

Investment Plan

Benefit to New Zealand Test

Application for consent to acquire Sensitive land, or Sensitive land & Significant business assets

Use this template for all applications for consent under the benefit to New Zealand test, involving sensitive land and significant business assets.

It is important that you provide us with accurate and complete information. It is an offence to make a false or misleading statement or material omission in any information or document provided to Land Information New Zealand (LINZ).

LINZ may use relevant legislation to share details of this application with other agencies to the extent permitted by law and as required to complete the application process.

Instructions:

- Please do not remove the instruction text from this template.
- Use the latest version of this template. Download this template from our website before each use.
- Follow the guidance in each section. Provide all required information.
- Be concise and use plain English. Use headings and tables (if relevant) and explain industry terminology.
- This is a living document and must be updated during the assessment process if further information is provided. Updated versions of this document must be recorded in the table below and with tracked changes so LINZ can easily identify those updates.
- You must upload the completed investment plan to your online application for consent before you submit the application.

Electronic Filing Requirements

Your investment plan and supporting information must be submitted electronically using our [Application Submission Webform](#). The webform is a secure upload site and provides details of our electronic filing requirements.

Please do not provide hard copy versions of your documents.

Checklist		
1.	Electronic copy of your signed application (without attachments)	<input checked="" type="checkbox"/>
2.	Electronic copy of each appendix to your application (number and describe each attachment as follows: 'Attachment 01 – X')	<input type="checkbox"/>
3.	All PDF documents are:	<input type="checkbox"/>
	<ul style="list-style-type: none">'Printed to PDF', or scanned and OCR'd (i.e., all text in the document can be copied)Free from security restrictionsIn colour (if the document contains colour)If scanned, at 300 dpi (where possible)	

Version control

Record the details of each version of the investment plan below.

Applicant Name		Barker Fruit Processors Limited
Version	Date	Description
1.0	25 July 2025	First version submitted to OIO

Applicant signature – Version 1.0

Only version 1.0 and the final version of the investment plan must be signed.

Sign version 1.0 of the application below.

Version 1.0		
Click on box here to enter text.		Date 25/07/2025
Agnes	Baekelandt	25 July 2025

Application signature – Final version

Do not sign the final version of the investment plan below until LINZ requests you to.

[Sign here]		Date [e.g., 01/01/20]
[Name]	[Position]	[Date]

Released under the Official Information Act 1982

Section 1: Land

Use this section to address criteria relating to farm land, farm land advertising, the farm land benefit test and residential land.

Farm land

Is the relevant land farm land (refer section 6 and LINZ [guidance](#))?

Required content:

Provide reason(s) why the relevant land is or is not farm land.

- 1 The property at 40 Shaw Road, Pleasant Valley, Timaru comprised in record of title CB34C/287 (**Property**) is not farm land. We have previously confirmed this view with the OIO by email based on the information below.
- 2 The Property is zoned Rural 2 (farming is a permitted activity). The land category is Lifestyle Improved and the Land Use is Lifestyle. There is a large pine forest on the land, which is now 30 years old (close to maturity) – this forest is registered under the Forestry Rights Registration Act and takes up the majority of the property by area.
- 3 The Property has been used by the current registered owners, Aaron Brent Gorrie, Sarah Rachel Gorrie and Footes Trustees (2017) Limited, for residential / lifestyle purposes only, plus growing and maintaining the forest for carbon credits (with a view to eventual harvest and replanting).
- 4 The Property is not used principally or exclusively for agricultural, horticultural or pastoral purposes, or for the keeping of bees, poultry or livestock - it is used partly for residential / lifestyle purposes and partly for growing and maintaining the forest (which is now valuable and the highest value use).
- 5 Please refer to the Sensitive Land Certificate uploaded with this investment plan labelled 'Attachment 5 – Sensitive Land Certificate'.

Farm land advertising

If yes, has the farm land or interests in farm land been offered for acquisition on the open market to persons who are not overseas persons in accordance with the procedure set out in regulations (refer section 16(1)(f), regs 4-11 and LINZ [guidance](#))?

Required content:

Provide the following:

- Provide evidence of the advertising undertaken and how it met the requirements under the Regulations.
- Only provide further explanation of how the advertising met the Regulations in this document where the evidence provided above does not do so.
- If you have applied for a farm land advertising exemption under section 20(1)(a), please

confirm this below and provide the required details in the relevant section of the online Application Submission form.

