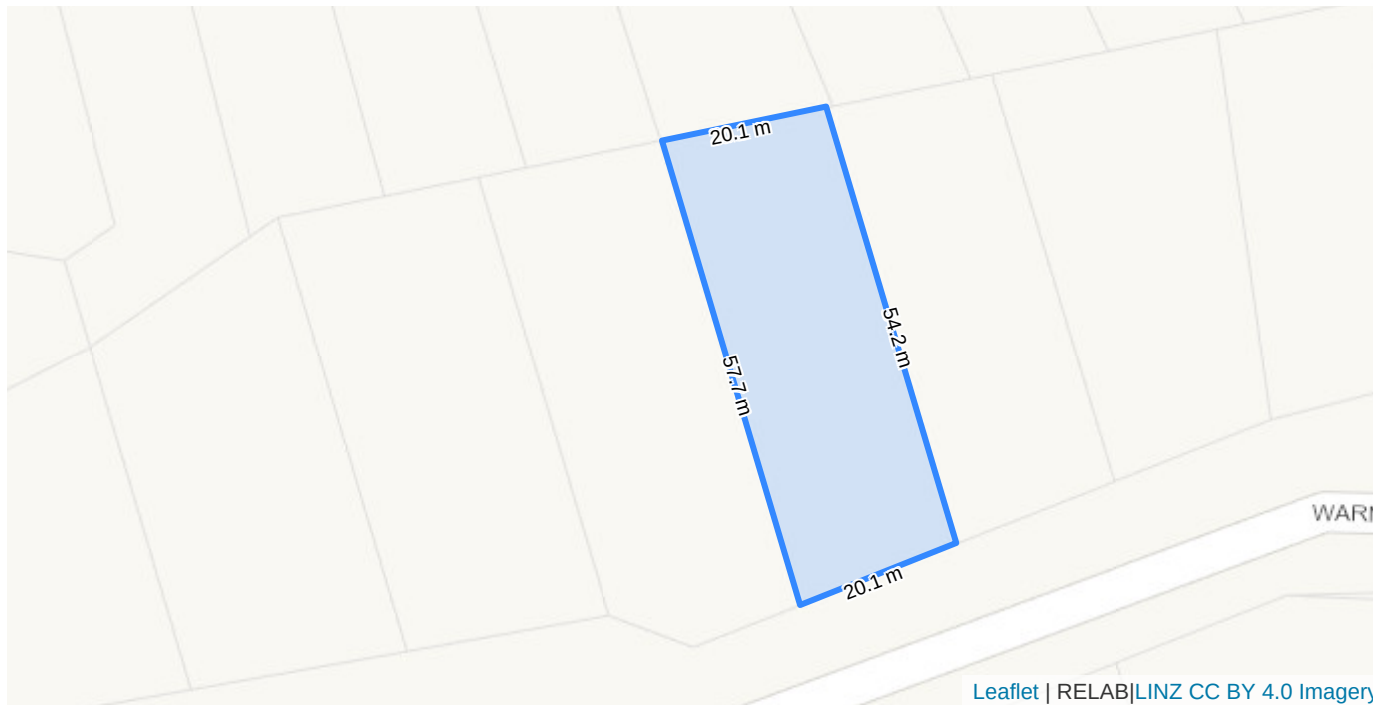
28th October 2025



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78 Warner Park Avenue, Laingholm (Auckland)



Title Records

Ownership	- Kylie Jane Dyson - Vagn Murray Dyson
Land Title	Freehold 1120 m² (Title issued from 08 Jun 1979)
Certificate of Title	NA43B/423
Legal Description	Fee Simple, 1/1, Lot 610 Deposited Plan 25374, 1,120 m²
Zoning	Residential-Large Lot Zone

