



---

AIP ELIGIBLE PROPERTY BRIEF

# 30 Caroline Heights

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

### APPRAISAL & VALUATION NOTE

The specified value for 30 Caroline Heights has been formally appraised by Di Balich Real Estate. This assessment is grounded in an exhaustive analysis of the Omaha frontline 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: 30 CAROLINE HEIGHTS

This bespoke coastal residence, completed in 2020 by renowned architect Alastair Dodds, was constructed with reinforced materials and high-spec joinery, engineered for durability, privacy, and long-term value retention.

### PROPERTY SPECIFICATIONS

- **Configuration:** 5 Bedrooms | 5.5 Bathrooms | 3-Car Garaging
- **Internal Living:** Approx. 356m<sup>2</sup> across three levels, serviced by a private lift.
- **Land Area:** Approx. 564m<sup>2</sup> elevated site with dual coastal aspects (Ocean + Estuary).
- **Key Features:** Open-plan kitchen and dining with premium finishes; multiple living zones including a primary entertaining terrace; heated in-ground pool with dedicated facilities.

### INVESTMENT THESIS

Beyond its architectural merit, 30 Caroline Heights is a high-specification asset specifically aligned with the requirements of international portfolios and the Active Investor Plus (AIP) framework.

- **Capital Preservation & Scarcity:** Located in Omaha's frontline — a high-demand, finite-supply enclave. This property offers the "Safe Harbor" profile sought by sophisticated investors for long-term capital stability.
- **Structural Integrity:** Constructed using reinforced concrete and cedar. This "low-maintenance/high-durability" build is essential for offshore owners or those managing multi-jurisdictional lifestyles.
- **Residency Connectivity:** Located approximately 60 minutes (off-peak) from Auckland's CBD, providing a world-class primary base that allows for seamless oversight of NZ-based business investments while fulfilling in-country residency requirements.
- **Multi-Generational Utility:** The lift-serviced, three-level layout is designed to accommodate extended family or private staff — 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 I 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 residential precinct.



*Elevated Position*



*Dual Coastal Aspect*



*Aerial Context*



*Architectural Detail*

## 4. ACQUISITION ROADMAP & SPECIALIST CONTACTS

The 2026 OIA amendments have significantly streamlined the journey to ownership. A typical timeline for an overseas person purchasing 30 Caroline Heights follows this 3-step process:

<b>1</b>	<b>Conditional Agreement</b>	A Sale & Purchase Agreement is signed, made conditional on OIO Consent. (Standard REINZ/Law Association conditions allow ~20 working days for this).
<b>2</b>	<b>Due Diligence &amp; Valuation</b>	The purchaser instructs their lawyer and commissions a Registered Valuation to confirm the land/fixture value exceeds \$5M (excluding chattels).
<b>3</b>	<b>Fast-Track Lodgement</b>	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

<b>Nicola L. Hoobin</b>	<i>Nicola Hoobin Legal</i>	+64 21 360 251	<a href="mailto:nicola@nicolahoobinlegal.com">nicola@nicolahoobinlegal.com</a>
<b>Andrew Tetzlaff</b>	<i>Carson Fox Legal</i>	+64 21 918 310	<a href="mailto:andrew.tetzlaff@carsonfox.co.nz">andrew.tetzlaff@carsonfox.co.nz</a>
<b>Xiaoji Li</b>	<i>Carson Fox Legal</i>	+64 22 0506 866	<a href="mailto:xiaoji.li@carsonfox.co.nz">xiaoji.li@carsonfox.co.nz</a>
<b>Marcus Beveridge</b>	<i>Queen City Law</i>	+64 27 487 7332	<a href="mailto:marcus@queencitylaw.co.nz">marcus@queencitylaw.co.nz</a>
<b>Lance Jones</b>	<i>Anthony Harper</i>	+64 9 920 9267	<a href="mailto:lance.jones@ah.co.nz">lance.jones@ah.co.nz</a>

### LICENSED IMMIGRATION ADVISERS & LEGAL

<b>James McLeod</b>	<i>Specialist Immigration Lawyer</i>	+64 22 645 9875	<a href="mailto:james@jamesmcleod.co.nz">james@jamesmcleod.co.nz</a>
<b>Neil Tibbles</b>	<i>Greener Pastures NZ</i>	+64 27 366 9534	<a href="mailto:neil@greenerpastures.nz">neil@greenerpastures.nz</a>
<b>Karen Justice</b>	<i>New Era Consulting</i>	+64 21 639 372	<a href="mailto:karenj@neweraconsulting.co.nz">karenj@neweraconsulting.co.nz</a>

*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.*

*Precision Real Estate Ltd MREINZ is not liable for any information contained herein. All interested parties are advised to seek independent, specialist professional advice regarding Active Investor Plus (AIP), Investor 1 & 2, or any other Resident Class Visa applications and their associated OIO requirements.*

