Aotearoa Property Data Network

hosted by **Toitū Te Whenua Land Information New Zealand**

Meeting Minutes: Tuesday 3rd May, 2022

Introductory comments by LINZ Kaihautū Jan Pierce and Murray Young

Jan and Murray were very pleased to see this Network off to a great start. It is something that LINZ has been wanting to do for a long time, and such strong attendance speaks to the importance and timeliness of this kind of initiative.

Murray commented that data is of ever-increasing importance in the world and that he hoped this Network would provide LINZ and others with much more clarity on what 'fit for purpose' will require from us into the future.

Item 1: Property System Focus Areas
Aaron Jordan – Chief Digital Officer, LINZ

The further one looks ahead in time, the less information is available to make decisions.

This information gap is bridged by the creation of strategic intentions, or Outcomes, guided by our Purpose, Vision statement, and Values.

There are two Outcomes that directly relate to The Property System:

1. High value geographic and property information
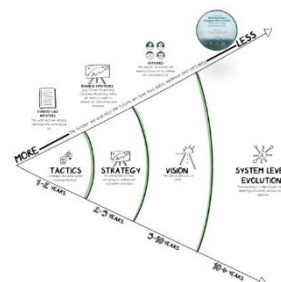2. World-class property system

These Outcomes can be broken down into strategies and roadmaps aimed towards deliverable goals and milestones. To this end LINZ has identified six Focus Areas in the Property System.

Some of these Focus Areas are more within LINZ's control than others. To deliver positive change across all six Focus Areas, LINZ needs to partner with other stakeholders across the Property System.

There are three primary initiatives, among many other smaller scale efforts, working towards different aspects of these Focus Areas:

- Connected Property Data
- Property Data Review
- Survey & Title Enhancement Programme (STEP), also referred to publicly as 'Modernising Landonline'.

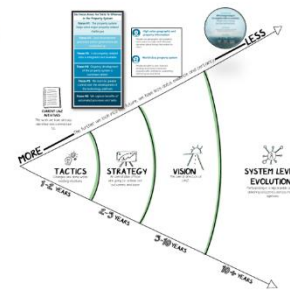# Item 2: Despatch Box, updates on key themes from customer conversations

2.1 LINZ Data Review, Survey Questionnaire, Interviews
Jeremy Palmer – Director Data, LINZ

Jeremy spoke about the **LINZ Data Review** currently in progress, that we're seeking external feedback via both a survey, and interviews with a more focused group, and that this work will feed into a **LINZ Data Strategy**.

Previously LINZ has tended to approach data services in a rather piecemeal and siloed way, so this Review is taking a system-wide view in seeking to understand what to give strategic focus in future. We are also interested to better understand the availability of property data from 3rd party sources, how data limitations restrict or prevent enterprise and effective decision-making, and what role it is hoped that LINZ could play in future.

Te Kāwanatanga o Aotearoa
New Zealand Government

The Review includes engagement with internal and external data stakeholders, through both a broad-reaching survey questionnaire and interviews with high value customers. The survey was sent out on Friday 29th April, and we encourage as many people as possible to please complete this. The research team has also since reached out to customers and stakeholders to arrange interviews.
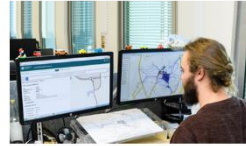
Chris Farhi (Bayleys) commented that latitude and longitude would be very helpful for properties, so that high level analysis can be completed without need for geocoding or matching.

Maurice Wills (ECan) added that building heights and floor numbers would also be helpful as we start building up our urban centres.

Jeremy Palmer (LINZ) responded that he would email both Chris and Maurice and has since done so.

Andrew Probert (Wellington City Council) asked who are the high-value customers for research interviews?

Jeremy responded that, for the purposes of this research, we are defining high value customers as those adding a significant contribution to NZ Inc. They enable efficiency gains and better decision making, have products and services with large customer bases, and/or are high volume data users in important industries that have a large customer base.

Kirsten Fryer (Kāinga Ora) flagged that the survey questionnaire had been blocked by their SEEMail firewall.

Jeremy responded that we are aware of this issue, which occurred because the survey was sent via Qualtrics, and we're working to understand how widespread it is across public sector recipients of the survey. We know that some Government agencies' firewalls did not block the email bearing the survey.

