

Farm land offer exemption from advertising requirements

Read this exemption carefully - you must comply with all the conditions.

Decision date	15 July 2025
Case	202500340
Exemption	The requirement that offers of farm land must be offered on the open market does not apply in respect of any application for consent under the Act for a Qualifying Transaction ² decided on or before 15 July 2030 (subject to the Conditions set out below).
Exemption Holders	<p>1. Alliance Group Limited (Company number 154786) (Alliance);</p> <p>2. Any related company of Alliance within the meaning of section 2(3) of the Companies Act 1993 (read as if the expression "company" in that subsection included any body corporate of any jurisdiction) (Alliance Related Company); and</p> <p>3. The shareholders of Alliance</p> <p>We will also refer to each Exemption Holder and the Exemption Holders together as you.</p>
Land	As described in Appendix 1
Qualifying Transaction	<p>Means the sale by the Exemption Holder of:</p> <ul style="list-style-type: none"> a. The whole or part of the Meat Processing Business; and/or b. The issue by the Exemption Holder of shares in Alliance or any Alliance Related Company, which holds (directly or indirectly through an Alliance Related Company) the assets of the Meat Processing Business; and/or c. The transfer (whether by sale, scheme of arrangement or otherwise) by the Exemption Holder of up to 100% of the shares in Alliance or any Alliance related company which

² For the avoidance of doubt, this Exemption does not cover the sale of the Land independently of the sale of the Meat Processing Business.

	holds (directly or indirectly through an Alliance Related Company) the assets of the Meat Processing Business.
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Definitions

LINZ means Toitū te Whenua Land Information New Zealand

Meat Processing Business means some or all of the Alliance Group Limited's meat processing business in New Zealand, including the associated Land, meat processing plants, intellectual property and other associated assets

Conditions

Your Exemption is subject to the conditions set out below. You must comply with them. The Overseas Investment Act 2005 (**Act**) provides for civil and criminal sanctions for breaching the Act, failing to comply with conditions of exemption and failing to provide information required by LINZ. LINZ has an obligation to investigate and act upon alleged and suspected breaches of the Act.

If requested in writing by LINZ, the Exemption Holder must provide a written report within 20 working days (or such other timeframe as specified) on any matter relating to its compliance with:

- (a) the representations and plans made or submitted in support of the application for the Exemption; or
- (b) the conditions of the Exemption

Reasons for exemption

The purpose of the requirement to advertise farm land is to give New Zealanders an opportunity to acquire farm land in the open market.

An exemption from this requirement may be granted if the decision maker considers that the overseas investment need not meet this requirement by reason of the circumstances relating to the particular overseas investment or section 12 interest or the nature of the land to which the section 12 interest relates.

An exemption may only be granted if there are circumstances that mean that it is necessary, appropriate, or desirable to provide an exemption, and the extent of the exemption is not broader than is reasonably necessary to address those circumstances.

The Exemption Holder intends to sell parts of its New Zealand Meat Processing Business, which includes interests in farm land that are considered sensitive under the Act.

In this case, an exemption from the requirement to offer the farm land on the open market is necessary, appropriate or desirable because:

- The proposed transaction requires investment in the Meat Processing Business. The Land is not genuinely available for independent sale from the Meat Processing Business.
- Due to the scale of the Meat Processing Business, there are very few New Zealand based potential purchasers with the means to acquire interests in the business. LINZ is satisfied that likely potential New Zealand purchasers were identified and approached; and
- Business transactions of this size are targeted to potential purchasers rather than publicly transacted, therefore advertising in accordance with the regulations is unlikely to be effective.
- The Applicant has already undertaken months of targeted marketing appropriate to the nature and scale of the business. Potential New Zealand purchasers with the capacity to complete the transaction have not missed out on the opportunity to purchase the Land.

LINZ considers the extent of the exemption is not broader than is reasonably necessary as it is limited to the form of advertising and applies for a limited period of five years.

