



Fresh or Seawater Areas

Information Sheet

The Crown has the right to acquire the land under New Zealand's seas, rivers and lakes from overseas investors.

What are Fresh or Seawater Areas?

Fresh or Seawater Areas are any land that is a marine or coastal area or the bed of a lake or river. This land is particularly sensitive under the Overseas Investment Act 2005.

Requirements for overseas investors

Overseas investors must notify the Crown if they are acquiring an interest in land that includes a Fresh or Seawater Area. The Crown has the right to acquire the Fresh or Seawater Area, but may decide not to.

Overseas investors must include specific details of any Fresh or Seawater Areas in their application for overseas investment consent and on the sensitive land certificate. The information to be provided is set out on our website.

The Crown may acquire the land

The Crown has the right to acquire the Fresh or Seawater Areas, but may decide not to. There is a period of 12 months from settlement to assess the land and make an initial decision. Decisions are generally expected to be made within six months.

If the Crown decides to acquire the Fresh or Seawater Areas compensation can be claimed.

The land may be surveyed by the Crown before new titles are issued.

At a glance



Fresh or Seawater areas

Marine or coastal areas and the beds of lakes or rivers are called Fresh or Seawater Areas.



Notify the Crown

Overseas buyers must notify the Crown if they are acquiring an interest in Fresh or Seawater Areas.

The notification must include specific details.



More information

More information is available online: linz.govt.nz/overseas-investment

About the Overseas Investment Office

The Overseas Investment Office, part of Toitū Te Whenua Land Information New Zealand, regulates access to New Zealand's land, residential properties and significant business assets by overseas investors, and makes decisions on overseas investment applications. It administers and applies the Overseas Investment Act. Its work contributes to more homes and jobs for New Zealanders, thriving companies and industries, protection of the places Kiwis treasure, and greater access to them.

