Toitū Te Whenua
Land Information New Zealand

NZ Properties Data Dictionary

Table definitions and descriptions

Version 1.1

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Contents

Introduction

This Data Dictionary describes the data tables available via the LINZ Data Service that constitute the NZ Properties products. The tables, and the intended products that they make up, are compliant with the Property Data Management Framework (PDMF) and allow for perspectives of property that may vary between users.

Toitū Te Whenua Land Information New Zealand has built properties based on the Rating Valuation perspective as an initial starting point. While the dataset is a national dataset, national coverage of properties for the Rating Valuation perspective is dependant upon data supply agreements with individual Territorial Authorities. Other perspectives are expected to be identified later that will not have this dependency (but may have others).

Some Territorial Authorities have chosen to share their District Valuation Roll data under an open licence. This open data is accessible as NZ Properties: National District Valuation Roll, which contains only the data from these Territorial Authorities.

Complete national district valuation roll data for all Territorial Authorities is available as NZ Properties: National District Valuation Roll (restricted access), and is restricted to qualifying New Zealand Central and Local Government users only.

For the purposes of this Data Dictionary, both of these tables are treated as having the same specification, as covered in the section NZ Properties: National District Valuation Roll, below.

Conditions of use

All tables are made available under the terms of CC BY 4.0, except for the NZ Properties: National District Valuation Roll (restricted access) table.

For the National District Valuation Roll (restricted access) table, customers must accept the terms and conditions of the Toitū Te Whenua LINZ Licence for National DVR Data 1.1. If you are a central government agency please note clause 5.6 in the Toitū Te Whenua LINZ Licence for National DVR Data 1.1 means the licence should be read as a Memorandum of Understanding.

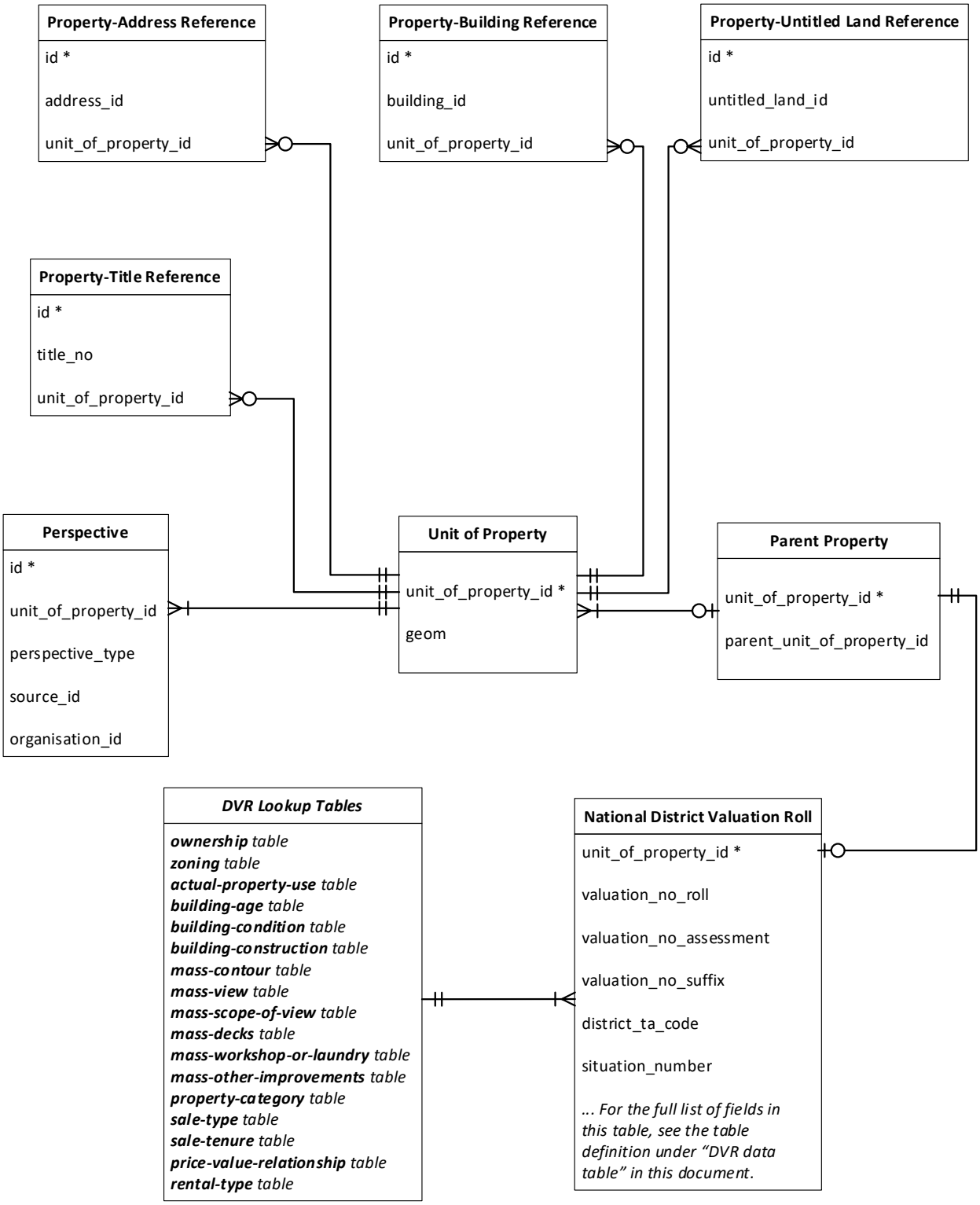
These Conditions of Use reflect the terms of the Data Supply Agreements that LINZ signs with Territorial Authorities for supply of District Valuation Roll data. An example of a Data Supply Agreement is available on the LINZ website here.

