

Hosted by



Starting soon...

# Aotearoa Property Data Network

## Addressing lightning talks

1-2pm, Wednesday 22 November 2023



Te Kāwanatanga o Aotearoa  
New Zealand Government

# Opening karakia

Whāia te mātauranga  
kia mārama, kia tupu,  
kia tiaki ngā whenua,  
ngā moana, ngā arawai

Kia whai take ngā mahi katoa

Aroha atu aroha mai,  
tātou i a tātou

Toi te kupu

Toi te mana

Toitū te whenua

Haumi ē, hui ē, tāiki ē!

Pursue knowledge for  
understanding, developing  
and caring for the lands,  
bodies of water and waterways

Seek purpose in all that we do

Let us show respect  
for each other

Hold fast to our language

Hold fast to our spiritual strength

Sustain the land

Gather and go forward together

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*Welcome and opening karakia*

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**Toitū Te Whenua | LINZ** – Scene setting

*Trent Gulliver*

*Matanga Tatai Wahi Matamua / Principal Geospatial Specialist - Data*

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**Wellington City Council** – how Council handles address + examples

*Michael Brownie*

*Team Leader Land, Customer & Property Information*

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**NZ Post** – creation and management of mailing addresses

*Atinisi Umutua*

*Address Specialist*

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**Kāinga Ora** – mismatching address data and mailboxes

*Sam Keast*

*Business Intelligence Specialist*

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*Thanks and closing karakia*

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# Property Addressing in New Zealand

**Trent Gulliver**

Principal Geospatial Specialist – Data  
Location Information

22 November 2023

# Roles and Responsibilities

Version as at 1 July 2022



## Local Government Act 1974

Public Act 1974 No 66  
Date of assent 8 November 1974  
Commencement see section 1

### 319A Naming of roads

If the council names any road for the first time, or alters the name of a road, the council must as soon as practicable send a copy of the relevant resolution to the Registrar-General of Land and the Surveyor-General.

Section 319A: replaced, on 7 July 2004, by [section 5](#) of the Local Government Act 1974 Amendment Act 2004 (2004 No 64).

### 319B Allocation of property numbers

- (1) For electoral, postal, and other purposes the council may allocate a number to any area of land or building or part of a building within its district and may change the number allocated to any such area of land or building.
- (2) The council shall comply with any request from a Chief Surveyor to allocate a number to or change the number of any area of land or building or part of a building in its district.
- (3) The principal administrative officer shall advise the Chief Surveyor of the land district in which the land or building is situated of the numbers allocated under subsection (1) or subsection (2).

Section 319B: inserted, on 30 March 1985, by [section 29](#) of the Local Government Amendment Act 1985 (1985 No 60).

- Local authorities name roads and allocate property numbers
- Updates provided to Land Information New Zealand

# Standards and Guidance

- Australian/New Zealand Standard  
AS/NZS 4819:2011 Rural and urban addressing
- Guideline for Addressing In-fill Developments 2019
- Guideline for Addressing in Retirement Villages 2016