Appendix 1- The Land

Address	Record of Title	Legal Description	Area (ha)	Interest
50 Carlson Street, Dannevirke	HBH3/1174	Section 1 Block XIV Norsewood Survey District	29.4408	Freehold
27 Carlson Street, Dannevirke	HBW1/918	Lot 1 Deposited Plan 26371	2.2007	Freehold
32 Carlson Street, Dannevirke	HB130/283	Lot 20-23 Deposited Plan 2059	1.9728	Freehold
25 Carlson Street, Dannevirke	HBC3/814	Lot 7 Deposited Plan 11797	0.1012	Freehold
2 Hamaria Road, Levin	WN21C/696	Lot 2 Deposited Plan 52163	2.0230	Freehold
26 Hamaria Road, Levin	133616	Lot 2 Deposited Plan 332617	0.4003	Freehold
26 Hamaria Road, Levin	133617	Lot 3 Deposited Plan 332617	0.2231	Freehold
26 Hamaria Road, Levin	133615	Lot 1 Deposited Plan 332617	4.6245	Freehold
910 Main Road, Stoke, Richmond	NL5D/236	Lot 1 Deposited Plan 10236 and Section 242 District of Waimea East	2.8937	Freehold
910 Main Road, Stoke, Richmond	314365	Part Lot 2 Deposited Plan 3342 and Part Lot 2 Deposited Plan 3342	3.4432	Freehold
52 Bridge Road, Smithfield, Timaru	CB34D/370	Part Lot 25 Deposited Plan 578	7.9208	Freehold
52 Bridge Road, Smithfield, Timaru	CB32F/606	Lot 27 Deposited Plan 578	24.2128	Freehold
71 Pacific Street, Waimataitai, Timaru	CB169/285	Part Lot 68 Deposited Plan 751	0.2808	Freehold
151 McEneaney Road, Pukeuri	OT97/203	Closed road intersecting Section 38 and part Section 37 Block II Papakaio Survey District	0.8283	Freehold
151 McEneaney Road, Pukeuri	OT233/78	Section 95-96 and Part Section 37-38 Block II Papakaio Survey District	75.2816	Freehold

151 McEneany Road, Pukeuri	9961	Lot 1, 3 Deposited Plan 27354	1.1128	Freehold
151 McEneany Road, Pukeuri	OT87/268	Section 201 Block II Papakaio Survey District	3.2375	Freehold
151 McEneany Road, Pukeuri	OT2D/368	Section 202-204 Block II Papakaio Survey District	6.0703	Freehold
151 McEneany Road, Pukeuri	OT358/89	Section 98 Block II Papakaio Survey District	16.4429	Freehold
151 McEneany Road, Pukeuri	OT2D/775	Lot 6 Deposited Plan 3308	80.4313	Freehold
151 McEneany Road, Pukeuri	OT4C/663	Lot 7 Deposited Plan 3308	32.0334	Freehold
151 McEneany Road, Pukeuri	OT233/106	Section 103 Block II Papakaio Survey District	15.9648	Freehold
151 McEneany Road, Pukeuri	OT233/107	Section 104-105 Block II Papakaio Survey District	30.0125	Freehold
151 McEneany Road, Pukeuri	OT233/105	Section 88-90 Block II Papakaio Survey District	48.5547	Freehold
151 McEneany Road, Pukeuri	OT233/99	Part Section 84-86 Block II Papakaio Survey District	10.4333	Freehold
151 McEneany Road, Pukeuri	OT8A/1022	Lot 1 Deposited Plan 17084	0.8362	Freehold
151 McEneany Road, Pukeuri	OT169/138	Section 87, 108 Block II and Part Section 109-110 Block II and Section 111 Block II and Part Section 141 Block II Papakaio Survey District and Section 1 Survey Office Plan 24957	25.0237	Freehold
151 McEneany Road, Pukeuri	OT233/109	Part Section 109 Block II Papakaio Survey District	1.1964	Freehold
151 McEneany Road, Pukeuri	OT357/56	Part Section 141 Block II Papakaio Survey District and Section 3 Survey Office Plan 24957	2.1110	Freehold
151 McEneany Road, Pukeuri	OT371/86	Lot 3-5 Deposited Plan 7961	0.6710	Freehold
151 McEneany Road, Pukeuri	OT233/110	Part Section 109 Block II Papakaio Survey District	0.2023	Freehold
151 McEneany Road, Pukeuri	OT233/108	Part Section 109 Block II Papakaio Survey District	0.3389	Freehold

