



**October
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Changes to natural hazard information on your property LIM

Frequently Asked Questions

What triggered this change – why is the council doing this?

After the severe weather events of 2023, Auckland Council has been working hard to improve the quality of information we have about natural hazards, and how we communicate that as clearly as possible. At the same time, the government has improved the legislation around how information should be presented on your Land Information Memorandum (LIM).

Section 44 of the Local Government Information and Meetings Act 1987 (LGOIMA) is what stipulates at a minimum what information territorial authorities should/shouldn't include in a LIM report.

As a unitary authority, Auckland Council holds a vast amount of information relating to properties. Not only can it at times be a challenge for councils to identify what information to provide in the LIM but it also can be a challenge for the LIM recipient to digest and understand the information – particularly when it comes to natural hazard information.

Any person applying to their local authority for a property LIM report may expect that report to contain all relevant information that council holds in relation to the specific property.

These improvements provide further structure to our LIM templates and mostly relate to us now being required to have a Natural Hazard section on the LIM, as well as using plain language summaries and disclosing technical reports that may support the natural hazard information being disclosed.

What has changed?

Structure of the Auckland Council LIM template

The structure of the LIM template has changed slightly with the introduction of a new section specifically for Natural Hazard information. The Natural Hazards section appears at the top of the LIM under a banner titled “s44A(2)(a) Natural Hazards”.

This section was previously known as “s44A(2)(a) Information identifying any special feature or characteristic of the land”. The Special Features section is now titled “s44A(2)(aa) Information identifying any special feature or characteristic of the land” and comes after the Natural Hazards section.

Natural Hazards that were previously disclosed under the special features section have been moved into the natural hazards section.

Change to RMA definition of natural hazards

Legislative change to RMA definition of natural hazards means a LIM now includes liquefaction and notes on other hazards that could impact Tamaki Makaurau Auckland with more general descriptions. For natural hazards council may not have information on (ie Tsunami, Volcanic Activity, Active Faults, Severe Wind, Wildfire) you will be provided with either a link to or the name of the organisation you can go to for further information.

Recently published landslide information.

Recently, the council has completed a region-wide study to map landslide susceptibility, to help Aucklanders understand and avoid these risks. This work deepens our understanding of the potential for landslides in the region and helps us plan better for the future.

The regional maps and related landslide inventory data will be shown on LIM documents to inform prospective and future owners of the potential for landslides in an area.

Building Consent has a Section 73 Notice (Building Act 2024)

Identification of when a Building Consent has a Section 73 Notice (Building Act 2024) against it. These are issued when a building consent is issued on land subject to natural hazards. Previously these were just registered on the Record of Title however you will now also be able to see them in the LIM.

Inclusion of details about technical reports

Where there are technical reports that provide more information, these will now be referenced in the LIM, and where appropriate will be accompanied by an easy to understand summary.

Changes to maps

Revision of the natural hazards/hazards GIS Maps that appear at the back of the LIM. This was done to make it easier to customers to understand what is a hazard vs a natural hazard.

What hasn't changed?

The only changes made relate to the presentation of natural hazard information, rather than the information itself.

Natural hazard information that was already disclosed because it was available at the time of publishing or creating a LIM – such as flooding, coastal inundation, areas susceptible to coastal erosion and instability.

The other aspects that haven't changed are the disclosure of Red and Yellow Rapid Building Assessment Placards issued due to the severe weather events in early 2023, and the disclosure of property categorisations if the property was entered into the Property Categorisation Scheme post the 2023 severe weather events. White placards will be removed after they expire.

What does the natural hazard information mean for me?

The information will make it easier to understand natural hazards in the context of the property in question on a LIM, while also potentially highlighting hazards you never thought of as they occur less frequently.

There will be additional context and information as to why our hazard modelling data is the way it is, like technical reports backing up data modelling. It's a flag to LIM customers to look into the available information and do their due diligence.

How often is the natural hazard data updated, and will I be informed when its updated?

Update frequency can vary between hazard types and sub-regional areas. When significant updates are made, we communicate these through our website, data portals, and relevant stakeholder channels, so you'll be informed if changes may affect your area of interest or use of the data.

Where can I access additional information?

Your property file may contain additional information that would help you, so it's a good idea to check the property file as well for the complete picture.

You can also find more information on the Auckland Council website.