
Exemption

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

Decision date	28 July 2026
Case	202600428
Exemption Holder	Paul Ben Meyerhof
Exemption	The Exemption Holder is exempt from the requirement for consent under section 10(1)(a) of the Act for the acquisition of the Land from Paul Ben Meyerhof, Greta Riva Meyerhof and Lisa Margot Meyerhof Jones as trustees of the Meyerhof Living Trust
Land	A freehold interest in approximately 0.1166 hectares of land at 136 Ocean Beach Road, Tairua, Coromandel (contained in Record of Title SA1730/56)
Expiry	This exemption expires on 28 July 2027

Definitions

Act means Overseas Investment Act 2005.

LINZ means Toitū Te Whenua Land Information New Zealand. LINZ is also referred to as 'us'.

Regulations means Overseas Investment Regulations 2005.

Any term or expression that is defined in the Act or Regulations and used, but not defined, in this Exemption has the same meaning as in the Act or Regulations.

Conditions

Your Exemption is subject to the conditions set out below. You must comply with them. The Act provides for civil and criminal sanctions for breaching the Act, failing to comply with conditions of an 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

Amendment or revocation of exemption

The Exemption and conditions of the Exemption may at any time be amended or revoked by LINZ in the same way as it may be made.

Reasons for exemption

The purpose of this Exemption is to exempt the acquisition of the Land from the requirement for consent for overseas investments in sensitive land.

The late father of the Exemption Holder bought the Land in the 1980s prior to the residential land restrictions under the Act. When the Exemption Holder's father passed away, ownership of the Land was transferred to a trust in reliance on an exemption in the Regulations. The trust is now being distributed, and ownership of the Land will be transferred to the Exemption Holder as a beneficiary of the trust.

Regulation 40(1)(c) of the Regulations provides for the transfer of property from a trust to its beneficiary to be exempt from consent under the Act, if certain criteria are met. The proposed transaction does not meet these criteria because the trust was exempt from the requirement to obtain consent when it acquired its current interest in the Land.

We consider that there are circumstances that mean it is necessary, appropriate, or desirable to provide an exemption. Specifically:

- the Land has been beneficially owned by the same family since the 1980s and was acquired before residential land restrictions were imposed by the Act;
- the transaction gives effect to the Exemption Holder's entitlements as a beneficiary of the trust which would ordinarily be permitted by the exemption in regulation 40(1)(c). The exemption does not apply for minor and technical reasons only; and
- compliance with the Act would be impractical, inefficient, unduly costly or unduly burdensome in the circumstances as all of the beneficiaries of the trust are overseas persons.

LINZ consider that the exemption is not broader than reasonably necessary as it applies only to the specific land and transaction and is limited to 12 months.