Access the data

If you are a qualifying Central Government or Local Government agency and require access to the complete National District Valuation Roll dataset, you may request access to this data here: NZ Properties - Controlled Access Group.

Table Schema

* denotes primary key



Definitions

RVR 2008:

LINZ30300: The Rating Valuation Rules 2008 (version date 1 October 2010). Available from the Toitū Te Whenua website: https://www.linz.govt.nz/regulatory/30300

DVR

District Valuation Roll. Each Territorial Authority manages their own DVR, which is used to determine the value of a rating unit, for rating purposes.

CPD

The Connected Property Data programme, and the team that supports it.

CPDMS

The Connected Property Data Management System. The system that supports the transfer of District Valuation Roll (DVR) data from Territorial Authorities (TAs), consolidation into a national dataset, audit and quality assurance functions (including editing of links), and delivery of product tables to the LINZ Data Service (LDS).

Data Layers

Property data tables

NZ Properties: Unit of Property

A unique identifier for a property, with spatial property boundaries, with no attribution other than an ID for each.

The unit-of-property layer contains a representation of the boundaries of all known properties in NZ. Initially this layer is derived using records in the DVR that meet the requirements for a rated property, as defined by the Rating Valuation Rules 2008. However, in future it will expand to include other property perspectives. Spatial objects in this layer have been created using the LandOnline Title-Parcel Association table that links land parcels to titles, and the NZ Properties: Property-Title Reference table that links titles to properties.

The table is initially based on rating unit with an assigned unit_of_property_id.

Fields

Field name	Type	Example
unit_of_property_id	uuid (36)	18c0859d-8872-4eed-ca0b-5bbd1dbb9787
geom	wkt geometry	

unit_of_property_id (Type: UUID, allocated algorithmically, never reused, Primary Key). Links to other property data. Generated from the CPDMS system. Same ID used in all property-related products. **NOTE**: type UUID is equivalent to a 36-character varchar type.

geom (Type: Geom) – i.e. the property boundary. Will show the boundary of the property spatially. Initially this is derived from primary parcels (from Landonline) dissolved together based on the Title Parcel Association table (from Landonline) and the property-title-reference table. Sources for other perspective types will be added as they become available.

NZ Properties: Perspective

A non-spatial table linked to the unique Unit of Property ID. The table contains local Territorial Authority IDs or the IDs of other agencies that provide perspectives.

For properties where the perspective_type is Valuation, DVR data is used to compile property entities. Over time, this will be augmented with other perspectives as they become available.

A property must have at least one perspective.