AS/NZS 4819:2011

AS/NZS 4819:2011

Australian/New Zealand Standard™

Rural and urban addressing

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STANDARDS  
Australia



# Key Components of a Property Address

Address Number + Road Name + Locality Name

=

Unique Property Address at a National Scale

155 The Terrace, Wellington Central



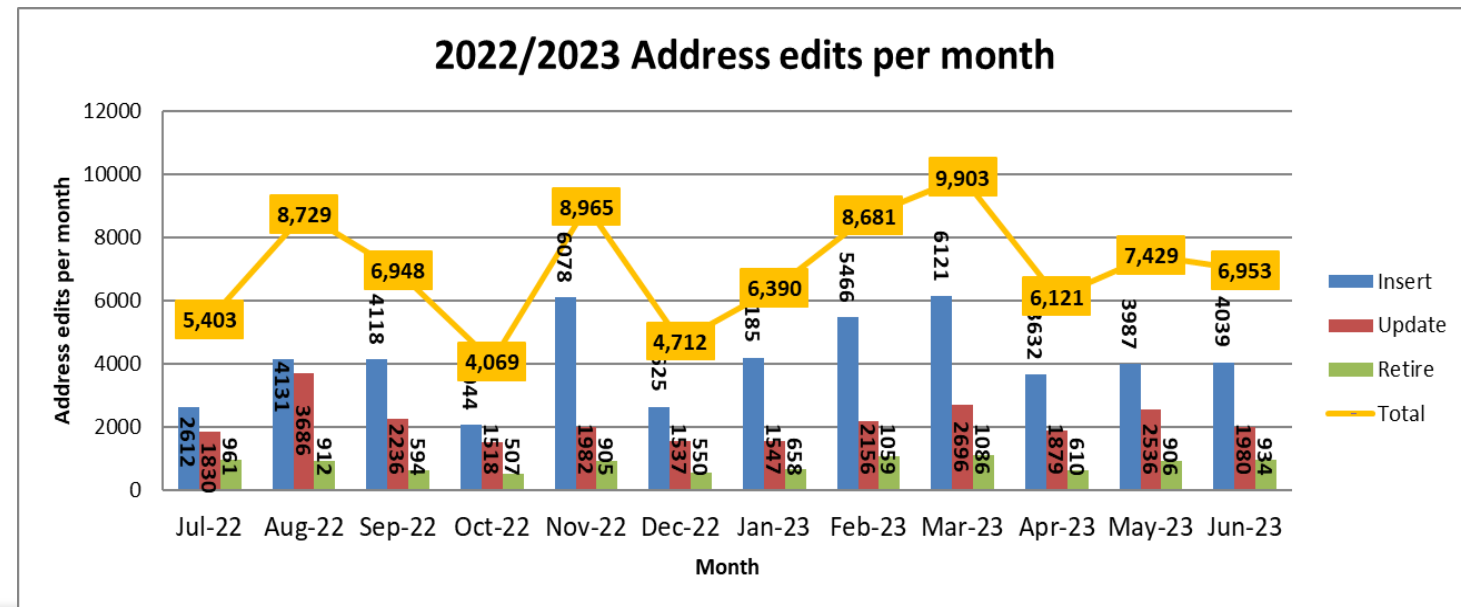
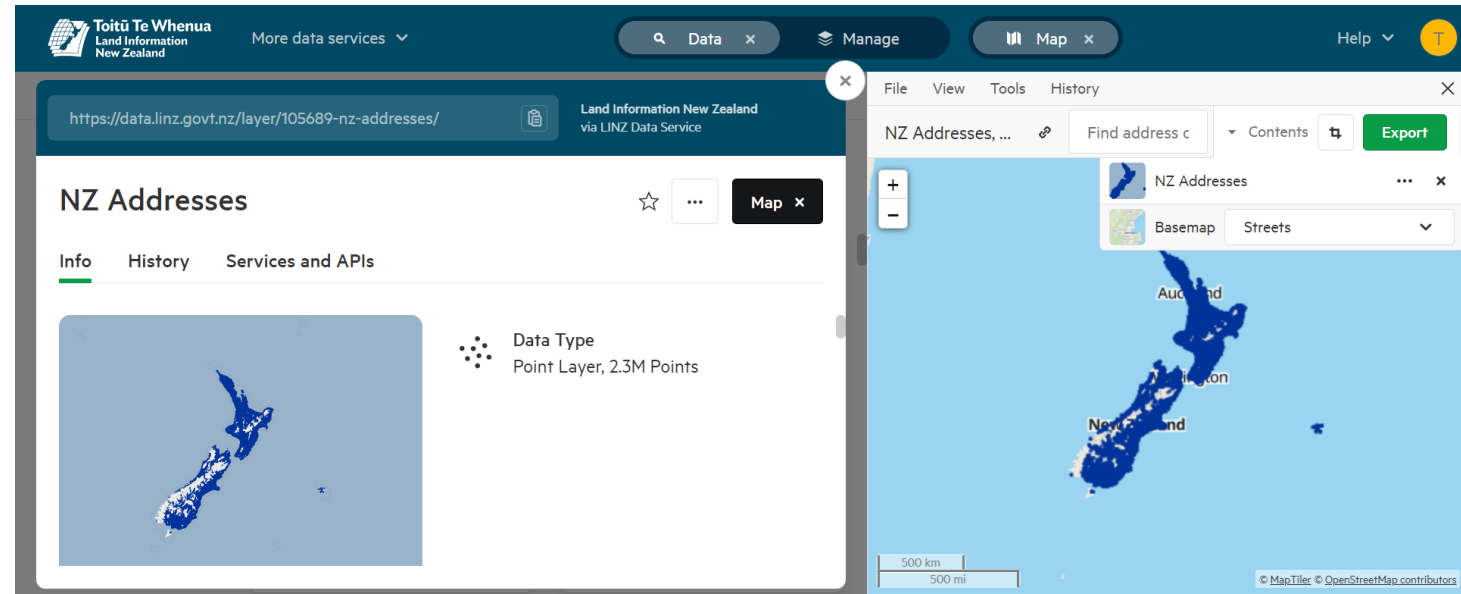
# LINZ Property Addressing Team