Jeremy then shared the link to the survey: https://bit.ly/propdatasurvey

2.2 Emergency Management & Resilience
Susan Shaw – Senior Resilience Advisor, LINZ

Susan shared about the work LINZ has done across the Emergency Management sector, to bring stakeholders together with the goal of identifying, improving, and making 12 critical datasets more readily accessible in the event an emergency.

The project has already delivered improvements such as identifying schools and hospital buildings (which are key to emergency evacuation), producing a population dashboard for Stats NZ, and producing a named rivers and catchments dataset.

Five priorities for property data were also identified for further improvement: addresses, title owners, property boundaries, attributed building outlines, and suburb boundaries.

User stories have helped us improve and show why data is important.

Andrew Probert (Wellington City Council) asked with respect to priority #2 for Property how restricted is restricted?

LINZ makes the ownership data available and easy to download via the LINZ Data Service. The only restrictions in place are that you have to accept the terms of use for the data, which can be found here.

Chancel Mimbi (MBIE) commented about priority #2 that many councils across NZ have made rate payers info public (example below), and so wondered why LINZ still restricts this data?

Rates Property Search | Whakatāne District Council (whakatane.govt.nz)

James Mowat (LINZ) responded that this varies between councils and LINZ follows the decisions which each of these councils make about their data.
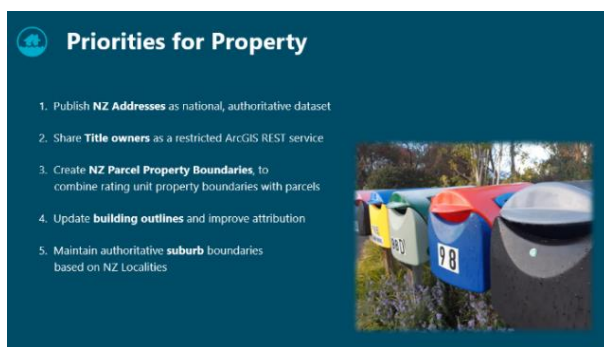
Stefan Hendren (Tauranga City Council) asked whether LINZ has timings around delivering these priorities?

Susan has advised the following:

1. Publish NZ Addresses as national authoritative dataset by June 2022 – **on track.**
2. Share Title Owners as a restricted ArcGIS REST service by June 2022 – **on track.**
3. Create combined NZ Parcel Property Boundaries layer is delayed, now expected **later 2022**.
4. Currently updating Auckland building outlines, and timeframes is determined by Council aerial imagery update. **Timeframe is to be confirmed** on attributing buildings at this stage.
5. Transferring NZ Localities to LINZ is underway, with the aim of being ready to promote this work to the public by **January 2023**.

Tera Williamson (Auckland Council) asked for Susan to provide more context about priority #5.

LINZ is currently in discussions with Fire & Emergency NZ about taking on the maintenance of their NZ Localities data set that is already made available via the LINZ Data Service.

Andrew Dunn (Dunedin City Council) asked whether the suburb boundaries and names in priority #5 will be approved by the Geographic Board?

Susan's response: Fire and Emergency already apply a business rule when maintaining NZ Localities, to adopt any suburb boundaries gazetted by NZ Geographic Board. LINZ would continue to adopt this same rule.

Susan posted a link to more info about the key datasets work:
https://www.linz.govt.nz/data/linz-data/resilience-and-climate-change/key-datasets-for-resilience-and-climate-change
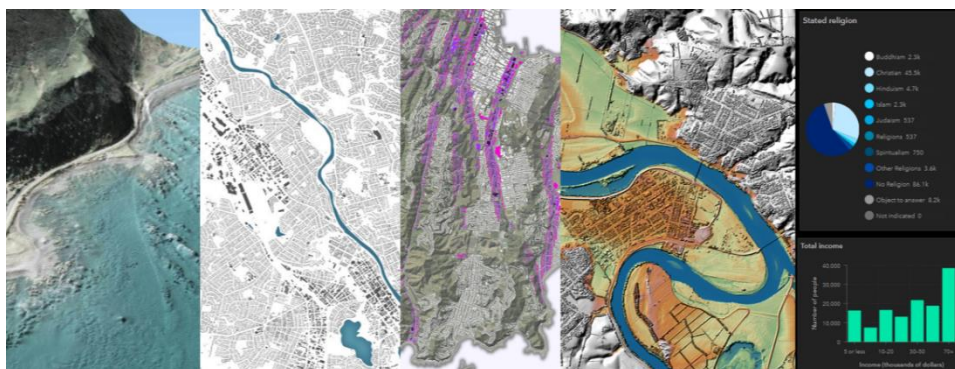
2.3 Connected Property Data, Property Spine, Addressing
Mike Judd – Senior Business Architect, Property Information, LINZ

Mike initially outlined the context for the Connected Property Data project, taking shape over some 10 years of thinking and discussions.

