

Relab°

# 162B Henderson Valley Road, Henderson (Auckland)

(Residential-Single House Zone)

## PROPERTY SUMMARY REPORT

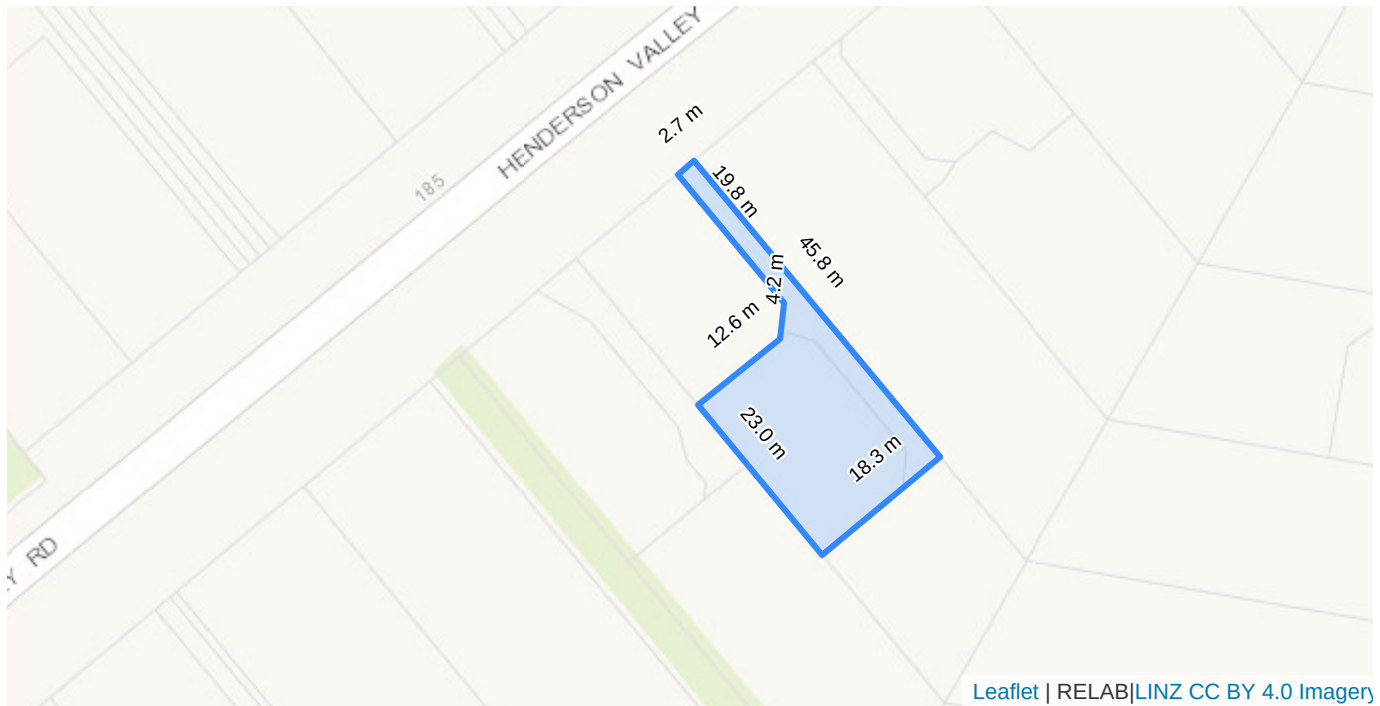
22<sup>nd</sup> October 2024



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# 162B Henderson Valley Road, Henderson (Auckland)



|                             |   |
|-----------------------------|---|
| <b>Title Records</b>        |   |
| <b>Ownership</b>            | <ul style="list-style-type: none"><li>• Adrienne Carol Bell</li><li>• Megan Elizabeth Lourie</li></ul> (Owner since 19 May 2017)        |
| <b>Land Title</b>           | <b>Freehold 351 m<sup>2</sup></b><br>(Title issued from 15 Oct 2008)  |
| <b>Certificate of Title</b> | <b>408989</b>   |
| <b>Legal Description</b>    | <b>Fee Simple, 1/1, Lot 2 Deposited Plan 402746, 351 m<sup>2</sup>. Fee Simple, 1/3, Lot 4 Deposited Plan 402746, 135 m<sup>2</sup></b> |
| <b>Zoning</b>               | <b>Residential-Single House Zone</b>  |

