Farm land offer exemption

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

Decision date	1 July 2026
Case	202600377
Exemption	The Exemption Holder is exempt from the farm land offer criterion in section 16(1)(g) of the Act in respect of any application for consent under the Act for a Qualifying Transaction decided on or before 12 months from the decision date (subject to the Conditions set out below).
Exemption Holder	Stratford Solar P LP (Partnership Number 50231022) We will also refer to the Exemption Holder as **you**.
Land	(1) Approximately 102 hectares of land located at 134 East Road, Stratford, comprising Records of Title 32761, 844145, and TN168/14 (Collins Land); (2) Approximately 77 hectares of land located at 260 East Road, Stratford, comprising Records of Title 260211 and 1128372 (Shearer Land); (3) Approximately 237 hectares of land located at 774-798 Beaconsfield Road, Stratford (comprising Records of Title TN167/139; TNE4/857; TNE2/539; and TNE4/858) and 139 East Road, Stratford (comprising Record of Title TNL2/1074) (Whittington Land); and (4) Approximately 48 hectares of land owned by Contact at 167 and 215 East Road, Stratford, comprising Records of Title TN174/58 and TNK3/706 (Contact Land).
Qualifying Transaction	Means the acquisition of: a) Freehold interests in the Collins Land, the Shearer Land, and the Whittington Land; and b) a leasehold interest in the Contact Land by the Exemption Holder
LINZ	Toitū te Whenua Land Information New Zealand

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 on 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 Applicant intends to develop, construct, and operate a solar farm on the Land and has sought an exemption from the requirement for farm land to be advertised.

In this case, an exemption is appropriate and desirable as:

- there are circumstances that make advertising less appropriate for solar farm developments than for other developments;
- there is often a need to proactively approach existing property owners due to the very specific land requirements needed for a solar farm (the existing property owners may have no general desire to sell, lease or grant any interest to their land to a third party);
- investors are likely to face uncertainty and risk which may discourage investments of this type if they are forced to undertake extensive feasibility studies without first obtaining a right to acquire the land needed for their proposed solar farm (there would be nothing preventing the existing property owners from selling or leasing their land to a third party, including the investors' competitors); and
- the Exemption is consistent with the principle that overseas investment should benefit New Zealand, noting the high importance the Government places on renewable energy.

LINZ considers that the extent of the Exemption is not broader than is reasonably necessary, as it is limited to interests acquired for the purpose of developing a solar farm (which will likely be of high benefit to New Zealand given the high importance the Government places on renewable energy).