

Relab°

674 South Titirangi Road, Titirangi (Auckland)

(Residential-Large Lot Zone)

PROPERTY SUMMARY REPORT

28th October 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

674 South Titirangi Road, Titirangi (Auckland)



Title Records

Ownership	Regina Scherer
Land Title	Freehold 1062 m² (Title issued from 25 Nov 1924)
Certificate of Title	NA403/270
Legal Description	Fee Simple, 1/1, Lot 2 Deposited Plan 17349, 1,062 m2
Zoning	Residential-Large Lot Zone

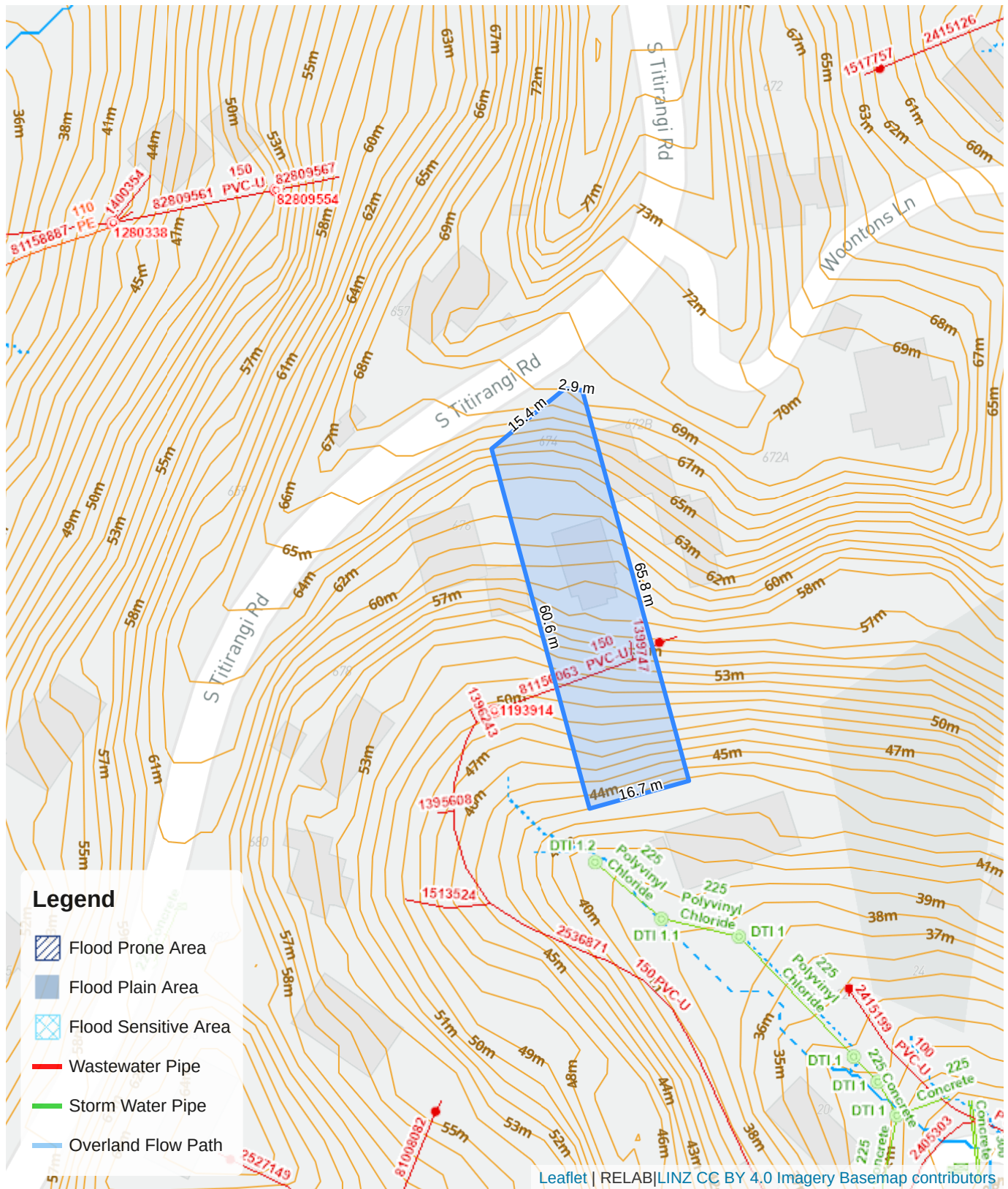
Consent Approvals

22 Nov 1996	ADDITION TO DWELLING
19 May 2025	RBW - Removal and demolition of unconsented deck and rebuild new deck in same location.

Subdivision Details

- This property is not subdividable.

Flooding and Underground Services Map



674 South Titirangi Road, Titirangi

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

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

Property Summary



Floor area

143



Year built (approximate)

1920



Property View

Sea View



Bedroom(s)

3



Cladding

Mix



Parking

No Record



Bathroom(s)

1 (Estimated)



Roof

Aluminium



Pool

No Record

School Zoning

Intermediate & College				
	Glen Eden Intermediate	Decile# 10	In-Zone	 10min 3.08km away
	Titirangi Rudolf Steiner School	Private	 7min	1.04km away

School Zoning

Primary			
	Titirangi School	Decile# 10	In-Zone
		 8min	1.58km 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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