Note - the advertising period of 30 working days (as set out in regulation 9) is calculated with the date of the advertisement equalling day '0'.

Required attachments to be uploaded:

A copy of, and links to, the advertisements as published, including newspaper or real estate listing. All mediums of advertising must show the listing date and include any price reductions over the course of the advertising.

6 N/A

Farm land benefit test

Does the [farm land benefit test](#) apply to this investment (refer section 16A(1C))?

Required content:

Submissions on why the farm land benefit test does, or does not, apply to this investment.

Please note if the land includes farm land that exceeds five hectares the farm land benefit test will be applied unless the investment clearly meets the criteria in section 16A(1D). If you consider your investment meets one of the criteria in section 16A(1D)(a)-(c), please clearly detail which applies and why.

If applicable, submissions on how the farm land benefit test is met should be included in

[Section 4: Farm Land Benefit Test](#).

7 N/A

Residential land

If the land is, or includes, residential land then the decision-maker must determine which residential land outcome(s) in clause 19 of Schedule 2 of the Act apply to the residential land and be satisfied that the mandatory conditions associated with the relevant outcome(s) will or are likely to be met.

Is the relevant land, or does it include, residential land?

Required content:

Confirm whether the land is or includes residential land and, if so, identify the location of the residential land and describe it.

Required attachments to be uploaded:

An aerial photo clearly identifying residential land (or refer to the same if already provided elsewhere).

- 8 The Property (identified by legal description: Lot 2 Deposited Plan 58403) is both residential land and non-urban land larger than 5 hectares. Please refer to the Sensitive Land Certificate uploaded with this investment plan labelled 'Attachment 5 – Sensitive Land Certificate' which labels that the land is residential land.

If yes, what residential land outcome(s) do you propose for the residential land?

Required Content:

Provide the following:

- Confirm the residential land outcomes you propose for the residential land. If you propose more than one, clearly identify the land each proposed outcome relates to.
- Explain how you will meet the relevant outcome(s), including information about your plans and timeframes.
- Comments (if any) about the conditions we must impose in relation to the relevant residential land outcomes.

- 9 We propose that the "use for non-residential purposes" residential land outcome applies to this application.

- 10 The residential land will not be used, nor held for future use, by the Applicant for 'residential dwellings' or 'long-term accommodation facilities' (both as defined in the Act).

- 11 As set out elsewhere in this Investment Plan:

11.1. The primary use of the Property following Completion will be for irrigation purposes, to provide a solution to the Applicant's water discharge capacity constraints.

11.2. The next most important use of the Property going forward will be to create an

experimental orchard to research and develop new varieties of crops and as an innovation hub for growers and stakeholders in the sector, both of which will support the Applicant's future new product development initiatives in connection with the Business and its growth strategies.

- 12 In addition, as set out in more detail at paragraphs 27.2 and 27.4 of this Investment Plan, the existing house on the Property will be used as follows:

12.1. Initially, the house will be converted by the Applicant into temporary offices for employees while the new offices are built on the Existing Land during phase two of the Expansion Project. This is important to Business continuity during the Expansion Project. This temporary office use may commence at any time during 2026 or 2027.

12.2. Thereafter, following completion of the new offices on the Existing Land (i.e., likely during 2027), the house will be used to provide temporary accommodation for new employees recruited from outside the region for the time required for them to find local housing in Geraldine (where there is a lack of properties to rent). This is important to support the Applicant in attracting new employees to the Business, and therefore to the Applicant's Business expansion strategy.

- 13 To be clear, the use of the house for short-term temporary accommodation for employees recruited from outside the local area will not meet the criteria for a "residential dwelling" in the Act, because the intention is not to provide a home or residence for one family or household exclusively, but to provide facilities to allow the accommodation of more than one worker concurrently (if necessary) for the time they need to find their own accommodation. Further, as discussed in paragraph 11 above, the primary uses of the Property by the Applicant will be for irrigation / water discharge and new product development initiatives.

- 14 Because the 'use for non-residential purposes' residential land outcome applies, the appropriate condition to be imposed on the consent in this case is that the Property must not be used, nor held for future use, for residential dwellings or long-term accommodation facilities.

