

77 Minnehaha Avenue, Titirangi (Auckland)

(Residential-Large Lot Zone)

PROPERTY SUMMARY REPORT

21st December 2025



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Title Records

Ownership	<ul style="list-style-type: none">• Perpetual Trust Limited• Henricus Emile Gerardus Maria Abbenhuis• Jacintha Maria Abbenhuis Van Den Broek (Owner since 31 Jan 2012)
Land Title	freehold 1/1 share of 2023 m² (Title issued from 22 Aug 1961)
Certificate of Title	NA1965/55
Legal Description	Fee Simple, 1/1, Lot 1 Deposited Plan 47999, 2023 m²
Zoning	Residential-Large Lot Zone

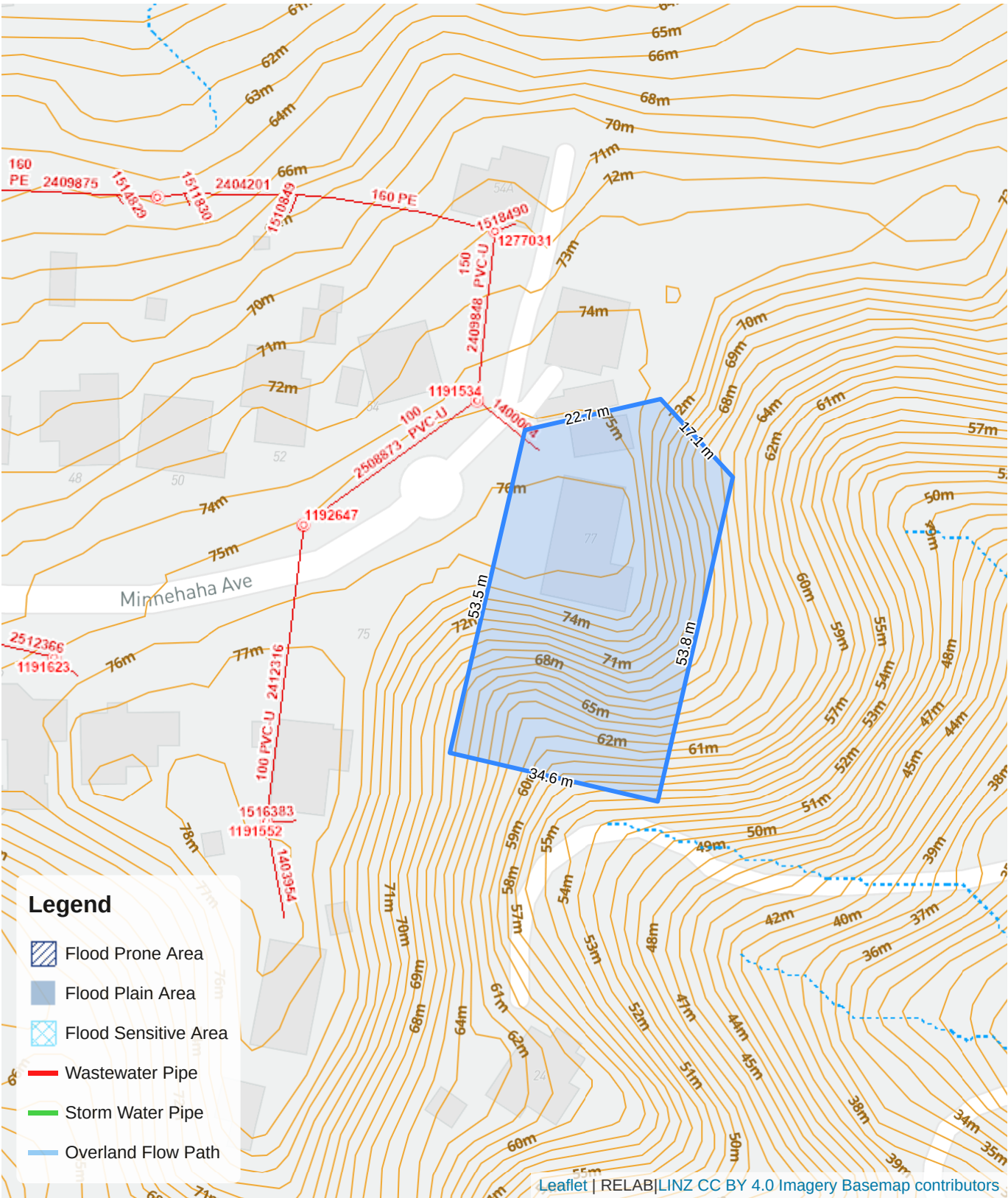
Consent Approvals

21 Sep 2012	Install solar water heater
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Subdivision Details

- This property is not subdividable.

Flooding and Underground Services Map



77 Minnehaha Avenue, Titirangi

Overlay, Control & designations

Controls

- Stormwater Management Area Control TITIRANGI / LAINGHOLM 1 Flow 1

Overlays

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

Property Summary



Floor area

161



Year built (approximate)

1950



Property View

Sea View



Bedroom(s)

3



Cladding

Mix



Parking

2



Bathroom(s)

1 (Estimated)



Roof







Aluminium







Pool

No Record

School Zoning

Intermediate & College				
	Glen Eden Intermediate	Decile# 10	In-Zone	 11min 3.46km away
	Green Bay High School	Decile# 10	In-Zone	 11min 3.86km away
	Titirangi Rudolf Steiner School	Private	 7min	590m away

School Zoning

Primary				
	Woodlands Park School	Decile# 10	In-Zone	 11min 919m away
	Titirangi Rudolf Steiner School	Private	 7min	590m 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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