

# Coastal hazards LIM notations – frequently asked questions

## What is a LIM?

A Land Information Memorandum (LIM) is a summary of information about a property (at the point in time at which it is requested) held by the Council. A LIM can include building permits, consents and activity licences information as well as land and property-related information and services. LIMs can help people to make informed decisions when buying, building, repairing or investing in property.

Christchurch City Council has a legal obligation to provide information affecting any property in the Christchurch District if requested. The Council makes this information available to the person who requests it through a LIM.

For more information on LIMs, visit [ccc.govt.nz/consents-and-licences/property-information-and-lims/land-information-memorandum-lim](https://ccc.govt.nz/consents-and-licences/property-information-and-lims/land-information-memorandum-lim)

## When do councils issue LIMs that contain information on coastal hazards?

Section 44A of the Local Government Official Information and Meetings Act 1987 (LGOIMA) specifies that information identifying each special feature or characteristic of the land is to be included in the LIM if they are known to a territorial authority but are not apparent from the district scheme or a district plan. Special features or characteristics of the land may include but are not limited to potential erosion, falling debris, subsidence, or flooding<sup>1</sup>. Shallow groundwater may also be a hazard that needs to be included on a LIM.

Council may also include more general information about coastal hazards. For example, Council may choose to include information that is contained in its District Plan or a reference to Environment Canterbury regional planning documents to simplify the search for such information.



## Why is a change to my LIM required?

The Coastal Hazards Assessment for Christchurch District, Tonkin + Taylor (2021)<sup>1</sup> identifies areas that are currently at risk from coastal flooding and erosion<sup>2</sup> and models how this risk might change over 100 years and beyond as a result of sea level rise. It considers a series of incremental changes in sea level rise from 0 to 1.5 metres to understand what could happen across the full range of scientifically credible future climate scenarios over the next century. It also provides a ‘stress test’ of 2 metres to provide an idea of what could happen beyond 2150.

The new information in this assessment supersedes information from a previous coastal hazards assessment carried out in 2017 in most places. Some inland areas of the city were not revisited in the 2021 assessment. However, the 2021 assessment extends to cover all of Banks Peninsula, far beyond the 2017 extent. The New Zealand Coastal Policy Statement 2010 requires local authorities to consider and plan for these risks through pathways such as adaptation planning with communities, and the management of risks through the District Plan. As previously noted, the Council has a legal obligation to update a LIM with information affecting a property.

## What do I have to do as a result of these changes to my LIM?

There is no action required by you regarding your updated LIM. The letter you’ve received is to let you know about the new notation(s) that have come about following the 2021 assessment, which we are legally obliged to add to your LIM, as outlined above.



<sup>1</sup> <https://ccc.govt.nz/environment/coast/adapting-to-coastal-hazards/coastalhazards/how-we-assess-coastal-hazards/>

<sup>2</sup> While the 2021 assessment also models rising groundwater, this is not included in the updates of LIMs. However, you may wish to check online at <https://gis.ccc.govt.nz/hazard-viewer/> to see whether groundwater is also a hazard that may impact on your property as sea levels rise.

## What is the Council doing to support communities to adapt to climate change?

Christchurch City Council launched its Coastal Hazards Adaptation Programme in response to the impacts of climate change-induced sea level rise. Given the extent of exposure across the district, we need to take a staggered approach to developing community-led adaptation plans. City-wide engagement in 2021 and early 2022 focused on the release of the Coastal Hazards Assessment and the development of the Coastal Adaptation Framework<sup>3</sup> which sets out the Council's approach to adaptation planning, based on guidance from the Ministry for the Environment.

We have started planning locally with a Coastal Panel comprised of community and rūnanga representatives in the Whakaraupō Lyttelton-Mt Herbert area. The Coastal Panel will consider the cultural, social, environmental, built, physical and economic impacts of coastal hazards, and agree on preferred options and pathways for a final decision by Council.

For more information on our Coastal Hazards Adaptation Programme, including reports, videos, fact sheets and other resources, visit [ccc.govt.nz/coastalhazards](https://ccc.govt.nz/coastalhazards)

## Why have I received a letter when others in my community have not?

The Council has sent letters to property owners where the Coastal Hazards Assessment for Christchurch District 2021<sup>4</sup> has shown a property to be at risk of coastal flooding or erosion, when before it was not considered to be at risk, or vice versa where the risk was identified in 2017 and has been removed in 2021.

Where a property already had a LIM notation for coastal flooding or erosion from the 2017 assessment no new letter has been sent. Some people may have not received a letter because the assessment has not found their property to be at risk of coastal hazards.

## Why have I only received this letter now when the assessment was completed in 2021?

We had aimed to have all LIM updates completed earlier this year but this work had to be delayed. The primary reason for this delay was the need for the Council to prioritise Geographic Information System (GIS) resource to enable notification of Plan Change 14 on housing and business choice. This was exacerbated by COVID-19 illnesses further stretching our resources.

## I own more than one property, how do I know which property may be impacted?

You can enter your address into the Council's Christchurch Coastal Hazards Online Portal to see what coastal hazards may impact your property: [gis.ccc.govt.nz/hazard-viewer/](https://gis.ccc.govt.nz/hazard-viewer/)

When searching your property in the portal please make sure you select the 1.5 metre scenario under 'Amount of sea level rise'.



3 <https://ccc.govt.nz/assets/Documents/Environment/Coast/CoastalAdaptationFramework0522.pdf>

4 <https://ccc.govt.nz/environment/coast/adapting-to-coastal-hazards/coastalhazards/how-we-assess-coastal-hazards/>