

Wairarapa Estate Limited Management Plan

Public Summary

Introduction

Forest Management (NZ) Limited (FMNZ) is a family owned and operated company. Established in 1974, FMNZ specialise in all aspects of forest management from establishment to harvest.

Currently, FMNZ manage more than 185 forests with a cumulative net stocked area more than 60,000 hectares. The species we manage are predominantly Pinus Radiata, Redwood and Douglas fir.

Forest Management New Zealand (FMNZ) has been appointed as Property Manager (the Manager) by Wairarapa Estate Limited. The estate is a mixture of freehold land and Forestry Rights.

Management Objectives

FMNZ is committed to managing its forest estate sustainably to achieve long-term environmental, social, cultural, and economic outcomes while providing optimal returns to forest owners.

The estate will be managed to:

- Ensure the estate is a renewable and sustainable resource
- Grow trees and produce logs for wood products in New Zealand and overseas
- Ensure productivity of the land does not decline through poor practices
- Ensure environmental and social values are identified and maintained, and undertake operations to minimise impacts on the environment and the community
- Ensure historic sites are identified and protected. Minimise impact of operations on archaeological and cultural sites and ensure compliance with the Heritage New Zealand Pouhere Taonga Act 2014
- Harvest trees as close as possible to their economic optimum age and achieve the best possible financial returns to the Forest Owners
- Replant following harvesting where land tenure allows
- Meet all statutory requirements – for example, New Zealand's Resource Management Act 1991, the National Environmental Standards for Commercial Forestry, Resource Consents and comply with forest industry best practice
- A safe and healthy workplace
- Act as a good corporate citizen and neighbour
- Ensure all forest management practices are consistent with the principles of the Forest Stewardship Council
- Identify and protect areas of significant ecological and scientific value within the forests and put in place processes to protect and enhance identified values
- Ensure forest sustainably and minimise adverse effects of forest operations on soil and water values
- Minimise impact of operations on amenity values (visual, noise and air effects) and neighbouring properties
- Use chemicals responsibly and seek to minimise the use of chemicals in operations as far as practical
- Capture and learn from environmental incidents through incident reporting, investigation and sharing of learnings
- Ensure staff and contractors are trained or receive appropriate training for the tasks they complete to comply with the law and the requirements of the company Integrated Management System
- Monitor, minimise and repair negative impacts of forestry operations on the environmental values, and maximise environmental benefits of forests
- Recognise the recreational value of the forest estate to local communities and the general public, and proactively manage public access taking into account safety of people, environmental considerations and forestry operations
- Identify areas within the estate which meet the FSC definition of High Conservation Value Areas and manage these to maintain or enhance values.
- Ensure there is no conflict with written leases and right of ways as per the individual agreements

FMNZ and Wairarapa Estate are dedicated to ensuring forest management remains sustainable across environmental, social, cultural, and economic dimensions — reflecting the foundation of FSC-certified forest stewardship.

Forest Stewardship Council - Certification Commitment

As Forest Managers, FMNZ is committed to the FSC Principles, Criteria, and standards of good forest management, ensuring that all FSC-managed estates are operated sustainably. This includes maintaining ecological integrity, respecting social and cultural values, and achieving long-term economic performance through responsible forest management practices.

Legal Framework

Forestry companies in New Zealand must comply with a large range of Legislation and industry guidelines. Primary legislation for forestry companies in New Zealand are:

- **National Environmental Standards for Commercial Forestry (NES-CF) 2017** - Sets mandatory environmental rules for plantation forestry under the RMA which controls planting, harvesting, earthworks, and maintenance activities. Environmental management plans and resource consents are often required.
- **Resource Management Act 1991 (RMA)** - Governs land use and environmental management. A resource consent may be required for activities not meeting NES-CF standards.
- **Forests Act 1949** - Regulates timber harvesting and forest management and requires harvest permits and ensures sustainable logging practices.
- **Health and Safety at Work Act 2015 (HSWA)** - Ensures worker and contractor safety in forestry operations and requires risk management plans, safe machinery use, and compliance with forestry-specific regulations.
- **Climate Change Response Act 2002** - Governs carbon accounting and the Emissions Trading Scheme (ETS).
- **Heritage New Zealand Pouhere Taonga Act 2014** - Protects archaeological and heritage sites on or near forestry land and requires consultation and consent before disturbing heritage sites.
- **District / Regional Plans** - Local government plans under the RMA regulate land use, water quality and requires compliance with NES-PF and resource consents where applicable.

Other relevant legislation to FMNZ and forest management can be found in the Annex sections of the NZ FSC Plantation National Standard.

Forest and Land Description

Wairarapa Estate is made up of 22 forests with a total gross area of 9267.6 hectares. The forests are mostly situated to the east of the Lower North Island with one in the Manawatu and 4 in the Hawkes Bay Region.