Section 2: Investment plan

Current state

Describe what the current owner has been, and is currently, doing with the relevant assets - this is your understanding of the situation. This information should be set out first as it provides the necessary background and context for your investment story and helps us assess the current state (counterfactual) of the investment as set out in section 16A(1A)(a).

Information in this section should generally include details of the current owner's business operations including the current condition of the relevant assets, productivity information, measures in place to protect the natural environment, historic heritage or public access and relevant background information. Be clear where this information has come from (e.g., discussions with the vendor / lessor, due diligence).

Note: We may request further specific information about the current state for each benefit claim you set out later.

Avoid duplicating information.

- 15 The current owner of the Property has been, and is currently, using the Property for residential / lifestyle purposes. No commercial activities are being undertaken on the Property.
- 16 The Property is valued at \$1,414,000 (as at 20 March 2025), per a recent valuation report engaged by the Applicant and the Vendor for the purposes of the Transaction.

Investment

Describe what you plan to do with the investment - this is the story of your investment. It should be clear to us what you plan to do with the assets (including key commitments and how long you intend to hold the investment) and why.

Your specific benefit claims are set out later but are expected to flow from this narrative. This will reduce the amount of background information required within each benefit claim.

Avoid duplicating information.

- 17 The Applicant is a well known New Zealand company and 'household name' brand that was established more than 50 years ago.
- 18 The Applicant conducts a fresh fruit and vegetable processing business that produces a range of consumable products, including jams, sauces, chutneys and juices, from a single processing and office facility located 8km from the town of Geraldine in South Canterbury, New Zealand.
- 19 The Property is located directly adjacent to the Existing Facility, and shares the Existing Land's entire western boundary.
- 20 The Applicant is in the process of expanding the Existing Facility, with a view to tripling the size of the factory (3,300m² to 9200m²).

- 21 The New Facility will comprise a new factory and warehouse and new machinery for the factory (expected to be completed in 2026), with new offices to follow in phase two.
- 22 The Applicant has budgeted \$60 million in capital expenditure over three years (2024, 2025 and 2026) to complete the Expansion Project. The funds will be provided by Andros and/or banks.
- 23 The Expansion Project will significantly increase the Applicant's demand for locally sourced fruits and vegetables (from approximately [s 9(2)(b)(ii)] to approximately [s 9(2)(b)(ii)], as well as its own finished goods production volumes (from approximately [s 9(2)(b)(ii)] to approximately [s 9(2)(b)(ii)], in each case over the next 10 years. The Applicant also plans to more than double its sales revenues over the same period, from approximately [s 9(2)(b)(ii)] to more than [s 9(2)(b)(ii)].
- 24 In addition, the Applicant anticipates it will need to employ at least an additional 10 to 15 FTE per annum from 2026 to achieve its increased production and sales targets.
- 25 The additional processing capacity at the New Facility will support the Applicant's export growth targets over the next 5 years, which includes more than doubling the Applicant's export production from approximately [s 9(2)(b)(ii)] to approximately [s 9(2)(b)(ii)].
- 26 The Applicant's current Business plan illustrating its targeted production, sales and export growth for the period to 2030 (assuming completion of the Expansion Project) is set out in the table below).

[s 9(2)(b)(ii)]

- 27 The Applicant's intended purchase of the Property is critical to the Expansion Project and to future proof the Business, for the following key reasons:

- 27.1. With the growth of the Business and the issues faced by the Applicant in relation to its existing waste water discharge rights (as to which see further below), the Applicant needs to secure land on which it can discharge waste water to support the Business. This is a critical issue for expansion of the Business that must be mitigated for the Expansion Project to occur. The Applicant has engaged third party consultants (Lowe Environmental) who have confirmed that the Property is ideally suited to accommodate the Applicant's current and future excess water discharge.
- 27.2. The existing housing on the Property will be converted by the Applicant into temporary offices for employees while the new offices are built on the Existing Land during phase two of the Expansion Project. This will be critical to Business continuity.
- 27.3. The existing sheds at the Property will be used for temporary storage while the new warehouse is completed on the Existing Land during phase one of the Expansion Project.
- 27.4. Following completion of the new offices on the Existing Land, the existing housing on the property will be used to accommodate new employees recruited from outside the region for the time required for them to find local

housing in Geraldine (where there is a lack of properties to rent). This is important to support the Applicant to attract employees to the Business, and therefore to its Business expansion strategy.

