



# WAITOMO DISTRICT COUNCIL, LANDFILL WOODLOT INFORMATION MEMORANDUM

The Waikato District Council are seeking expressions of interest from parties wishing to participate in a competitive sale process for their tree crop, located at Te Kuiti in the Waikato region. The stumpage sale is for 16.1 hectares (ha) of Pinus Radiata.

The forest is well situated to take advantage of domestic processing options in the Central North Island and the export market at Mount Maunganui. While a summer harvest is preferred, it is envisaged harvesting could commence soon and be completed within a short timeframe.

## FOREST INFORMATION

- P. radiata Stumpage - Approximately 16.1ha, estimated planting year 1994, silviculture treatment includes pruning and thinning for a clear-wood regime. There is no recorded silviculture data. (Interested parties will be required to confirm their own map boundaries as we have supplied an indicative map for guidance only).
- Terrain is rolling to medium hill country, located in the Yellow ESC zone.
- Location is close to a public road providing easy access with some existing internal roading in place, new roading will be needed to enable some harvest options.
- Inventory files are available as Plotsafe files only, for interested parties to process themselves.
- Some local authority consenting may be needed subject to planning and harvest intentions.
- The forest is located within 5Km of Waitete & Claymark sawmills at Te Kuiti. Export outlet is 156Km at Mount Maunganui, thus providing a full range of domestic and export marketing options.

## EXPRESSIONS OF INTEREST INVITED

The stumpage sale is open to fixed price sale methods; Acceptance or rejection of any EOI is subject the Waitomo District Council's own conditions and decision-making process.

Contact for enquiries and expressions of interest must be made attention to Paul McCreedy, Registered Forestry Consultant (RMNZIF): [paul@forme.co.nz](mailto:paul@forme.co.nz)

## TIMEFRAME

- Expressions of Interest are required to be submitted by 5.00 pm, Thursday, 9<sup>th</sup> September 2021.
- Interested parties are invited to inspect the forest with Forme by appointment only on either Tuesday, the 14<sup>th</sup> or Wednesday, the 15<sup>th</sup> of September 2021. Further visits by due diligence teams may be allowed by scheduled appointment only and under certain conditions.
- Indicative bids are required to be submitted by 5.00 pm, Thursday 23<sup>rd</sup> September 2021.



## **EXPRESSIONS OF INTEREST PROCESS OUTLINED**

### **Interested parties are invited to submit bids for consideration accompanied with:**

- A brief profile of the party proposing purchase,
- Harvesting system & methodology proposed,
- Minimum small end diameter and length proposed for removal.
- Commitment to remove domestic pulp and bin-wood outlined.
- Provide a sales and purchase agreement for review,
- Health & Safety and Environmental management policies,
- Declaration of company Health & Safety & Environmental performance,
- Estimated timing of harvesting commencement and completion,

### **Purchaser responsibilities include but are not limited to:**

- Management of Health & Safety and Environmental compliance,
- Management and planning of harvesting and forest engineering to industry standard,
- Preparation, submission, and compliance with all required consents and permits,
- Post-harvest clean-up of cutover, landings, and infrastructure (including repair of any boundary fences) in accordance with industry standards and the owner's expectations,
- Maintaining good public relations with neighbour's and stakeholders through consultation and best practice management of operations
- Other conditions may apply subject to directors reviewing proposals and sales and purchase agreements.

### **Key points for bidders to consider:**

- Acceptance or rejection of any bid is subject to the Waitomo District Council's own conditions and internal decision-making process.
- The Waitomo District Council reserves the right to end this process at any time at their own discretion.
- The Waitomo District Council reserves the right to negotiate final outcomes at their own discretion.
- The Waitomo District Council reserves the right to accept or not accept any or every bid.
- The Waitomo District Council reserves the right to extend the bid timeline if required.
- Harvesting and earthworks is preferred during summer months, between 01 October and 30 April. Some variation of this condition may be possible by negotiation.
- A performance Bond is also required as part of any Sale and Purchase Agreement (SPA)
- Vendor preference is to avoid disturbing public access to landfill and farm livestock operations during the harvest period.

## **FORME CONSULTING GROUP LTD - ROLE IN THIS PROCESS**

Forme Consulting Group Ltd act directly for the Waitomo District Council in this matter to assist the sale of standing trees for removal however, for clarity;



Whilst Forme can prepare and assist in the Information Memorandum process, we are not licensed real estate agents and have obligations and restrictions as to our involvement if the forest is to be sold. As a Registered Member of the New Zealand Institute of Forestry (NZIF) Forme are exempt from the Real Estate Agents Act 2008 by the Real Estate Agent (exemptions) Regulations 2017, however the obligations and restrictions as to our involvement if the forest is to be sold include:

- We can only carry out real estate work that is in the forestry sector.
  - We must abide by the NZIF Rules, Code of Ethics, and the exemption regulations.
  - Forme cannot accept remuneration in the form of a commission that is in addition to, or instead of, our normal professional charges.
  - Forme cannot prepare agreements for sale and purchase or give any advice about legal rights and obligations incidental to preparing such agreements.
  - Forme cannot manage funds relating to a real estate transaction through a trust or any other account.
- We will be adhering to these rules.