- Liaise with all 67 local authorities
- Provide advice
- Check for compliance
- Update the system
- Support development of the system



# The Numbers

- +2.3 million addresses
- +84,000 edits last year



# Workflow



# Some Challenges...and Opportunities...

# Addresses

Wellington City Council

[Michael.Brownie@WCC.Govt.NZ](mailto:Michael.Brownie@WCC.Govt.NZ)

November 2023

- What is an address?
- Exclusions from presentation
- Legislation
- 3 examples of ways Wellington City Council has assigned addresses
- Questions

- What is an address?
- Exclusions from presentation
- Legislation
- 3 examples of ways Wellington City Council has assigned addresses
- Questions
  - It is a number that allows you to locate a property after you know where the street is.
  - The address number can be a combination numbers and letters in a logical sequence, so anyone can find a property in a street, without needing a map, or coordinates, etc.
  - In Wellington City, we assign Addresses to areas that can be **separately occupied**. This can be a rented or leased dwelling, a shop, a commercial business, a parcel on a LINZ Map, a Rating assessment, a record of title, a farm, etc.
  - **Identifying occupancies is the primary reason for an address**. It helps Emergency Services and visitors to locate someone or a property. They do not need to know the location of internal lot boundaries i.e. when one house covers several lots and all in one ownership.

- What is an address?
- Exclusions from presentation
- Legislation
- 3 examples of ways Wellington City Council has assigned addresses
- Questions
- Because of limited time, I will not describe –
- Our process of determining a road name. This process can be difficult, but I will be happy to answer questions or speak about that on another occasion.
- The examples I provide will all relate to **current addresses**. It is important to recognize that an address should have a “**life cycle**”. If asked about a property, and told it is, say, 10 King Street, then does this relate to the current 10 King St, or a proposed new one, or one of many properties that had that address in the past

- What is an address?
- Exclusions from presentation
- **Legislation**
- 3 examples of ways Wellington City Council has assigned addresses
- Questions
- Section 319B Allocation of property numbers - Local Government Act 1974

Local Authorities may allocate addresses and Chief Surveyor can request addresses (allocate or change)

- At Wellington City, we have Bylaw 16 that says it is mandatory for every property owner to display the address allocated by the Council, so it is easily visible from the road.
- [Plans, policies and bylaws - Public Places Bylaw 2022 - Wellington City Council](#)



- What is an address?
- Exclusions from presentation
- Legislation
- 3 examples – Showing ways Wellington City Council has assigned addresses
- Questions

**The 1<sup>st</sup> example is –**

- One parcel of land
- One record of title (not unit titled)
- One rating unit
- 3 dwellings
- There are **3 assigned addresses** and no alternative addresses



# Example 1 - continued

- Dwelling on the corner of 2 roads, must have a single assigned address, but could have alternative address off another road. *(This example does not currently have an alternative address. It has a 2<sup>nd</sup> entrance that could be 299 The Terrace)*



# Example 2



A more complex situation.