The Property Data Management Framework (PDMF) is the result of this work and provides a descriptive model for how to bring together the multiple perspectives of 'property,' and the various data associated with these perspectives, in a coherent way.
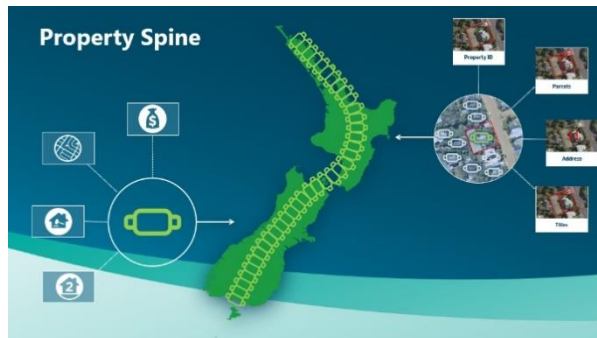
LINZ's implementation of the PDMF is called the Connected Property Data Management System (CPDMS), based around the concept of the Property Spine. The Property Spine is a new, independent national dataset that confers properties with a unique ID that other data can then be associated with.

This is made available to local government and central government agencies through the NZ Properties data layer via the LINZ Data Service.
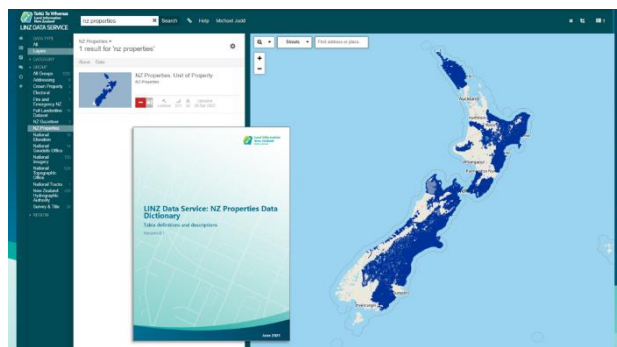
Miles Fordyce (REINZ (Real Estate Institute of NZ)) asked about methodology; whether LINZ's team are bringing in some form of fuzzy logic to match a user entered address to the actual address? Adding the comment that it is widely known how address matching is an issue, and wondering whether that activity will still sit with data users?

Maurice Wills (ECan) added from local experience that address matching is especially when trying to log an EQC/insurance claim.

Mike responded that, yes, there is some logic being applied, especially where there are known problem-areas, such as shared driveways in Tauranga data, and some other local traits across the country. A major driver of the project is that matching

Jared Forbes (MSD (Ministry of Social Development)) asked whether the Connected Property Data Management System / Property Spine would include property under development / being built?

Mike commented that LINZ is very interested in improving the 'life-cycling' of property data, meaning, capturing property data from point of creation right through to discontinuation. However, this vision is some way off and requires far more integration of property system stakeholders.

Miles Fordyce (REINZ) asked if the Connected Properties data and Property Spine would be available wider than just the public sector?

This is certainly the long-term dream but restricted currently by data sharing agreements with the various local authorities, some of whom have commercial interests in the data. Conversely, some councils have already opted to share DVR data with us under an open license.

Anya Duxfield (Northland Regional Council) asked whether, with no physical address available, do councils fall back to title or something else in this property data as a prime id??

Mike has advised that:

- The existence of a property is not dependent on the existence of an address.
- We know that councils currently use a variety of proxies as a property ID, including creating their own, using parcel ID, valref, or even address ID.
- We think there is a need for a nationally consistent and available property ID that will support the connecting of property data in a property spine.

Peter Inwood (Tasman District Council) asked if NZ Properties currently available to Council via LDS (LINZ Data Service)?

Susan confirmed it is and provided the following link: https://data.linz.govt.nz/layer/105635-nz-properties-unit-of-property/

Kim Ollivier (Ollivier & Co) asked whether LINZ is including a road network?

Mike advised that road networks are already available on the LINZ data service. They are not part of the NZ Properties layers as they are not property data and are not covered by the same access restrictions.