Fields

Field name	Type	Example
id	int	1
unit_of_property_id	uuid (36)	18c0859d-8872-4eed-ca0b-5bbd1dbb9787
perspective_type	varchar (50)	Valuation
source_id	varchar (20)	16957-19420-BA
organisation_id	varchar (10)	049

id (Type: integer; allocated sequentially, never reused, Primary Key). Generated from the CPDMS system)

unit_of_property_id (Type: UUID, allocated algorithmically in the unit-of-property table, never reused, foreign key). Supports links to other property data. Generated from the CPDMS system. Same ID used in all property-related products.

perspective_type (Type: Character). Created by CPD, initial value is "Valuation". Other perspectives will be identified here later.

source_id (Type: Character). Initially the ValRef, other Source IDs will be provided by other organisations for different perspectives.

organisation_id (Type: Character). Initially the TA ID, others will be added later under different perspectives. ID or name of the organisation dealing with the perspective

Rules

For the Valuation perspective, the source ID is the Valuation Reference (ValRef) and the organisation ID is the Territorial Authority (TA) ID. TA ID's are sourced from the Stats NZ Territorial Authority table.

NZ Properties: Property-Title Reference

A non-spatial relationship table of unit_of_property_id to title_no from Landonline (Title ID). This table provides a PDMF-compliant link between property and title and can be used to connect properties to titles. Parcels can then be found using the Title-Parcel Associations table from the LDS.

Fields

Field name	Type	Example
id	int	1
unit_of_property_id	uuid (36)	18c0859d-8872-4eed-ca0b-5bbd1dbb9787
title_no	varchar (12)	12345678

id (Type: integer; allocated sequentially, never reused, Primary Key). Generated from the CPDMS system.

unit_of_property_id (Type: UUID, allocated algorithmically in the Unit of Property table, never reused, Foreign Key). Supports links to other property data. Generated from the CPDMS system. Same ID used in all property-related products.

title_no (Type: Character, Foreign Key). Title number obtained from Landonline.

NZ Properties: Property-Untitled Land Reference

A non-spatial relationship table of unit_of_property_id to untitled_land_id from the NZ Property Untitled Land List (pilot). This table provides a PDMF-compliant link between property and untitled land and can be used to connect properties to untitled land records. Parcels can then be found using the NZ Untitled Land-Primary parcel Association List (pilot) from the LDS.

Fields

Field name	Type	Example
id	int	1
unit_of_property_id	uuid (36)	18c0859d-8872-4eed-ca0b-5bbd1dbb9787
untitled_land_id	int	12345678

id (Type: integer; allocated sequentially, never reused, Primary Key). Generated from the CPDMS system.

unit_of_property_id (Type: UUID, allocated algorithmically in the Unit of Property table, never reused, Foreign Key). Supports links to other property data. Generated from the CPDMS system. Same ID used in all property-related products.

untitled_land_id (Type: integer, allocated sequentially, never reused, Foreign Key). ID of an untitled land record generated by the CPDMS system and published in the NZ Property Untitled Land List (pilot).

NZ Properties: National District Valuation Roll

District Valuation Roll data sourced from Territorial Authorities, based on the audit file format described in the RVR 2008. However, the format presented here differs from that in the RVR 2008 in the following ways:

- Unit of Property ID added to give a primary key link to other tables.
- Ratepayer and Owner information removed (not supplied to Toitū Te Whenua by TAs, or if it is supplied, not read into Toitū Te Whenua's database, and deleted).
- "Revised" fields removed.
- Field names altered to be more descriptive.
- Some field lengths increased to avoid truncation, e.g. Legal Description.
- Certificate of Title and Additional Certificate of Title fields have been removed.

The table does not contain personal information. Any personal information in source DVR data (e.g. ratepayer name and ratepayer address details) is either not provided to Toitū Te Whenua, or is not read into our database and source data containing it is deleted after a two-week error-recovery period.

The national-district-valuation-roll table is not a spatial table.

unit_of_property_id is the primary key. Although the Valuation Reference (ValRef) is considered to be unique within the Valuation perspective, ValRefs may be re-used and are not unique over time so cannot act as a primary key. This means unit_of_property_id must be added as an additional field to the national-district-valuation-roll table.