## Consent Approvals

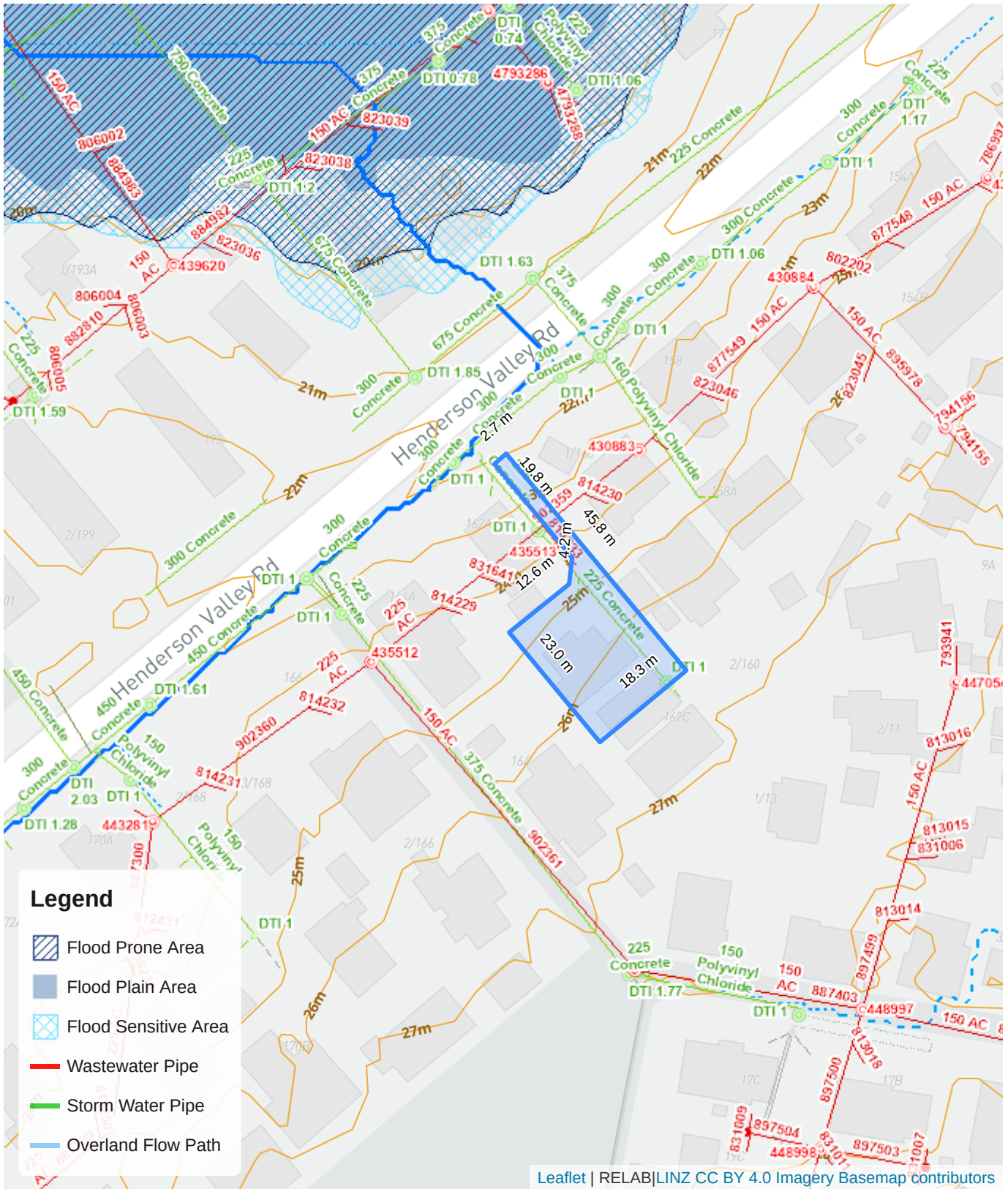
- No Consent Approvals

## Subdivision Details

- This property is not subdividable.



# Flooding and Underground Services Map



162B Henderson Valley Road, Henderson  
 Property Summary Report (Powered by Relab)










# Overlay, Control & designations

## Controls





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- Stormwater Management Area Control OPANUKU 1 Flow 1
- Macroinvertebrate Community Index Urban

## Property Summary





|  |   |   |
|--|---|---|
|  Floor area<br><b>92 m<sup>2</sup></b>    |  Bedroom(s)<br><b>3</b>                  |  Bathroom(s)<br><b>1 (Estimated)</b> |
|  Year built (approximate)<br><b>1940s</b> |  Cladding<br><b>Weatherboard</b>         |  Roof<br><b>Tile</b>                 |
|  Property View<br><b>No Record</b>        |  Parking<br><b>Single (Freestanding)</b> |  Pool<br><b>No Record</b>            |