The estate is owned by Wairarapa Estate Limited, which is an investment owned by Viessmann Group.



Forest	Area (ha)	Tenure
Beehive Creek	166.7	Freehold
Craigie Lea	1674.8	Freehold
Driscoll road	155.2	Freehold
Dunolly	602.2	Freehold
Erindale	875.8	Freehold
Flat Point	154.7	Freehold
Glenburn	2031.6	Freehold
Hawkins	176.1	Freehold
Kaiwhata Pines	215.5	Freehold
Lands End	117.3	Freehold
Ngahape – WE	276.3	Freehold
Oldfields	212.8	Freehold
Pakowhai	708	Freehold
Pongaroa	405.8	Freehold
Putorino	188.4	Freehold
Riverina	172.4	Freehold
Roil	199.2	Freehold
Ruakokopatuna	262.9	Freehold
Tinui – WE	189.9	Freehold
Wai Ngaio*	242.7	Forestry Right
Waipukurau	77.1	Freehold
Woodford Green	162.2	Freehold
Total	9267.6	

Environmental, Social and Economic Values and Associated Risks

The following environmental, social, and economic values have associated risks if not managed appropriately. FMNZ has established management practice standards and operational controls to ensure the protection, maintenance, and enhancement of these values. These standards are implemented through planning, monitoring, and continuous improvement processes to achieve sustainable forest management outcomes consistent with FSC Principles and Criteria.

- **Biodiversity conservation** → Protection of native remnants, threatened ecosystems, and representative sample areas (RSA) as required by FSC NZ.
- **Woody debris** – Managed to NESCF standards, can slow water runoff and provide habitat for wildlife.
- **Soil & water quality** → Riparian setbacks and erosion control protect waterways and aquatic life.
- **Climate regulation** → Carbon sequestration in forests and harvested wood products supports NZ climate commitments.
- **Reduced chemical risks** → minimally use of highly hazardous pesticides and requires integrated pest management.
- **High Conservation Value (HCV) protection** → Management maintains or enhances areas of ecological and cultural significance.
- **Landscape connectivity & resilience** → Buffer zones, mixed species, and ecological corridors strengthen ecosystem resilience.
- **Workers' rights & wellbeing** → Fair wages, safe working conditions, freedom of association (ILO conventions).
- **Indigenous rights (Tangata Whenua)** → Recognition of customary access, protection of wāhi tapu, and respect for Māori cultural values.
- **Community engagement & consultation** → Local communities are consulted on operations that affect them (e.g., spraying, harvesting).
- **Social licence & recreation** → Permit systems for hunting, biking, walking; builds positive community relationships.
- **Shared economic benefits** → Local employment, training, and opportunities for contractors and iwi partnerships.
- **Contribution to rural resilience** → Forest cover reduces flood risk, stabilises erosion-prone land, and buffers communities from natural hazards.
- **Education & awareness** → Forestry companies often provide support for schools, community projects, and environmental education.

Workers' Rights and Health & Safety

FMNZ has a documented Health & Safety Management System (HSMS) and each contractor has their own Health & Safety System which are in alignment.

FMNZ has a HSMS which aligns and refers to the industry provided Approved Code of Practice (ACOP). The ACOP provides guidance for each operation and situation.

A formal induction to each forest block and work site is a prerequisite of each operation.

FMNZ will maintain a Health & Safety Management System and database to identify trends. Near misses are reported, as are incidents. Significant near misses will be investigated by the contractor. Records are kept and analysed for trends. Reports on accidents and investigations from other companies are circulated to crews. FMNZ also has an emergency procedure for other potential incidents such as chemical spills, fire and earthquakes.

The company will ensure that any principal contractors used on the Estate comply with the living wage rates, holidays, superannuation and sick leave. FMNZ will not discourage staff or contractors from joining unions should they wish to do so. Contractors are to be paid and are entitled to leave as per a Contractor's employment agreement and business contract with FMNZ.

FMNZ is committed to fostering an inclusive, equitable, and respectful workplace where all individuals, regardless age, gender, marital status, ethnicity, religious or ethical beliefs, race, political opinion, employment status or sexual orientation, have equal access to employment, advancement, and professional development opportunities.

Community Benefits

Community relations are an important focus for FMNZ who is committed to being ethically and socially responsible, while meeting its business needs. FMNZ makes every attempt to operate with the communities which neighbour Wairarapa Estate's Forest properties.

FMNZ strives to actively engage with stakeholders in the many communities in which we operate, and particularly those directly or indirectly affected by our operations. Prior to commencing harvesting in a new area, FMNZ engages

with representatives of the local community to keep them informed of plans and develop mitigation strategies for identified concerns. Typically, this includes forest neighbours, residents of any rural access roads affected by logging traffic, and Tangata whenua.

Access

FMNZ rigorously manages forest access to ensure the protection of the land, tree crop, RTE species and special areas such as HCV areas, to protect the safety and wellbeing of staff, contractors, contractors equipment, permit holders, and to minimise disruption to neighbours. The most common recreational access is for hunting and pest control.

