



AIP ELIGIBLE PROPERTY BRIEF

94-98 Lax Crescent

LEIGH, NEW ZEALAND

DATE: 11 April 2026

PREPARED BY: Di Balich, AREINZ

CONFIDENTIAL — PREPARED FOR QUALIFIED OVERSEAS INVESTORS

I. OIA PATHWAY & ELIGIBILITY GUIDE

Under the 6 March 2026 amendments to the Overseas Investment Act (OIA), this property is identified as a qualifying asset for the Stage 1 Streamlined Consent Pathway. This pathway allows eligible investor visa holders to bypass traditional 55-day wait times in favour of an accelerated 5-day assessment.

CATEGORY	DETAILS
Financial Threshold	Valuation sits above the NZD \$5,000,000 statutory minimum.*
Residential Category	Verified as Residential/Lifestyle on the District Valuation Roll.
Sensitivity Screening	Title is under the 5-hectare threshold, eligible for the 5-working-day priority assessment.
Usage Rights	Full flexibility: Primary Residence, Holiday Home, or Rental Asset — no minimum stay requirements.

APPRAISAL & VALUATION NOTE

The specified value for 94-98 Lax Crescent has been formally appraised by Di Balich Real Estate. This assessment is grounded in an exhaustive analysis of the Leigh coastal market and the specific scarcity of this asset class.

Exclusion of Chattels

In accordance with Toitū Te Whenua (LINZ) requirements, this appraisal represents the value of the land and fixed improvements only. It specifically excludes personal property and chattels. For OIA consent, the contract price for the real property must exceed the \$5,000,000 threshold independently of any chattel allocation.

**Note: While this appraisal provides a high-confidence baseline for OIO eligibility, a formal Registered Valuation from a New Zealand certified valuer will be required to confirm the final allocation between real property and chattels for consent and/or lending purposes.*

2. ASSET OVERVIEW: 94-98 LAX CRESCENT

This award-winning coastal residence, designed by Herbst Architects, renowned for homes that sit naturally in the New Zealand landscape, occupies a commanding position above Daniels Reef, with sweeping views across the Hauraki Gulf to Little Barrier Island, the Coromandel and Tawharanui. Single-level and engineered for ease, the home delivers architectural distinction alongside genuine low-maintenance practicality.

PROPERTY SPECIFICATIONS

- **Configuration:** 3 Bedrooms | 2 Bathrooms | 2-Car Garaging
- **Internal Living:** Approx. 220m² single-level, with floor-to-ceiling glazing throughout.
- **Land Area:** Approx. 2,019m² elevated site with panoramic Hauraki Gulf outlook.
- **Key Features:** Open-plan kitchen, dining & living with high-end European appliances; separate scullery; heated infinity pool; newly constructed decks; American oak flooring; 3 x 22,500L fresh water storage with UV filtration.

INVESTMENT THESIS

Beyond its architectural merit, 94-98 Lax Crescent is a high-specification asset specifically aligned with the requirements of international portfolios and the Active Investor Plus (AIP) framework.

- **Capital Preservation & Scarcity:** Positioned on Leigh's frontline above Daniels Reef - a finite coastal enclave with a direct Hauraki Gulf outlook. This property offers the "Safe Harbour" profile sought by sophisticated investors for long-term capital stability.
- **Structural Integrity:** Designed by award-winning Herbst Architects and comprehensively maintained and upgraded. The single-level build is ideal for offshore owners or those managing multi-jurisdictional lifestyles.
- **Residency Connectivity:** Located approximately 70 minutes (off-peak) from Auckland's CBD and 10 minutes from Omaha, providing a world-class coastal base that allows for seamless oversight of NZ-based business investments while fulfilling in-country residency requirements.
- **Multi-Generational Utility:** The generous three-bedroom layout and extensive outdoor entertaining areas are designed to accommodate extended family or private guests - a critical consideration for families transitioning their primary base to New Zealand.
- **OIO Consent Alignment:** As a high-value residence exceeding the \$5M threshold, this asset qualifies for the Stage 1 Streamlined Consent Pathway, significantly reducing traditional acquisition friction.

3. VISUAL EVIDENCE

The following imagery supports the property's dwelling qualification, valuation positioning, and site context within an established coastal precinct.



Hauraki Gulf Outlook



Infinity Pool & Outdoor Living



Aerial Context



Interior Living

4. ACQUISITION ROADMAP & SPECIALIST CONTACTS

The 2026 OIA amendments have significantly streamlined the journey to ownership. A typical timeline for an overseas person purchasing 94-98 Lax Crescent follows this 3-step process:

1	Conditional Agreement	A Sale & Purchase Agreement is signed, made conditional on OIO Consent. (Standard REINZ/Law Association conditions allow ~20 working days for this).
2	Due Diligence & Valuation	The purchaser instructs their lawyer and commissions a Registered Valuation to confirm the land/fixture value exceeds \$5M (excluding chattels).
3	Fast-Track Lodgement	The formal application is submitted to LINZ. Under the 2026 "Stage One" risk assessment, a decision is typically reached within 5 working days (statutory maximum: 15 working days).

TECHNICAL REFERENCE: For the full technical requirements and statutory conditions of the 2026 Investor Pathway, refer to the official Government guidance: [LINZ Guidance for Investor Visa Holders](#)

To ensure a frictionless transaction, the following professionals are recommended for their specialised knowledge of immigration and/or property law and the Active Investor Plus (AIP) framework:

PROPERTY LAW & OIO COMPLIANCE

Nicola L. Hoobin	<i>Nicola Hoobin Legal</i>	+64 21 360 251	nicola@nicolahoobinlegal.com
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LICENSED IMMIGRATION ADVISERS & LEGAL

James McLeod	<i>Specialist Immigration Lawyer</i>	+64 22 645 9875	james@jamesmcleod.co.nz
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Note: No upfront cost has been passed to the vendor for professional reports. To secure the 5-day consent, your legal counsel will coordinate standard due diligence requirements during the purchase process.

5. AGENT DECLARATION

Di Balich | AREINZ

Licensed Real Estate Agent, Associate Precision Real Estate Ltd MREINZ Licensed REAA 2008

DISCLAIMER: *This document is provided to assist offshore purchasers and their advisors in assessing acquisition feasibility under current OIA frameworks. It is indicative only and does not constitute legal advice. Final eligibility is subject to purchaser status and professional verification.*

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