# School Zoning

| Intermediate & College  |  |            |         |             |             |
|---|--|------------|---------|-------------|-------------|
|    | <b>Bruce McLaren Intermediate</b>                          | Decile# 2  | In-Zone | 11min       | 923m away   |
|    | <b>Henderson High School</b>                               | Decile# 3  | In-Zone | 8min        | 1.52km away |
|   | <b>Waitakere S D A School</b>                              | Integrated | 7min    | 1090m away  |             |
|   | <b>Henderson - Teen Parent Unit - He Wero o nga Wahine</b> | Decile# 1  | 8min    | 1.56km away |             |
|    | <b>TKKM o Hoani Waititi</b>                                | Decile# 3  | 8min    | 1.8km away  |             |
|  | <b>Holy Cross Catholic School</b>                          | Integrated | 8min    | 1.82km away |             |

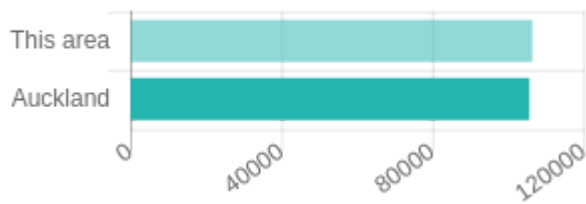


# School Zoning

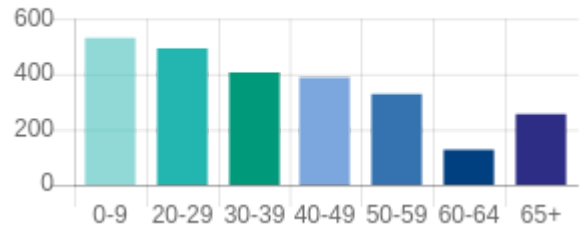
| Primary   |  |
|---|--|
|    | <b>Henderson South School</b><br>Decile# 2 In-Zone 11min 941m away   |
|   | <b>Henderson Valley School</b><br>Decile# 4 In-Zone 9min 2.37km away |
|   | <b>Waitakere S D A School</b><br>Integrated 7min 1090m away          |
|    | <b>Sunnyvale School</b><br>Decile# 3 8min 1.59km away                |
|    | <b>TKKM o Hoani Waititi</b><br>Decile# 3 8min 1.8km away             |
|  | <b>Holy Cross Catholic School</b><br>Integrated 8min 1.82km away     |

# Demographics

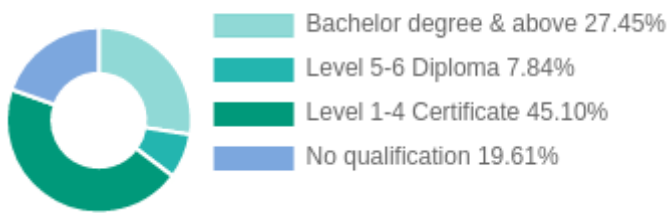
### Household Income (annual)



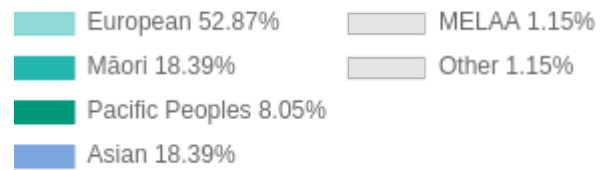
### Age Breakdown



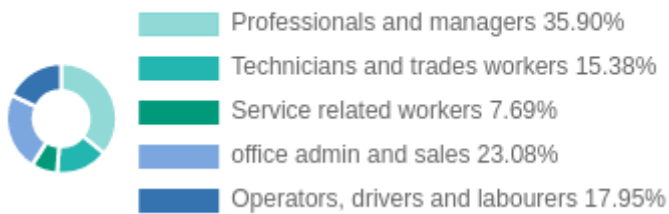
### Education



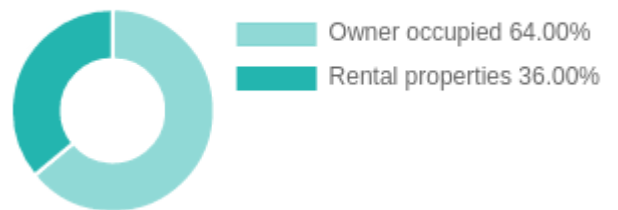
### Ethnicity



### Occupation



### Occupancy



\* 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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