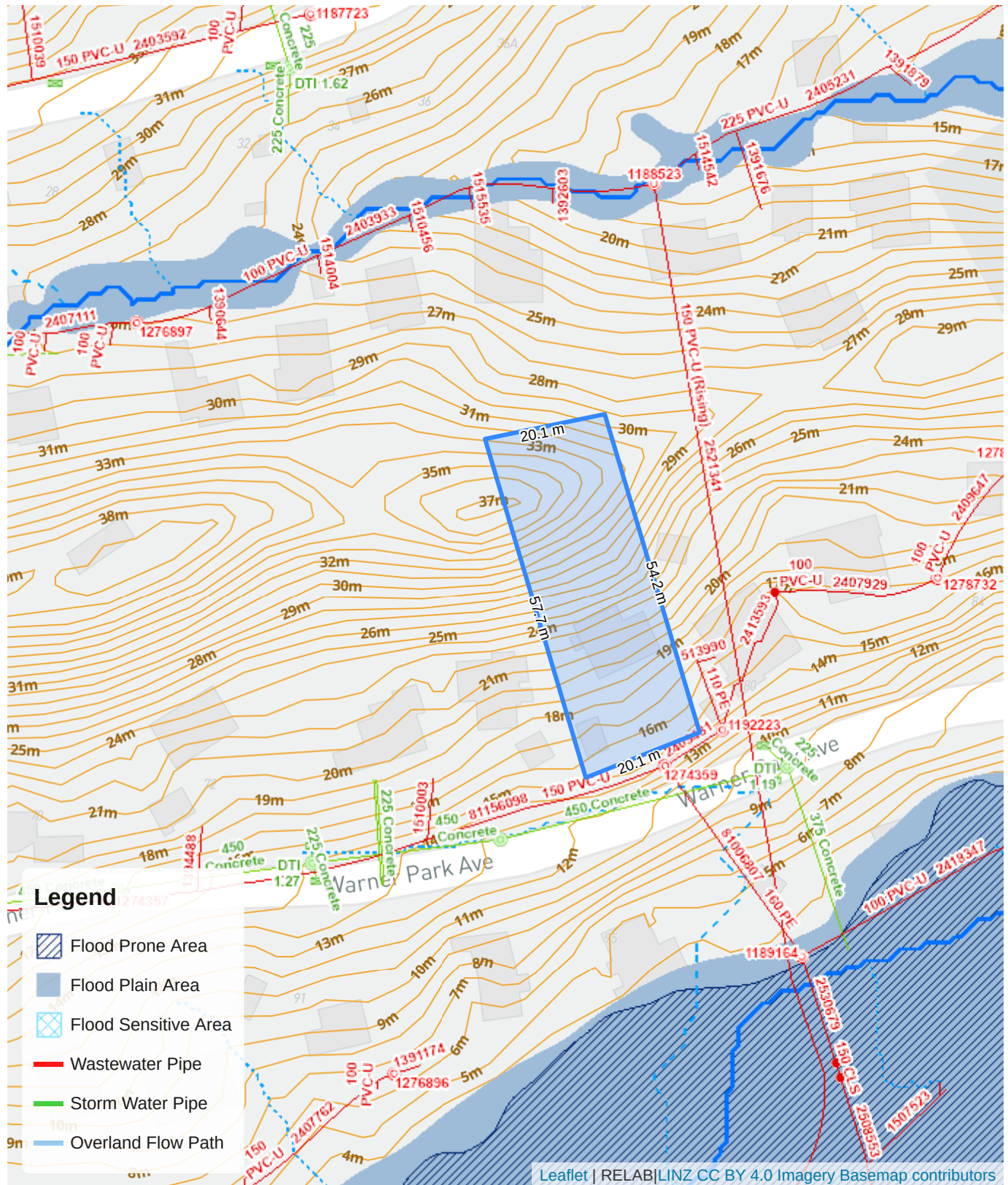
Consent Approvals

16 Sep 2024	RBW 'Existing 2 storey dwelling, Replace roof structure and roofing at upper floor level and remedial work from COA assessment.
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Subdivision Details

- This property is not subdividable.

Flooding and Underground Services Map



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Property Summary Report (Powered by Relab)

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

- Waitakere Ranges Heritage Area Overlay Extent of Overlay
- Waitakere Ranges Heritage Area Overlay Subdivision Schedule
- Ridgeline Protection Overlay Modified

Property Summary



Floor area

147



Year built (approximate)

XXX0



Property View

Wide Sea View



Bedroom(s)

4



Cladding

Weatherboard



Parking

No Record



Bathroom(s)

1 (Estimated)



Roof

Aluminium



Pool

No Record

School Zoning

Intermediate & College				
	Glen Eden Intermediate	Decile# 10	In-Zone	 13min 4.72km away
	Titirangi Rudolf Steiner School	Private	 8min	1.53km away

School Zoning

Primary		
	Laingholm School	Decile# 10  7min 1.22km 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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