Forme Consulting Group Ltd.

A handwritten signature in blue ink that reads "Paul McCreedy". The signature is fluid and cursive, with a long, sweeping underline.

Paul McCreedy, Registered Forestry Consultant, RMNZIF  
Director, Forme Consulting Group Ltd

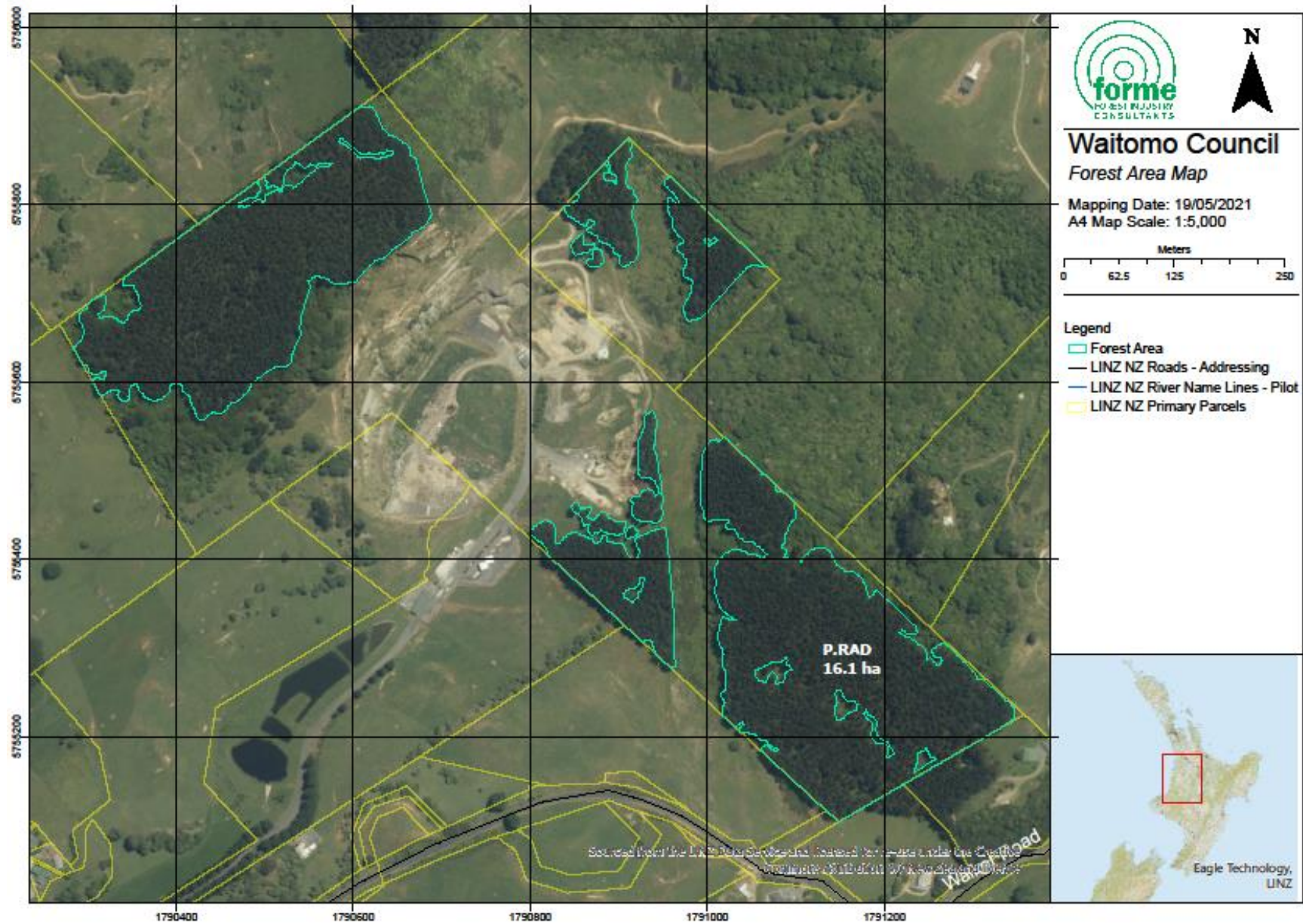


Figure 1. Map of the Waitomo District Council Landfill Woodlot.