27.5. The additional land available at the Property will be used by the Applicant to undertake new product development initiatives, including investigating new product categories and innovative strategies. This will include developing:

- (a) an experimental orchard to research and develop new varieties of crops; and
- (b) a horticulture innovation hub for growers and stakeholders in the sector.

28 The Applicant's purchase of the Property is critical to both its Expansion Project (short term) and its long-term Business growth and future proofing.

29 The Applicant plans to own the Property indefinitely to support its' Business growth and development initiatives.

Water discharge issues

30 The Business generates significant daily volumes of wastewater which needs to be discharged. The wastewater is generated primarily from fruit and vegetable processing and equipment cleaning. It is treated and applied to land under resource consent CRC192862, which includes land owned by the Applicant, the owners of the Easement Property (as defined below) and the Department of Conservation (DOC).

31 The Applicant (at its Existing Facility) has three main avenues of discharging water:

- (a) a water discharge consent from Environment Canterbury (ECan) to discharge water over their Existing Land (**Discharge Consent**);
- (b) a water discharge concession from the DOC to convey and drain treated wastewater on the Hae Hae Te Moana River Conservation Reserve adjacent to the Existing Land (**Reserve Concession**); and
- (c) an easement over 202 Te Moana Road, Pleasant Valley (record of title CB34A/1079) (**Easement Property**), which neighbours the Existing Land to the south, to discharge water (**Easement**).

32 The Reserve Concession and the Easement together secure the vast majority of the Applicant's water discharge rights (approximately 27 out of 30 hectares).

33 The Reserve Concession has expired. The Applicant has applied to DOC to renew it, however DOC has indicated to the Applicant that it will decline the renewal application. The Applicant is challenging this decision, but even if DOC allows the Reserve Concession to continue it has stated that this will be conditional on the Applicant committing to a plan to reduce its reliance on the Reserve Concession over time until it is no longer required.

34 [s 9(2)(a)]

[s 9(2)(a)]

35 The Applicant therefore cannot rely on either the Reserve Concession or the Easement to manage the current or future water discharge needs of the Business, which is critical to Business continuity.

36 The Property has 11.38 hectares of available water discharge area according to a recent evaluation report prepared by Lowe Environment Impact on 23 June 2025. This area is shown in the map below prepared by Lowe (which also shows the Applicant's existing available water discharge area under the Discharge Consent of only 2.82ha).

Total available new LAA: 11.38 ha

- **Pasture area:** 4.05 ha
- **Forested area:** 7.33 ha

Existing LAA will also be added which has a usable area of approximately 3 ha.



37 Lowe concluded in its report that the Applicant has around 40,000 m³/year of water discharge for its current Business, which in turn requires a minimum of 3.65 ha of discharge area.

38 As such, the Applicant's current water discharge avenues are not sufficient to meet its current and predicted future water discharge needs for the Business. The Transaction will allow such water discharge needs to be met and is imperative to both continuity of the existing Business and also the Expansion Project.

Current and proposed use of the property

39 A description of the current and proposed use of the Property is set out in the table below.

Property address – 40 Shaw Road, Pleasant Valley, Timaru

Land use	Current (ha)	Proposed (ha)
Residential house and surrounds	2 ha	0 ha
Forest	8.1 ha	8.1 ha
Pasture	4.44 ha	tbc
Office / employee housing and surrounds	0 ha	2 ha
Drainage (includes forest area and part of pasture area)	0 ha	11.38 ha
R&D orchard	0 ha	tbc
Total	14.521 ha	14.521 ha

Section 3: Benefit claims

Address the benefits that are likely to flow from the investment. Identify and focus on the key benefits of the investment – not all benefit factors will be relevant or need to be satisfied however if the investment includes farm land, you will need to show a substantial benefit under the economic factor and/or the New Zealand participation factor.

Only make a claim where:

- A factor is relevant to the investment (if the factor isn't, then state 'not relevant');
- You can satisfy the key elements of the factor;
- The applicant is prepared to deliver that benefit (benefit claims will be subject to conditions and post consent monitoring); and
- The benefit is additional to any benefit present under the current state.

