
Farm land offer exemption for farm land offer criterion

Exemption

Decision date	8 October 2024
Case	202400607
Exemption	Connexa Limited (company number 843789) is exempt from the farm land offer criterion in section 16(1)(f) of the Act in respect of any application for consent under the Act for a Qualifying Transaction decided on or before 8 October 2025 (subject to the Conditions set out below).
Land	The land interests are detailed in Schedule 1 .
Qualifying Transaction	Means the acquisition of freehold interests, or the equivalent of freehold interests, in the Land by Connexa Limited, including by acquisition of 100% of the shares in ATC New Zealand.
LINZ	Toitū te Whenua Land Information New Zealand

Conditions

This Exemption has been granted without further conditions.

Reasons for exemption

ATC Asia Pacific Pte. Limited (**Applicant**) is seeking to sell 100% of the shares in ATC New Zealand Limited. The Applicant conducted a multi-party sales process to select an appropriate purchaser of the shares. Connexa Limited (**Connexa**) was chosen as the preferred bidder from the process.

Through the proposed purchase, Connexa may acquire interests in farm land held by the Applicant's indirect subsidiary Clearspan Property Assets Limited.

The Applicant has sought an exemption from the requirement in section 16(1)(f) of the Act to offer the farm land or section 12 interests for acquisition by New Zealanders on the open market.

The purpose of the farm land advertising criterion is to give New Zealand investors an opportunity to try to acquire farm land.

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

- The Applicant has interests in land surrounding communications towers. Due to the nature of its interests in the farm land, any potential purchaser has no ability to access or use any productive farm

land. Accordingly, requiring the advertising of the Applicant's interests in the farm land will not provide New Zealanders with an opportunity to acquire any interests in productive farm land.

- Advertising the Applicant's interest in the farm land would risk unnecessary and considerable expense, for potential purchasers, with minimal or no chance of success.

The exemption is not broader than reasonably necessary as it is limited to a period of 12 months.

Schedule 1: Sensitive farm land

Address	Size (ha)	Title number	Interest
92 Totara Road, Franklin, Auckland	72.2499	423419	Fee Simple - 1/2000 share
284 Airport Road, Whenuapai, Auckland	25.0000	467019	Fee Simple - 1/2000 share
121 Upper Herengawe Road, Taranaki	111.0294	479212	Fee Simple - 1/10000 share
468 Wharawhara Road, Katikati, Bay of Plenty	5.5280	485613	Fee Simple – 29/10000 share
28 Blueskin Road, Whanganui	17.4344	485620	Fee Simple - 1/2000 share
State Highway 14, Kirikopuni, Northland	295.8250	495678	Fee Simple - 1/20000 share
State Highway 1, Kaiwaka, Northland	24.1592	495684	Fee Simple - 1/2000 share
555 State Highway 5, Eskdale, Hawke's Bay	422.1072	495696	Fee Simple - 1/50000 share
68 Te Kūiti Road, Te Kūiti	35.8571	530206	Fee Simple - 39/10000 share
609 Quine Road, Tahuna, Waikato	255.6211	629948	Fee Simple - 2/26000 share
		589802	Fee Simple - 1/26000 share
415-439 Paparamu Road, Piarere, Waikato	6.3920	607078	Fee Simple – 1/500 share
32 Golf Road, Lower Hutt, Wellington	32.6315	614758	Fee Simple – 17/10000 share
		675106	Fee Simple – 1/20000 share
Callaghan Road, Maromaku, Northland	14.4038	629255	Fee Simple – 1/1300 share
471 Sainsbury Road, Pirongia, Waikato	91.6333	643856	Fee Simple - 1/1550 share

Address	Size (ha)	Title number	Interest
12 Mendip Road, Cheviot	748.8369	646754	Fee Simple - 1/4000 share
Millane Road, Gore	81.1684	646998	Fee Simple - 1/8500 share
12 Lex Street, Riverton, Southland	11.9534	648739	Fee Simple - 1/185 share
	12.9373	648741	Fee Simple - 1/185 share
Mt Michael Road, Fairlie, Canterbury	82.1300	649614	Fee Simple - 1/3500 share
1456 Church Road, Māngere Bridge, Auckland	14.7920	652984	Fee Simple – 1/2000 share
96-110 Kaipara Coast Highway, Auckland	5.1246	655456	Fee Simple – 1/540 share
58 Piako Road, Gordonton, Waikato	23.2900	674861	Fee Simple - 3/1250 share
1173 Malvern Hills Road, Sheffield, Canterbury	412.1167	675967	Fee Simple - 1/56000 share
161 Orapiu Road, Waiheke Island	77.9984	684977	Fee Simple - 1/2800 share
State Highway 1, Moerewa, Northland	70.0000	685391	Fee Simple – 1/589 share
Camp Road, Linton, Manawātū	43.0004	689421	Fee Simple - 1/1807 share
203 Breakneck Road, Lawrence, Otago	54.8349	698206	Fee Simple - 1/11424 share
488 Diagonal Road, Matamata, Waikato	51.4381	699985	Fee Simple - 1/5144 share
2731 State Highway 29, Kaiami, Bay of Plenty	42.9250	704934	Fee Simple - 1/1800 share
Hawksburn Road, Clyde, Otago	368.5900	707962	Fee Simple - 1/7171 share
Cove Road, Waipū, Whangārei	58.9450	710708	Fee Simple – 17/21000 share

Address	Size (ha)	Title number	Interest
10 Lauriston Barhill Road, Ashburton, Canterbury	11.2780	716841	Fee Simple – 1/55 share
State Highway 2, Featherstone, Wellington	25.4952	716848	Fee Simple – 1/4256 share
	6.3980	716850	Fee Simple – 1/4256 share
77 Hay Road, Palmerston, Otago	109.7786	719985	Fee Simple - 1/843 share
292 Quarry Road, Waikouaiti, Otago	30.0400	729703	Fee Simple - 1/2955 share
	50.9359	729704	Fee Simple - 1/2955 share
10 Rangitane Road, Northland	8.2350	751865	Fee Simple – 1/403 share
State Highway 1, Moerewa, Northland	10.4226	786996	Fee Simple – 1/589 share
63 Halcombe Road, Feilding, Manawatū	7.6848	910643	Fee Simple – 1/1023 share
1047 Purangi Road, Coromandel	8.4672	922568	Fee Simple – 7/2000 share
47 Holdens Road, Papakura, Auckland	0.0178	1017819	Fee Simple - 1/1 share
	0.0143	1017820	Fee Simple – 1/1 share
	18.3537	1017821	Leasehold – 1,269m ²
Stockyard Bay, Rodney, Auckland	25.3800	1116911	Fee Simple – 1/1180 share
	0.1117		Fee Simple – 1/7080 share