Fields:

Field name	Type	Example
unit_of_property_id	uuid (36)	18c0859d-8872-4eed-ca0b-5bbd1dbb9787
valuation_no_roll	int	16957
valuation_no_assessment	bigint	19420
valuation_no_suffix	varchar (2)	BA
district_ta_code	int	49
situation_number	varchar (4)	5
additional_situation_number	varchar (4)	

situation_name	varchar (30)	SOMENAME STREET
legal_description	text (unlimited)	LOT 1 DP 45678
land_area	real	0.256
property_category	varchar (6)	LI198B
ownership_code	int	
current_effective_valuation_date	int	01092020
capital_value	int	500000
improvements_value	int	300000
land_value	int	200000
trees	int	1
annual_value	int	500000
annual_value_indicator	int	1
gross_rental	Int	1000
no_of_bedrooms	int	4
improvements_description	text (unlimited)	Description Text
zoning	varchar (2)	1A
actual_property_use	int	21
units_of_use	int	1
off_street_parking	int	3
building_age_indicator	varchar (3)	198
building_condition_indicator	varchar (2)	AA
building_construction_indicator	varchar (2)	CI
building_site_coverage	Int	175
building_total_floor_area	Int	175
mass_contour	varchar (2)	LV
mass_view	varchar (1)	O
mass_scope_of_view	varchar (1)	S

mass_total_living_area	int	175
mass_deck	varchar (1)	Y
mass_workshop_laundry	varchar (1)	Y
mass_other_improvements	varchar (1)	N
mass_garage_freestanding	int	1
mass_garage_under_main_roof	int	1
production	int	0
sales_group	int	1

Refer to the Rating Valuation Rules 2008 (Appendix A) for details of the audit file format.

NZ Properties: Parent Property

A non-spatial relationship table of unit_of_property_id to parent_unit_of_property_id. This table provides a PDMF-compliant link between properties and their parent properties.

Fields

Field name	Type	Example
unit_of_property_id	uuid (36)	18c0859d-8872-4eed-ca0b-5bbd1dbb9787
parent_unit_of_property_id	uuid (36)	23d73896-23a7-8342-2385-da3658c204dc

unit_of_property_id (Type: UUID, allocated algorithmically in the Unit of Property table, never reused, Primary Key). Supports links to other property data. Generated from the CPDMS system. Same ID used in all property-related products.

parent_unit_of_property_id (Type: UUID, allocated algorithmically in the Unit of Property table, never reused). Unit_of_property_id of the parent property where the given unit_of_property_id is known to be a child property of the parent.

NZ Properties: Property-Address Reference

A non-spatial relationship table of unit_of_property_id to address_id from NZ Addresses. This table provides a PDMF-compliant link between property and address.

Fields

Field name	Type	Example
id	int	1
unit_of_property_id	uuid (36)	18c0859d-8872-4eed-ca0b-5bbd1dbb9787
address_id	int	1234567

id (Type: integer; allocated sequentially, never reused, Primary Key). Generated from the CPDMS system.

unit_of_property_id (Type: UUID, allocated algorithmically in the Unit of Property table, never reused, Foreign Key). Supports links to other property data. Generated from the CPDMS system. Same ID used in all property-related products.

address_id (Type: Integer, Foreign Key). Address ID from NZ Addresses.

NZ Properties: Property-Building Reference

A non-spatial relationship table of unit_of_property_id to building_id from NZ Building Outlines. This table provides a PDMF-compliant link between property and buildings.

Fields

Field name	Type	Example
id	int	1
unit_of_property_id	uuid (36)	18c0859d-8872-4eed-ca0b-5bbd1dbb9787
building_id	int	1234567

id (Type: integer; allocated sequentially, never reused, Primary Key). Generated from the CPDMS system.

unit_of_property_id (Type: UUID, allocated algorithmically in the Unit of Property table, never reused, Foreign Key). Supports links to other property data. Generated from the CPDMS system. Same ID used in all property-related products.

building_id (Type: Integer, Foreign Key). Building ID from NZ Building Outlines.

DVR Lookup tables

These tables provide details of the NZ Properties: National District Valuation Roll table coded fields and their decoded values. These decoded values could replace the coded values in the NZ Properties: National District Valuation Roll table and would remain valid until there is a change in the RVR 2008.

Some code descriptions have been summarised. For full descriptions of lookup table codes, refer to the RVR 2008. Summarised descriptions are noted in the tables and the location of the full descriptions given.

NZ Properties: Ownership

Ownership is as defined in the rating valuation rules Appendix B, Page 41. Values are provided in the ownership lookup table. Allowable values are as described in table 4 of the RVR 2008.

Field name	Type
ownership_code	int
description	varchar (250)

NZ Properties: Zoning

Zoning is as defined in the rating valuation rules Appendix C Section C.2, Page 43. Values are provided in the zoning lookup table. Allowable values are as described in table 5 of the RVR 2008.