Making a claim

When making a claim:

- Clearly explain the initiative, include details such as the size and scale and how it will result in benefit to New Zealand.
- Be specific and where possible quantify the benefit – provide relevant figures and timeframes. Provide well researched claims (use a range if a specific figure cannot be provided and explain why).
- Address each key element of the relevant factor.
- Be concise and write in plain English (use headings and tables where appropriate and explain industry specific terminology).
- Identify whether the plan/benefit is contingent on another event and the timing of that event (e.g., obtaining resource consent).
- Be clear about what you are willing to commit to doing and have as conditions of consent.
- Avoid duplicating information.

Address the extent to which the claimed benefit is additional to any benefit present under the current state and why.

When claiming a benefit, you must also describe any directly comparable negative impacts likely to result from your investment (e.g., if you are claiming an increase in jobs as a benefit, also state if any jobs will be lost in other areas). See [here](#) for more information on the benefit to New Zealand test.

Economic Factor

Will the overseas investment result in, or is it likely to result in, economic benefits to New Zealand (refer section 17(1)(a))?

Examples may include:

- The creation or retention of jobs
- The introduction of technology or business skill
- An increase in productivity or export receipts
- A reduced risk of illiquid assets

Clearly outline the exact economic benefit arising from your claims and clearly set out the claims with defined headings if you wish to address multiple economic benefits.

If the investment includes farm land, this factor is deemed to be of high relative importance (refer section 16A(1C)(a)).

- 40 The Applicant's acquisition of the Property will provide significant benefits to New Zealand's economy in terms of capital investment for development purposes.
- 41 Overall, the Applicant expects to invest between \$550,000 and \$1.65 million over the first 3 years following Completion in order to increase irrigation and discharge capacities, create temporary office space and develop an experimental orchard and innovation centre (all on the Property).
- 42 We have provided a range of capital expenditure figures as it is not certain exactly how much expenditure will be required – this will be subject to market factors. A breakdown of the overall expected capital expenditure is set out below.

Irrigation and discharge capacities

- 43 The Applicant expects to invest between \$300,000 and \$600,000 to increase the Applicant's business irrigation and discharge capacities.
- 44 This range will depend on what the exact final solution to increasing irrigation and discharge capacities are in line with Environment Canterbury's expectations, however, the Applicant commits to investing at least \$300,000 in relation to this.
- 45 The Applicant will work with local consultants and contractors for the required work and monitoring, which will contribute to the local economy around Geraldine.
- 46 This water discharge solution project is expected to begin within a few months of Completion and will be completed within three years following Completion (likely sooner).
- 47 The Applicant does not foresee any legal or other impediments to this project being implemented.

Temporary offices

- 48 The Applicant commits to investing a minimum of \$50,000 in relation to the conversion of the house on the Property into temporary offices for the Applicant's employees while the new offices are being built in phase two of the Expansion Project (scheduled for late 2026 / early 2027).

- 49 This ability to relocate the Applicant's offices at the Existing Facility is critical for the continuity of the Business during phase two of the Expansion Project, which of itself is a significant benefit to New Zealand, given the importance of the Business to the local economy in South Canterbury and its economic contribution to the New Zealand economy generally.

Experimental orchard

- 50 The Applicant expects to invest between \$200,000 and \$1 million to create an 'experimental orchard' and implement related initiatives (including a horticulture innovation hub for growers and stakeholders in the sector).
- 51 The precise nature of the experimental orchard project and therefore the capital investment expenditure range will depend on the appetite of third-party stakeholders for the various proposed initiatives. However, the Applicant is willing to commit to investing not less than \$200,000 on implementing this project.
- 52 The experimental orchard will allow research to be undertaken on various varieties of fruits and vegetables, as well as selection, cultivation and harvesting techniques, to identify viable new product categories and innovative strategies. The Applicant has already engaged with local iwi, Venture Timaru and with local growers on this project.
- 53 Parts of the experimental orchard will be used as 'regenerative farming trial land' and 'land diversification trial plots', both of which are linked to New Zealand horticulture industry initiatives. The Applicant is currently working with SummerfruitNZ, the 'A Lighter Touch' program, and Plant & Food Research to set up biodiversity sites in orchards and berry farms. This includes planting a mix of understory plants in orchards and using native New Zealand companion plants around the edges to attract natural predators and boost pollination.
- 54 The Applicant expects that this project will begin around three years after Completion.