Mike shared two links with the group:

PDMF link https://www.linz.govt.nz/property-data-management-framework

Access to NZ Properties https://data.linz.govt.nz/group/nz-properties-controlled-access-group/

Jeremy Palmer (LINZ) – added that all the data is available here: https://data.linz.govt.nz/group/nz-properties/data/. Please do note that this data is only available for public service agencies.

Susan Shaw (LINZ) gave a shout out to Tauranga City Council and Tasman District Council for providing detailed feedback on NZ Addresses (Pilot).

Item 3: Data Strategy for Wellington City Council
Nadia Webster – Manager Data and Insights,
Wellington City Council
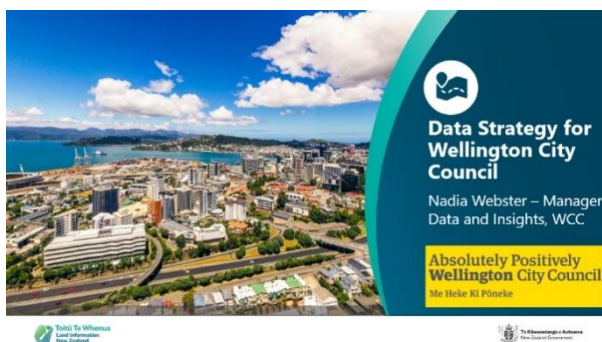
Nadia spoke about the considerations going into the formation of a data strategy for Wellington City Council (WCC).

Key aspects to consider are the built, natural, and cultural environments, how their present forms are contingent on different historical contexts and are subject to differing hopes for the future.

In particular for Māori, historical data is whakapapa and taonga, and needs to be handled with due care. Nadia also raised the question of public good vs. private gains with relation to the availability of property data and challenged the current status quo.

Jared Forbes (MSD) This is a bit of a bleeding edge question but are there any plans for WCC to forge into the metaverse i.e.. digital version of everything inside the Wellington boundary?

**Nadia's response** - Things like the metaverse and digital twins are great and potentially very powerful modelling tools for cities.

Data requirements to create real digital twins instead of visual replicas are often underestimated.

There is a lot of work that needs to go into creating, maintaining, and making lots of different datasets available to use, to sufficient (perfect) quality standards.

Nadia mentioned that WCC were using Unreal Engine for their digital twin and had been contacted by a gaming developer wanting to model the effects of planning changes on the built environment.
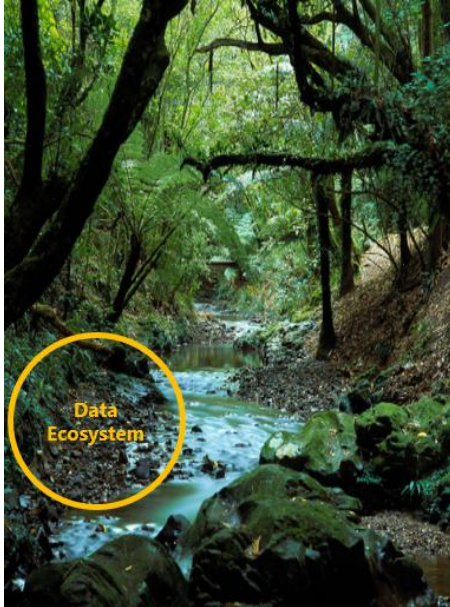

This highlights how there are untapped opportunities for a lot more public engagement that would be made possible when the data resources are available.

The inability to do this leaves open the opportunity for different groups to misrepresent things like the effects of planning rules changes on the urban fabric of a city.

Item 4: Notice of Change
Jim Taylor – Manager, Transaction Services, Tauranga City Council

The **Notice of Change (NoC)** project was a collaborative effort between local councils and LINZ. The goal of the project was to replace manual, time-consuming, and error-prone conveyancing processes with a more seamless digital solution.

The solution can be used by all councils after they have signed up to a data-sharing agreement with LINZ, to share the District Valuation Roll (DVR) data that each council maintains. It allows LINZ to notify the relevant council as soon as a change of ownership is lodged with us by a solicitor (if/when they have also subscribed to use the process from their end).
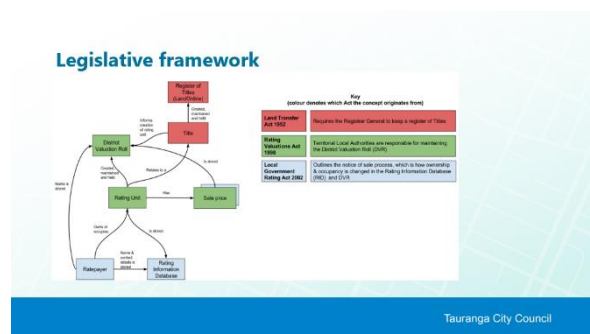
Kim Ollivier (Ollivier & Co) asked if the Notices were exchanging primary keys or just the text values? And for parcel appellation?