Field name	Type
zoning_code	varchar (2)
description	varchar (250)

NZ Properties: Actual Property Use

Actual property use is as defined in the rating valuation rules Appendix C Section C.3, Pages 44-48. Values are provided in the actual-property-use lookup table. Allowable values are as described in tables 6 and 7 of the RVR 2008.

Field name	Type
actual_property_use_code	varchar (2)
description	varchar (250)

NZ Properties: Building Age

Building age is as defined in the rating valuation rules Appendix C Section C.6, Page 50. Values are provided in the building-age lookup table. Allowable values are as described in table 8 of the RVR 2008.

The format presented here differs from that in the RVR 2008 in the following ways:

- Some description values are summarised from the RVR 2008. These are noted in the table where necessary and full descriptions can be looked up in the RVR 2008 if required.
- Age code 202 added for decade 2020-2029.

Field name	Type
age_code	varchar (3)
description	varchar (250)
summarised_description	varchar (1)
full_description_location	varchar (250)

NZ Properties: Building Condition

Building age is as defined in the rating valuation rules Appendix C Section C.7, Page 51. Values are provided in the lookup table "Building Condition". Allowable values are as described in table 9 of the RVR 2008.

Field name	Type
condition_code	varchar (2)
description	varchar (500)

NZ Properties: Building Construction

Building construction is as defined in the rating valuation rules Appendix C Section C.8, Page 52. Values are provided in the building-construction lookup table. Allowable values are as described in table 10 of the RVR 2008.

Field name	Type
construction_code	varchar (2)
description	varchar (500)

NZ Properties: Mass Contour

Contour is as defined in the rating valuation rules Appendix D Section D.2, Page 55. Values are provided in the mass-contour lookup table. Allowable values are as described in table 12 of the RVR 2008.

Field name	Type
contour_code	varchar (2)
description	varchar (50)

NZ Properties: Mass View

View is as defined in the rating valuation rules Appendix D Section D.3, Page 55. Values are provided in the mass-view lookup table. Allowable values are as described in table 13 of the RVR 2008.

Field name	Type
view_code	varchar (1)
Description	varchar (250)

NZ Properties: Mass Scope of View

Scope of view is as defined in the rating valuation rules Appendix D Section D.4, Page 56. Values are provided in the mass-scope-of-view lookup table . Allowable values are as described in table 14 of the RVR 2008.

Field name	Type
scope_of_view_code	varchar (1)
description	varchar (250)

NZ Properties: Mass Decks

Decks is as defined in the rating valuation rules Appendix D Section D.6, Page 57. Values are provided in the mass-decks lookup table. Allowable values are as described in table 15 of the RVR 2008.

Field name	Type
decks_code	varchar (1)
description	varchar (250)

NZ Properties: Mass Workshop or Laundry

Workshop or Laundry is as defined in the rating valuation rules Appendix D Section D.7, Page 57. Values are provided in the mass-workshop-or-laundry lookup table. Allowable values are as described in table 16 of the RVR 2008.

Field name	Type
workshop_or_laundry_code	varchar (1)
description	varchar (250)

NZ Properties: Mass Other Improvements

Other improvements are as defined in the rating valuation rules Appendix D Section D.8, Page 57. Values are provided in the mass-other-improvements lookup table. Allowable values are as described in table 17 of the RVR 2008.

Field name	Type
other_improvements_code	varchar (1)
description	varchar (250)

NZ Properties: Property Category

Property category is as defined in the rating valuation rules Appendix F, Page 60. Values are provided in the property-category lookup table. Allowable values are as described in tables 18-23 of the RVR 2008.

The format presented here differs from that in the RVR 2008 in the following ways:

- Some description values are summarised from the RVR 2008. These are noted in the table where necessary and full descriptions can be looked up in the RVR 2008 if required.

Field name	Type
property_category_code	varchar (6)
description	varchar (500)
summarised_description	varchar (1)
full_description_location	varchar (250)

NZ Properties: Sale Type

This lookup table is not required immediately; it is needed for future compatibility with sales audit file.

Sale type is as defined in the rating valuation rules Appendix G Section G.2, Page 71. Values are provided in the sale-type lookup table. Allowable values are as described in table 24 of the RVR 2008.

Field name	Type
sale_type_code	varchar (1)
description	varchar (250)

NZ Properties: Sale Tenure

This lookup table is not required immediately; it is needed for future compatibility with sales audit file.