- One large building and car parking etc. The whole complex is a single business and the public and Emergency Services would expect it to be one business, so we assigned one address.
- If the property had an alternative address off another street, then we could have allocated an alternative address off that street. Every property must have one primary address, but can have any number of alternative Addresses, especially if fronting more than one street.

# Example 2 - continued

We assigned the address **24 Kingsford Smith Street** to the whole complex.

The LINZ parcel maps show this area as 9 separate lots.

There are 9 separate freehold records of title.

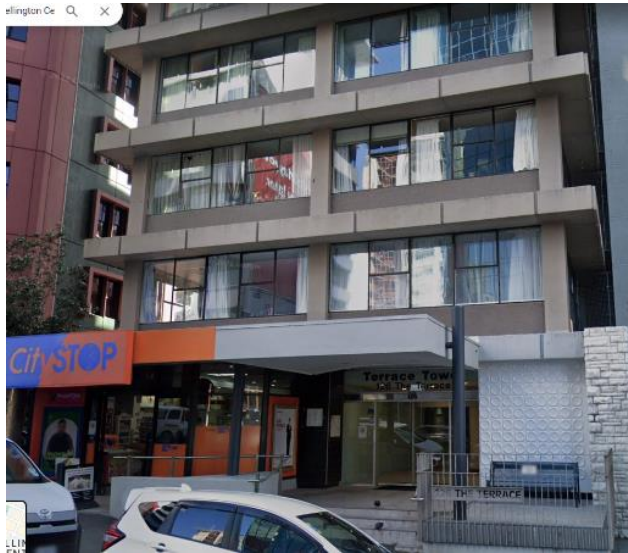
One parcel is owned by Bunnings. The other 8 are leased by Bunnings.

For the leased areas, there are 3 different freehold owners. As no adjoining parcels have the same freehold owners, every record of title must be a separate Rating unit. In these cases, owner is the ratepayer.



Every Rating unit has the same address, **24 Kingsford Smith Street**. They can be separately identified because they each have different legal descriptions.

If each lot had a different address, it would be confusing for those visiting the site.



# Example 3

This relates to a building at 126 The Terrace, Wellington.

The building is unit titled with 80 rating units on 13 floors. One ground floor unit has 2 divisions as it is a shop and a dwelling.

The Council has assigned 80 separate Addresses.

Example - Unit 9A 126 The Terrace or 9A/126 The Terrace.

126 The Terrace is used as an unofficial default address to represent the whole land parcel. This 'parent' record is linked to all 80 rating units.

LINZ show Address points as a matrix of unreadable addresses.



# Example 3 - continued



It makes sense to have one 'parent' address, when there is one entrance, door or gate, that leads to many separate occupancies, and it is not practical to show many separate address points.

This point should be clearly identified at the property.



We are concerned that sometimes LINZ does not show the addresses formally assigned by the Council. This can be because LINZ think numbers should be different. We select addresses in a logical sequence so properties can be easily identified. It creates problems for new residents when they cannot get utilities connected, because new addresses are not displayed on LINZ maps (*this does not happen often*)

- What is an address?
- Exclusions from presentation
- Legislation
- 3 examples of ways Wellington City Council has assigned addresses
- **Questions?**

# Addressing Data Services



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Who We Are

What We Do

Addressing Data Sources

Format of Addressing Data

Uses of Addressing Data



## Who We Are:

### Address Data Services Group

- Addressing Support Team
- Addressing Specialists
- Location Services Data Specialist

## What We Do:

- Maintain, validate, analyze and cleanse addressing data.
- Create Address Data Products tailor made to suit individual needs of external clients.