151 McEneaney Road, Pukeuri	OT14B/719	Lot 1 Deposited Plan 22177	0.1870	Freehold
2 Selbourne Street, Mataura	SL1A/343	Section 1 Block VII Town of Mataura	2.0715	Freehold
2 Selbourne Street, Mataura	SL179/102	Section 2 Block VII Town of Mataura	1.6112	Freehold
2 Selbourne Street, Mataura	SL42/259	Section 3 Block VII Town of Mataura	2.1145	Freehold
Selbourne Street, Mataura	SL22/39	Section 4 Block VII Town of Mataura	2.7949	Freehold
20 Selbourne Street, Mataura	SLA1/98	Lot 1 Deposited Plan 5255	0.1378	Freehold
Selbourne Street, Mataura	SLB2/274	Lot 3 Deposited Plan 5255	0.1305	Freehold
26 Selbourne Street, Mataura	SL4A/591	Lot 4-7 Deposited Plan 5255 and Part Section 6 Block VII Town of Mataura	1.7158	Freehold
Selbourne Street, Mataura	SL4A/583	Lot 1 Deposited Plan 8137	0.6070	Freehold
Selbourne Street, Mataura	SL42/260	Section 7 Block VII Town of Mataura	3.6573	Freehold
Selbourne Street, Mataura	SL7B/781	Lot 2 Deposited Plan 9633	2.1649	Freehold
50 Selbourne Street, Mataura	SL5C/136	Lot 1 Deposited Plan 9633	3.7264	Freehold
Selbourne Street, Mataura	SL33/288	Town Section 10 Block VII Town of Mataura	1.9905	Freehold
171-177 Main Street, Mataura	SL10C/233	Lot 1 Deposited Plan 7659 and Part Lot 2 Deposited Plan 1157	2.2810	Freehold
177 Main Street, Mataura	SL10C/232	Lot 4 Deposited Plan 12954	0.2460	Freehold
173 Main Street, Mataura	SL10C/231	Lot 3 Deposited Plan 12954	0.1440	Freehold
18-30 McQueen Avenue, Mataura	SL9B/98	Part Section 28 Block XIII Town of Mataura	0.4904	Leasehold
30 McQueen Avenue, Mataura	1119710	Lot 1 Deposited Plan 588607 and Lot 2 Deposited Plan 12431	5.3105	Freehold
Wyndham Road Tuturau	SL124/112	Section 5 and Part Section 54 Block III Tuturau Survey District	23.4844	Freehold

205 Wallacetown, Lorneville Highway, Underwood	SL8D/190	Section 32 Block XIV Invercargill Hundred	40.4686	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SL8D/189	Part Section 27-28 Block XIV Invercargill Hundred	34.4261	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SLB2/508	Lot 2, 4 Deposited Plan 2156 and Part Lot 3 Deposited Plan 2156 and Lot 1 Deposited Plan 6657	11.7521	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SL6A/1397	Lot 2 Deposited Plan 6657	4.8729	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SL6A/1396	Lot 3 Deposited Plan 6657	4.8550	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SL127/227	Part Section 26 Block XIV Invercargill Hundred	6.7393	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SL127/225	Part Section 26 B lock XIV Invercargill Hundred	18.5346	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SLA3/134	Part Section 8 Block XXXVIII Town of Wallacetown	0.5893	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SLB3/688	Lot 4 Deposited Plan 6863	35.0559	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SL220/34	Section 50 Block XIV Invercargill Hundred	8.0937	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SLA2/22	Section 51 Block XIV Invercargill Hundred	8.0937	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SL8D/187	Section 52 Block XIV Invercargill Hundred	8.0937	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SL8D/188	Section 53 Block XIV Invercargill Hundred Total	8.0937	Freehold

205 Wallacetown, Lorneville Highway, Underwood	SL3A/1496	Lot 1 Deposited Plan 8556	6.3024	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SL3A/756	Section 61 Block XIV Invercargill Hundred	9.0548	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SLB2/1375	Section 2 and Part Section 1 Block XL Town of Wallacetown	8.2920	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SL153/188	Section 55-58 Block XIV Invercargill Hundred	32.3749	Freehold
205 Wallacetown, Lorneville Highway, Underwood	SL23/110	Country Section 54 Block XIV Invercargill Hundred	8.0937	Freehold
159 Crowe Road West Plains	SL6D/6	Lot 1-2 and Lot 5-7 Deposited Plan 10900	4.8173	Freehold
159 Crowe Road West Plains	SL6D/8	Lot 4 Deposited Plan 10900	23.4165	Freehold
159 Crowe Road West Plains	344659	Lot 3 Deposited Plan 10900 and Lot 1 Deposited Plan 386107	22.1204	Freehold
159 Crowe Road West Plains	SL216/36	Part Section 35 Block XIV Invercargill Hundred	40.0629	Freehold
159 Crowe Road West Plains	SL2A/1408	Part Section 45 Block XIV Invercargill Hundred	42.0873	Freehold
159 Crowe Road West Plains	SL28/240	Lot 32 Block II Deposited Plan 64	10.1348	Freehold
159 Crowe Road West Plains	SL36/155A	Lot 33 Block II Deposited Plan 64	10.1763	Freehold
159 Crowe Road West Plains	SL11/41	Section 36 Block XIV Invercargill Hundred	40.4686	Freehold
2B Kirkbride Street Argyle Corner	SL2A/1290	Section 93 Block XVI New River Hundred and Lot 1 Deposited Plan 8017	5.6934	Freehold
44 Glendhu Road Mataura	706501	Lot 9-12 Deposited Plan 489939 and Section 3 Survey Office Plan 12194 and Part Lot 36 Deposited Plan 134	60.1220	Leasehold
715 Pound Road, Yaldhurst, Christchurch	1097937	Lot 1 Deposited Plan 70568 and Section 28 Survey Office	154.7891	Leasehold

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