Jim advised that it was just the text values, and **Kim** voiced the need to create a single point of reference or ID keys, for properties and individual people, to enable different datasets to be cross-referenced and hang together much more easily. **Jim** concurred that this would be helpful, as in his experience there are still issues with data matching and with different people of the same name getting mixed up in council records. **Jeremy Palmer** also agreed with Kim.

Richard Deakin (HUD (Ministry of Housing & Urban Development)) asked if the Notices include the consideration (sales price)?

Jim confirmed that yes, they do, and the field is just missing off the bottom of this screenshot.

Richard followed up to ask when will that become available to public sector users?

Jim confirmed it is available now for any council who wants to use it.

Susan Shaw shared the project dashboard (link below, preview above) that gives an overview of Councils who have signed up to NoC:
https://linz.maps.arcgis.com/apps/dashboards/2de6fbe99dc34bda82c03651d04274ea

Item 5: Modernising Landonline programme update
James Mowat – Engagement Lead, LINZ

Modernising Landonline is a multi-year programme of work that is rebuilding LINZ's survey and title system. The current 'Legacy Landonline' system is 20 years old and is increasingly difficult to maintain and update and is limited to only accept two-dimensional survey renderings.

LINZ is now in the fourth year of the programme and has a further three years to run. The first significant product released was the WebSearch application, which made records much more easily searchable and introduced a pay-as-you-download functionality for every day public use without needing a subscription.

Attention is now turning to rebuilding the survey lodgement platform, including the ability to capture survey plans in 3D. This is something that is already strongly sought after by survey industry stakeholders, and only becoming more so as our cities grow more densely developed.

Jim Taylor (Tauranga City Council) - James does that include making unit titles and cross leases relational rather than by association to underlying land?

LINZ can advise that yes, we anticipate that when we get to implementing 3D cadastre that there will be a spatial parcel in the database for units.

Maurice Wills (ECan) asked whether LINZ will be releasing specs for acceptable 3D datasets, and levels of details of BIM's, 3D mesh data, etc.

James advised that LINZ is working with sister agencies in Australian states and territories to produce a regionally consistent set of standards for 3D cadastre, and this would be socialised and published to complement the system build taking place over the next couple of years.

Chancel Mimbi (MBIE) Based on the recent NZ Sea Rise Report, Sea Level Rise will soon impact different coastal communities across NZ and the land. How do Councils and LINZ are preparing for this in relation to Crown Land & Council Managed Land exposed to this risk?

James advised that Policy work is currently underway in this area to guide Government regulatory settings that will direct how the country prepares and responds to the effects of climate change.

Instrument type	Transfer
Instrument number	11918124.2
Relates to only part of a title?	No
Nature of transaction	-
Date of agreement	21-03-2020
Settlement date	25-05-2020
Gross consideration	$1,275,000.00
GST	Plus GST
If GST is payable	15%
Value of land and buildings	$1,275,000.00

Acting for existing owners
Mike Ross | EASTSIDE LEGAL CLINIC
loluat@linz.govt.nz
06 111 4444

Acting for new owners
Harvey Specter | SPECTER LITT WHEELER
loluat@linz.govt.nz
06 222 5555

New owners' first instalment?	No. 3 FY 19/20
Lessee is the ratepayer?	No

Solicitor/conveyancer note
A wonderful serenity has taken possession of my entire soul, like these sweet mornings of spring which I enjoy with my

Note this screenshot shows the sales price fields on LINZ's Notice of Change form, in reference to a question asked by Richard Deakin in the previous segment. (Full size version can be seen in the slide pack of course.) The only pitfall to this is that increasingly we are noticing purchasers of property instructing their solicitor to leave the sale price off the instrument, which they can do as it is not currently a compulsory field. This is something we hope to address and requires an amendment to legislation.

Thanks again to everybody who could make this first meeting, and to all of our fantastic presenters.

If you have any questions about the content shared in this meeting, or if you would like some time for a presentation on the next meeting agenda, then please don't hesitate to contact Engagement@linz.govt.nz.

The next meeting of the Aotearoa Property Data Network will be on Tuesday, 9th August.