## Address Data Sources:

- Urban and Rural Network DBs
- CP Fleet & SDM requests
- CSC customer queries
- Land Information NZ
- Territorial Authorities
- Government Agencies (MOH)
- Mailhouse customers
- Online address validation platforms – Suggest Address

## Format of Address Data:

- Adheres to Australasian NZ Addressing Standards guidelines published by LINZ
- Address Line format – APF, or addressing elements parsed out - PAF

## Address Types:

- Urban – determined by SDM
- Rural – determined by RDS
- Postcodes – determines if an address is rural or urban

## Category of Address:

- Physical Address – data from external sources
- Postal Address – data from internal sources





## Uses of Addressing Data:

- Populates round management systems for our network delivery teams to maintain
- Assists with Automation – sorting machines for mail/courier items
- Populates various Address APIs for internal and online platforms such as e-Ship, YouShop, redirections, billing etc
- Publish addressing information to APF for validation of postal/physical addresses
- Addressing Products – PAF/GeoPAF/PNF/NZAD /Address cleansing services etc...
- Address validation services RealMe and MOH etc..

22-11-2023

# Getting Addresses Wrong

Sam Keast  
Business Intelligence Specialist



Types of issues we see

Impacts on People

Potential solutions

# Types of issues

*Physical Address vs Postal Address*

*Council Address vs LINZ Address*



# Types of issues

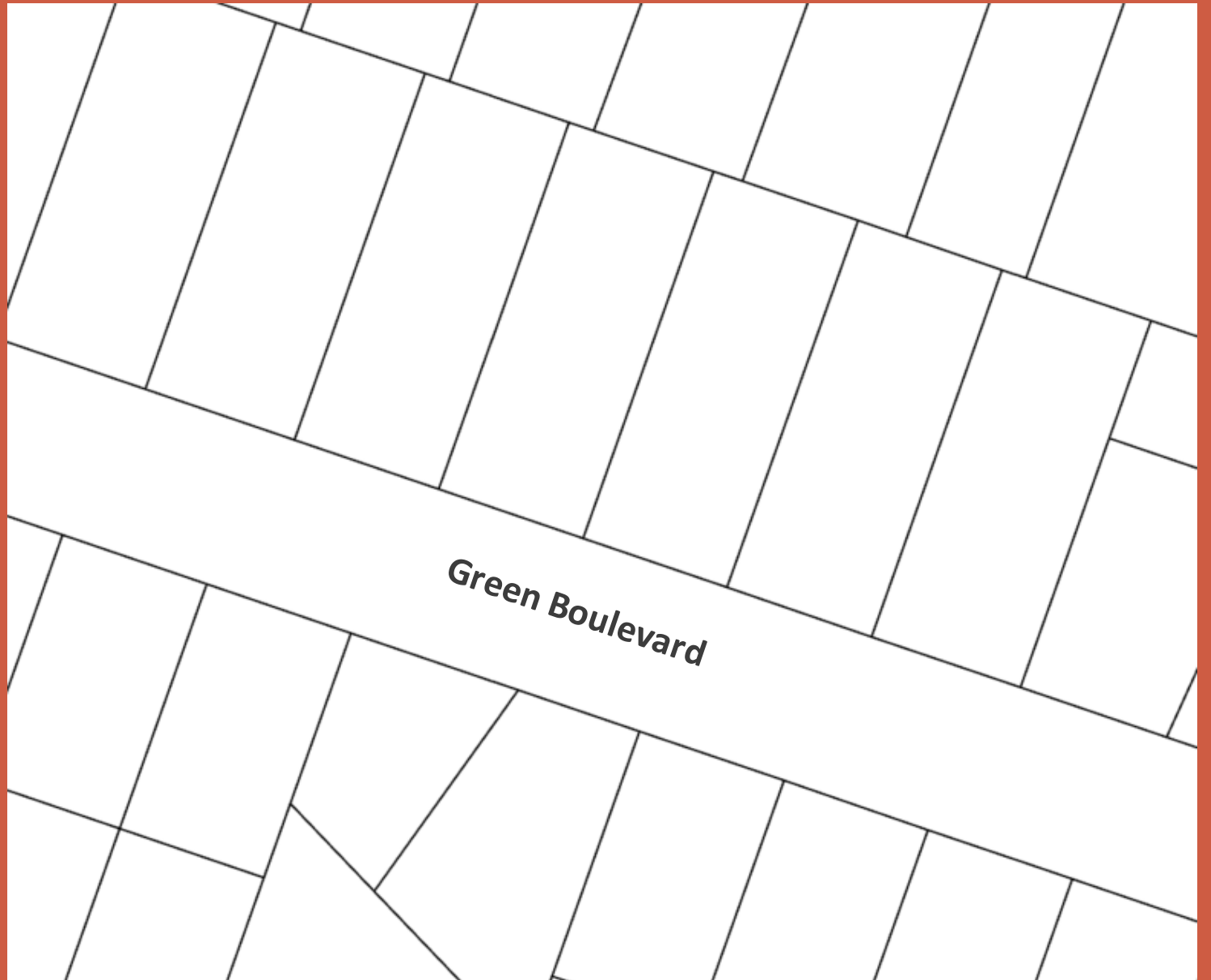
Incorrect Road suffixes recorded





# Types of issues

Incorrect Road suffixes recorded



# Types of issues

Corner addresses



# Types of issues

Colloquial addresses during construction phase

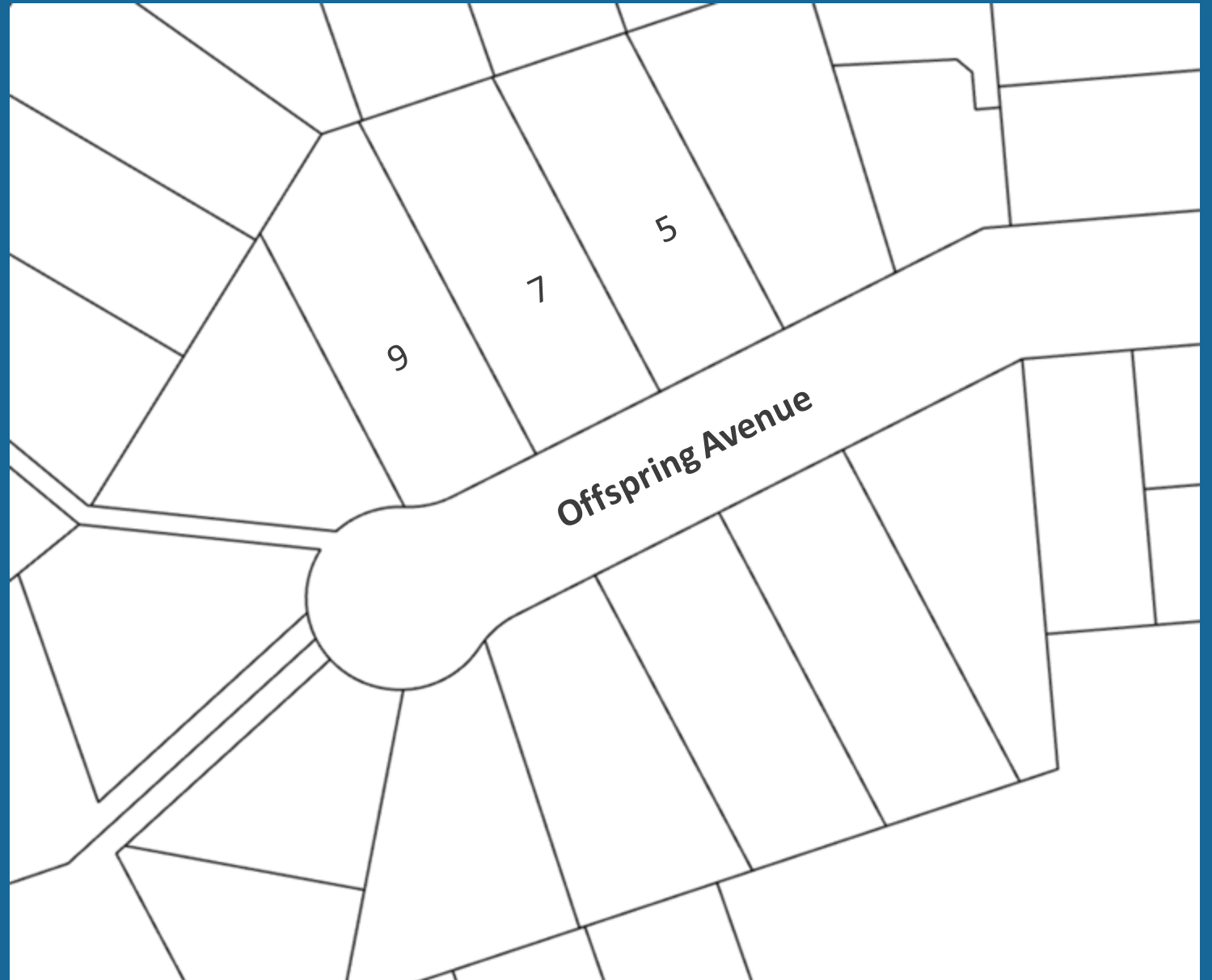
Not officially recorded/informal dwellings