Counterfactual

- 55 The Vendors are using the Property for lifestyle purposes only and have no development plans - the counterfactual is therefore \$0 capital investment.

Environmental Factor

Will the overseas investment result in, or is it likely to result in, benefits to the natural environment (refer section 17(1)(b))?

Examples may include:

- Protection of indigenous flora and fauna
- Erosion control

For the environmental factor it will normally be insufficient to state 'not relevant' without further explanation. Potentially relevant areas must be identified even if no action is proposed.

Where possible please provide aerial photography of the relevant land. You can prevent further information requests by identifying areas of interest. E.g., if the land contains indigenous vegetation or fauna then identify these areas and explain how they are managed, protected, or identified under the current state.

56 Not claimed.

Public Access

Will the overseas investment result in, or is it likely to result in, continued or enhanced access by the public, or any section of the public, within or over the sensitive land or features giving rise to the sensitivity (refer section 17(1)(c))?

Examples may include:

- Access for recreational purposes
- Access for undertaking stewardship of, or exercising kaitiakitanga of the natural environment or historic heritage

Please detail any proposed new or existing arrangements in relation to public access on the land and, where possible, provide aerial photos in relation to any proposed benefit.

Please be specific about the access to be provided including the purpose for which it is being provided such as walking, cycling, hunting, vehicle access.

57 Not relevant

Historic Heritage

Will the overseas investment result in, or is it likely to result in, continued or enhanced protection of historic heritage in or on the relevant land (refer section 17(1)(d))?

Examples may include:

- Agreement to execute a heritage covenant (or comply with existing covenants)
- Agreement to support entry to wāhi tūpuna, wāhi tapu
- Agreement to support entry to wāhi tapu areas on the New Zealand Heritage List/Rārangi Kōrero
- Taking other actions under the Heritage New Zealand Pouhere Taonga Act 2014 to recognise or protect heritage values
- Agreement to land being set apart as a Māori reservation

Please detail any areas of historic heritage on the land regardless of whether a benefit is claimed and describe all existing arrangements in place.

58 Not relevant

Government Policy

Will the overseas investment, or is it likely to, give effect to or advance a significant Government policy (refer section 17(1)(e))?

Please clearly identify the Government policy being relied on, where possible provide links to the relevant publicly available key documents you are relying on. Claims should give clear examples of how the relevant policy will be given effect to or advanced.

59 Not claimed

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Oversight and Participation by New Zealanders

Will the overseas investment result in, or is it likely to, involve oversight of, or participation in, the overseas investment or any relevant overseas person by persons who are not overseas persons (refer section 17(1)(f))?

This factor is relevant to all investments and is deemed to be of high relative importance for investments involving farm land (refer s16A(1C)(a)). If New Zealanders are unlikely to have any oversight of or participation in the investment or relevant overseas person, then your conclusion should state this.

Please note that under s16A(1A)(a) and s17(2)(b) of the Act the counterfactual applies to this factor.

60 Not relevant

Consequential benefits

Will the overseas investment result in, or is it likely to result in, other consequential benefits to New Zealand (refer section 17(1)(g))?

Any benefits claimed under this factor should not duplicate any information set out above.

- 61 The acquisition of the Property by the Applicant is critical to the Expansion Project. If the acquisition of the Property does not proceed, the Expansion Project will be put at risk due to the lack of any other identified solution for the Applicant's water discharge issues.
- 62 Therefore, the economic benefit to New Zealand of the Expansion Project is a consequential benefit to New Zealand that occurs as a result of the acquisition of the Property by the Applicant.
- 63 These consequential economic benefits include:
- 63.1. **Capital investment:** \$60 million of capital investment by the Applicant over three years to develop and commission the New Facility. This will be funded by Andros and/or bank lenders.
- 63.2. **Productivity:** The New Facility will allow the Applicant to double its productivity over the next ten years by:
- (a) increasing its fruit and vegetable processing capacity from approximately [s 9(2)(b)(ii)] of fruit processed per annum to approximately [s 9(2)(b)(ii)] per annum;
 - (b) increasing its own finished goods production volumes from approximately [s 9(2)(b)(ii)] per annum to approximately [s 9(2)(b)(ii)] per annum;
 - (c) increasing its sales revenue from approximately [s 9(2)(b)(ii)] to more than [s 9(2)(b)(ii)]; and
 - (d) increase demand for locally sourced fruit and vegetables – supporting significantly increased revenue to local growers who supply the Applicant, in line with (a) above.
- 63.3. **Exports:** The additional processing capacity at the New Facility will support the Applicant's export growth targets over the next 5 years, which includes more than doubling the Applicant's export production from approximately [s 9(2)(b)(ii)] to approximately [s 9(2)(b)(ii)]
- 63.4. **Employment:** The Applicant anticipates it will need to employ at least an additional 10 to 15 FTE per annum from 2026 to achieve its increased production targets.