Sale Tenure is as defined in the rating valuation rules Appendix G Section G.3, Page 71. Values are provided in the sale-tenure lookup table. Allowable values are as described in table 25 of the RVR 2008.

Field name	Type
sale_tenure_code	varchar (1)
description	varchar (250)

NZ Properties: Price-Value Relationship

This lookup table is not required immediately; it is needed for future compatibility with Sales Audit File.

Price-Value relationship is as defined in the rating valuation rules Appendix G Section G.4, Page 72. Values are provided in the price-value-relationship lookup table. Allowable values are as described in table 26 of the RVR 2008.

Field name	Type
price_value_relationship_code	int
description	varchar (250)

NZ Properties: Rental Type

This lookup table is not required immediately; it is needed for future compatibility with Market Rental Audit File.

Rental type is as defined in the rating valuation rules Appendix H Section H.2, Page 73. Values are provided in the rental-type lookup table. Allowable values are as described in table 27 of the RVR 2008.

Field name	Type
rental_type_code	varchar (1)
description	varchar (250)

How to use these tables

The tables that make up the NZ Properties products are designed to connect according to the Property Data Management Framework. You may wish to connect some or all of the tables, depending on your needs. To make it easy for you to connect the tables we have identified and described combinations of tables that we think will meet most needs, and that also reflect the intent of the Property Data Management Framework.

NZ Property Boundaries

Description
Spatial representation of property boundaries for mapping purposes

The NZ Property Boundaries combination of tables form a light and simple product that delivers spatial representations of property boundaries for use in mapping products where only a boundary needs to be displayed.

The tables are:

- NZ Properties: Unit of Property
- NZ Properties: Property-Title Reference
- NZ Properties: Property-Untitled Land Reference

While the spatial representations of properties are initially based on DVR data, no DVR data is included in the product. NZ Property Boundaries is not intended to be a spatialised DVR, as in future it will expand to contain other property perspectives.

This product does not identify the type of property or the perspective it belongs to.

NZ Property Spine

Description
A property spine is every property in New Zealand identified, and each one of those properties connected to the data that supports it.

A national set of Connected Property Data conforming to the PDMF that will enable the delivery of packages of data about properties. This combination of tables delivers spatial property boundaries along with the type and source of the property.

The tables are:

- NZ Properties: Unit of Property
- NZ Properties: Perspective
- NZ Properties: Property-Title Reference
- NZ Properties: Property-Untitled Land Reference

- NZ Properties: Property-Address Reference
- NZ Properties: Property-Building Reference
- NZ Properties: Parent Property

The perspective table allows users to identify the type of property, the source of the property, and potentially link to source data should it be available to them. The Parent Property table allows users to link child properties to their parents (where known), following the Parent Property structure given in the Property Data Management Framework.

While the spatial representations of properties are initially based on DVR data, no DVR data is included in the product. NZ Property Spine is not intended to be a spatialised DVR, as in future it will expand to contain other property perspectives.

NZ National DVR

Description
DVR data and associated codes provided by the TAs are decoded and given more meaningful values in accordance with the RVR 2008.

A national set of DVR data. There are several tables in this combination, the main one being the NZ Properties: National District Valuation Roll table.

The tables are:

- NZ Properties: National District Valuation Roll
- All tables listed in the DVR Lookup tables section
- NZ Properties: Unit of Property
- NZ Properties: Property-Title Reference
- NZ Properties: Property-Untitled Land Reference
- NZ Properties: Property-Address Reference
- NZ Properties: Property-Building Reference
- NZ Properties: Parent Property

Lookup tables are provided to make it easier to interpret the coded DVR attributes.

The Unit of Property table allows users to link DVR data to a spatialised view of the property (where the property is of the perspective type "Valuation") using the unit_of_property_id field.

The unit_of_property_id field in the National District Valuation Roll table, along with the Property-Title Reference table and the Property-Untitled Land Reference table, link rating units to either titles or untitled land records. The Landonline Title-Parcel Association List and the NZ Untitled Land-Primary Parcel Association List (pilot) have been used to link land parcels to titles. This creates the spatialised rating units in the Unit of Property table.

The Parent Property table allows users to link child properties to their parents (where known), following the Parent Property structure given in the Property Data Management Framework.

The NZ Properties: Perspective table is not included in this product. By definition, all units of property in this product are of perspective_type “Valuation”.