# Types of issues

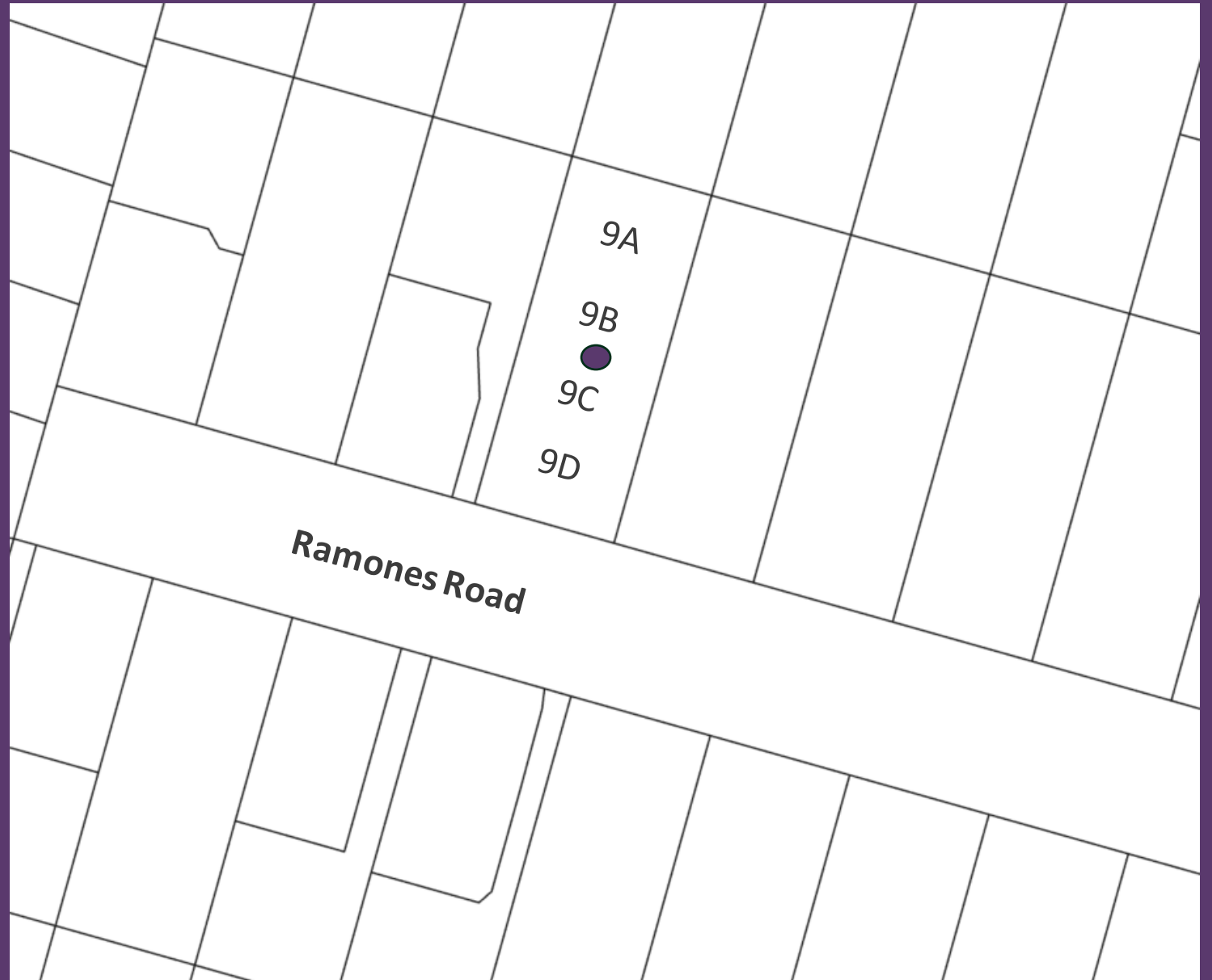
Colloquial addresses during construction phase