Extraction of water for bottling/human consumption

If the overseas investment involves the extraction of water for bottling or other extraction of water in bulk for human consumption; will the overseas investment, or is likely to, result in a negative impact on water quality or sustainability (refer section 17(3)(a))?

This factor will always be relevant if your investment involves the extraction of water for bottling, or other extraction of water in bulk for human consumption.

Where possible, provide expert reports evaluating the likely impacts of the investment on water quality or sustainability.

64 Not relevant.

Section 4: Benefit to NZ

Will the overseas investment, or is it likely to, benefit New Zealand (or any part of it or group of New Zealanders) (refer section 16A(1)(a))?

Discuss the overall benefit to New Zealand and how it is proportionate to:

- a) the sensitivity of the land (for example, the importance to New Zealand of the purpose for which the land is used, the size and value of the land, any sensitive features associated with the land, and the level of interest that the public have in the land); and
- b) the nature of the overseas investment transaction (for example, the estate or interest being acquired, whether the estate or interest is temporary or permanent, and the degree of overseas ownership or control of the land or of the estate or interest in land).

Summary of Benefits

65 The proposed acquisition of the Property by the Applicant and the Applicant's subsequent investments will result in significant economic benefits to New Zealand. The economic benefits are summarised in the following table:

Benefit factor	Business Plan ("likely")	Net benefit vs counterfactual (committed / to be conditioned)	Timing
Capital investment in irrigation and discharge capacities	\$300,000 - \$600,000	\$300,000	By end of 2026
Capital investment in temporary housing and offices	> \$50,000	\$50,000	By end of 2026
Capital investment in experimental orchard	\$200,000 - \$1 million	\$200,000	By end of 2028
Consequential – capital investment in New Facility	\$60 million	\$60 million	By end of 2028
Consequential – increase in annual sales revenue	[s 9(2)(b)(ii)]	Condition not offered.	By end of 2030
Consequential – increase in annual export revenue	[s 9(2)(b)(ii)]	Condition not offered.	By end of 2030
Consequential – increase in employment	[s 9(2)(b)(ii)]	Condition not offered.	By end of 2030

Proportionality

66 The Property is deemed to be sensitive land for the purposes of the OIA as it is non-

urban land larger than 5 hectares (including residential / lifestyle land). It is not 'farmland' and it has no other sensitive features.

- 67 The Property is currently used for residential / lifestyle purposes and delivers no economic benefits to New Zealand.
- 68 The land being acquired is approximately 14.521 hectares. As at 20 March 2025, the Property was valued at \$1,414,000. The Applicant will acquire the Property from the current owners for a purchase price of \$1,414,000, which equals the valuation amount. The Applicant will acquire a freehold interest in the land.
- 69 The benefit to New Zealand from this investment (significant capital investment and consequential economic benefits) is overwhelming relative to the low-sensitivity, small size and low value of the sensitive land.
- 70 It is particularly important to note how critical the acquisition of the Property by the Applicant is to the viability of the Expansion Project and the New Facility, the completion of which will deliver very significant economic benefits to New Zealand from 2028 (assuming the Property is acquired by the Applicant to provide a solution to the Applicant's water discharge constraints).

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Section 5: Farm Land Benefit Test

If applicable, explain how the investment will meet the [farm land benefit test](#) (refer section 16A(1C)). In particular, explain how the investment has demonstrated a benefit, in relation to one or more of the factors of high relative importance, that are of a size or nature that represent a substantial benefit to New Zealand.

Required content:

Submissions on how the investment meets the farm land benefit test.

71 Not relevant.

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