

Relab°

## 76 Victory Road, Laingholm (Auckland)

(Residential-Large Lot Zone)

# PROPERTY SUMMARY REPORT

13<sup>th</sup> March 2025



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# 76 Victory Road, Laingholm (Auckland)



## Title Records

<b>Ownership</b>	<ul style="list-style-type: none"><li>• bsn trustees limited</li><li>• maggie chong hua ren bainbridge-smith</li><li>• david luke bainbridge-smith</li></ul> <p>(Owner since 31 Aug 2009)</p>
<b>Land Title</b>	<b>Freehold 1442 m<sup>2</sup></b> (Title issued from 13 Oct 1927)
<b>Certificate of Title</b>	<b>NA465/50</b>
<b>Legal Description</b>	<b>Fee Simple, 1/1, Lot 106 Deposited Plan 19099, 1,442 m<sup>2</sup></b>
<b>Zoning</b>	<b>Residential-Large Lot Zone</b>

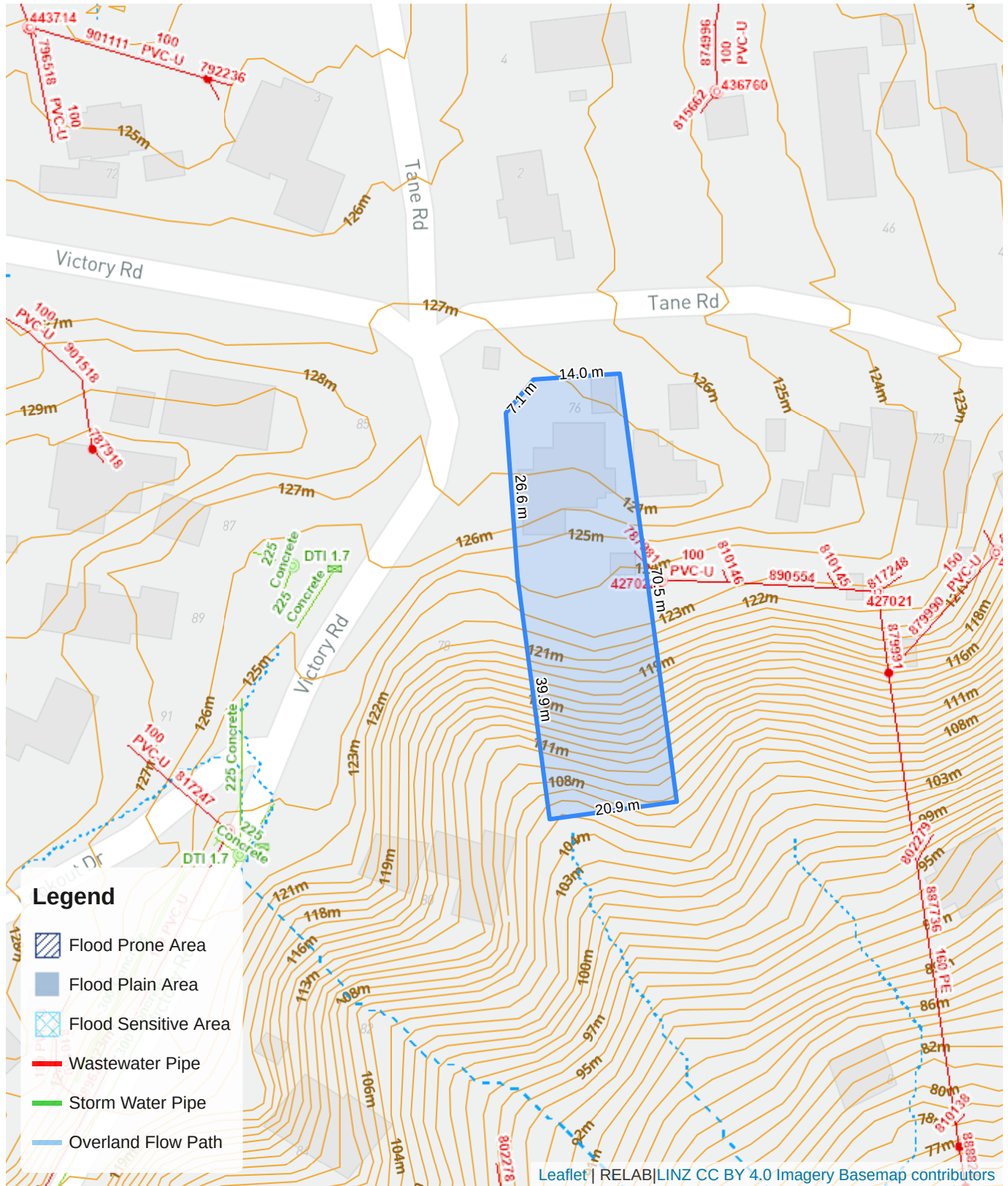
## Consent Approvals

06 May 2011	Res.1 New timber deck for the existing residence. (13 years ago)
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## Subdivision Details

- This property is not subdividable.

# Flooding and Underground Services Map



76 Victory Road, Laingholm

Property Summary Report (Powered by Relab)

# Overlay, Control & designations

## Controls

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- Macroinvertebrate Community Index Native
- Stormwater Management Area Control TITIRANGI / LAINGHOLM 1 Flow 1
- Macroinvertebrate Community Index Urban

## Overlays

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- Significant Ecological Areas Overlay Terrestrial
- Ridgeline Protection Overlay Modified
- Waitakere Ranges Heritage Area Overlay Extent of Overlay
- Waitakere Ranges Heritage Area Overlay Subdivision Schedule

## Property Summary

 Floor area <b>150</b>	 Bedroom(s) <b>3</b>	 Bathroom(s) <b>1 (Estimated)</b>
 Year built (approximate) <b>XXX0</b>	 Cladding <b>Fibre Cement</b>	 Roof <b>Aluminium</b>
 Property View <b>Sea View</b>	 Parking <b>2</b>	 Pool <b>No Record</b>




# School Zoning

Intermediate & College	
	<b>Glen Eden Intermediate</b> Decile# 7   In-Zone   🚗 13min   4.77km away
	<b>Green Bay High School</b> Decile# 8   In-Zone   🚗 13min   5km away
	<b>Titirangi Rudolf Steiner School</b> Private   🚗 8min   1.57km away



# School Zoning

Primary	
	<b>Laingholm School</b> Decile# 10   6min   456m away
	<b>Titirangi Rudolf Steiner School</b> Private   8min   1.57km 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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