Not officially recorded/informal dwellings



# Types of issues

Multiple addresses represented spatially with one location

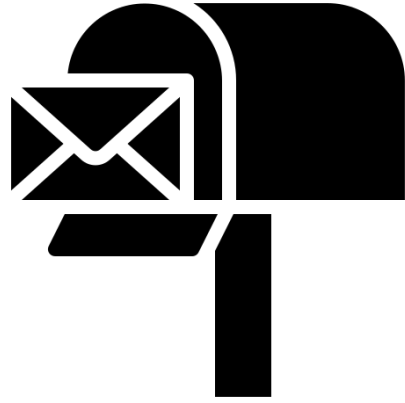


# Not just a data problem

## Incorrect addresses have real impacts on people's livelihoods



Tenancy Agreements



Physical Letterboxes



Electoral Roll



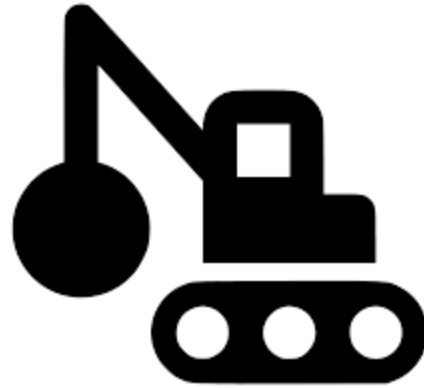
Receiving Mail



Maintenance Work



Utility connections



Deconstruction



Emergency Services

# Existing Solution

Notify Toitū Te Whenua when their addresses don't match either our recorded addresses, or the relevant councils address database

# Potential Solutions

Use only one address format when talking with staff and tenants?

Align physical and postal addresses? Do these need still to be separate?

Do we need a different way of thinking about addresses in New Zealand?



## Getting Addresses Wrong

Sam Keast

Business Intelligence Specialist  
sam.keast@kaingaora.govt.nz



# Closing karakia

Kua ea te kaupapa

Our work has come to a satisfactory conclusion

Ka rea ngā hua

The fruit is growing  
(therefore the land and the environment are healthy)

Ka rere ngā arawai

The waterways continue to flow  
(therefore the waterways are strong and moving forward)

Kua mau te mātauranga

We now have the knowledge

Hei arahina ngā mahi o  
Toitū Te Whenua

To lead and drive the work of  
Toitū Te Whenua

Kia tau te rangimarie

May peace settle

Ki runga i a tātou katoa

Upon all of us  
(includes the wider LINZ whānau and our own whānau)

Haumi ē, hui ē, tāiki ē!

Gather and go forward together

# Thank you!