

## 77 Minnehaha Avenue, Titirangi (Auckland)

(Residential-Large Lot Zone)

### PROPERTY SUMMARY REPORT

21<sup>st</sup> December 2025



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# 77 Minnehaha Avenue, Titirangi (Auckland)



## Title Records

**Ownership**

- 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 m<sup>2</sup>**  
(Title issued from 22 Aug 1961)

**Certificate of Title** **NA1965/55**

**Legal Description** **Fee Simple, 1/1, Lot 1 Deposited Plan 47999, 2023 m<sup>2</sup>**

**Zoning** **Residential-Large Lot Zone**

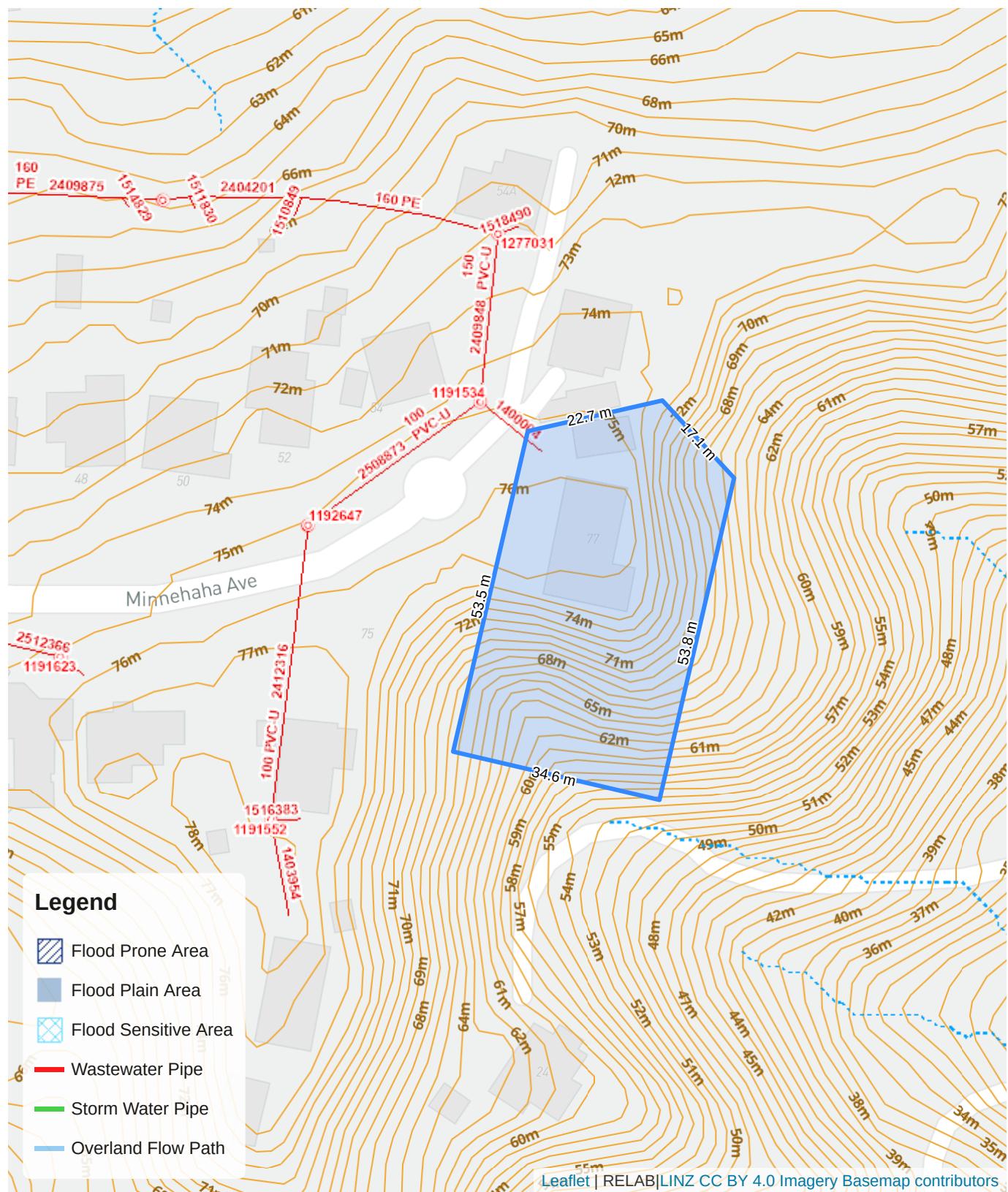
# Consent Approvals

|             |                            |
|-------------|----------------------------|
| 21 Sep 2012 | Install solar water heater |
|-------------|----------------------------|

## Subdivision Details

- This property is not subdividable.

# Flooding and Underground Services Map



# 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               |  | Bedroom(s) |  | Bathroom(s) |
| <b>161</b>  |                          | <b>3</b>  |            | <b>1 (Estimated)</b>  |             |
|  | Year built (approximate) |  | Cladding   |  | Roof        |
| <b>1950</b>   |                          | <b>Mix</b>  |            | <b>Aluminium</b>  |             |
|  | Property View            |  | Parking    |  | Pool        |
| <b>Sea View</b>   |                          | <b>2</b>  |            | <b>No Record</b>  |             |

# School Zoning

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

# School Zoning

| Primary  |
|--|
| <b>Woodlands Park School</b><br> Decile# 10   In-Zone  11min   919m away |
| <b>Titirangi Rudolf Steiner School</b><br> 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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