Public access for walkers and cyclists is permitted in most forests. Clear instructions outlining what access is available is on the permit template, plus FMNZ’s contact details is on the website. Maps of these publicly accessible forests are included as an appendix.

Access is not permitted while the forest is operational (such as during harvest or weekend work is being undertaken), or during periods of vulnerability such as the fire season, unless stakeholders are accompanied by appropriate FMNZ staff member.

When access to privately owned forests is requested by the public, it is by permit only with the forementioned exceptions.

FMNZ’s regional managers in Wairarapa (Masterton), Hawke’s Bay (Napier) and Gisborne are responsible for reviewing applications for permits. The CEO has a final review before they are confirmed.

Access Rights

There is one use-right registered for hunting in one management unit and there are many other management units have access rights. A list of forests with use rights is available on request.

Stakeholder engagement

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FMNZ has a publicly available Disputes Resolution Process which is available on request.

Below are the definitions with examples of affected stakeholders and interested stakeholders.

<p>The following are examples of affected stakeholders:</p> <ul style="list-style-type: none">o Local communitieso Indigenous Peopleso Workerso Forest dwellerso Neighbourso Downstream landownerso Local processorso Local businesseso Tenure and use rights holders, including landownerso Organizations authorized or known to act on behalf of Affected stakeholders, for example, social and environmental NGOs, labour unions, etc.	<p>Any person, group of persons, or entity that has shown an interest, or is known to have an interest, in the activities of a management unit. The following are examples of interested stakeholders:</p> <ul style="list-style-type: none">o Conservation organizations, for example environmental NGOs;o Labour (rights) organizations, for example labour unions;o Human rights organizations, for example social NGOs;o Local development projects;o Local governments;o National government departments functioning in the region;o FSC National Offices;o Experts on particular issues, for example high conservation values.o Members of the FSC SDG
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Forest Management and Operations

Species selection

Wairarapa Estate is primarily Pinus radiata, with some minor species planted in patches. All Pinus radiata crops are managed either on a pruned, framing or untended regime. It is intended to replant all areas after harvest with improved genetics.

Pinus radiata is the most extensively used species for plantation forestry in New Zealand due to its fast-growing behaviour, durability, versatility and proven markets. It was introduced to New Zealand in the 1850s, adapted to our climate quickly and by the early 1900’s Pinus radiata plantations were throughout the country. During the 1950s,



genetic improvement commenced and currently continue to produce higher quality wood. Demand for quality wood is always increasing both domestic and internationally.

No FSC ecosystem services claims are made for Wairarapa Estate.

Establishment and Silviculture

Silviculture is the practice of controlling the growth, composition, health and quality of a forest to meet specific objectives.

There are two main tending regimes within Wairarapa Estate – pruned and framing. Some areas are left untended as a protection crop or for other reasons, however, this is not the norm.

Future regimes will depend on Wairarapa Estate and the Manager's assessment of market opportunities, site factors (including slope) and the tree-stocks available.

Forest health surveys will be undertaken during routine forest visits. The Manager will complete its own health assessments.

Thinning

Thinning of stands is undertaken, generally between nine to eleven years of age, to provide the optimum space for selected crop trees within the stand to grow and maximise their economic return. The aim is to thin out the smaller or poorer formed trees leaving the dominant, better formed trees to grow on. Most thinning operations leave the thinned stems on the forest floor to decompose (allowing nutrient recycling) where production thinning is impractical or uneconomic.

Regimes

The below regimes for *Pinus radiata* may be used as below.

Pruned

Year	Operation	Stems per ha	Details
0	Establish	833 - 1000	Improved genetics
5-6	Prune 0-3m	365	Minimum green crown must be 3.5m
7-8	Prune 3-6m	350	Minimum green crown must be 3.5m
9-11	Thin to waste	350	Thin all non-pruned stems to waste after final pruning
25-30	Clearfell		

Framing

Year	Operation	Stems per ha	Details
0	Establish	833 - 1000	Improved genetics
9-11	Thin to waste	500 - 600	Thin all non-dominant stems to waste when mean crop height 15-18m
25-30	Clearfell		

Regime for Douglas-Fir (This regime is only applied for existing stands)

Year	Operation	Stems per ha	Details
0	Establish	1000	Improved genetics
15-20	Thin to waste	600	Thin all non-dominant stems to waste when mean crop height 16m
40-50	Clearfell		

Forest Growth

Forest growth will be monitored through carbon plots, quality control plots and preharvest inventory.

Pre-assessment

Pre-assessment may occur and is the collection of parameters prior to a tending operation to help calculate contract rates for tending, and to take a final check on the timing of the operation. A pre-assessment may be visual or plotted.

Contract rates are often set by negotiation and sometimes tender, reducing the need to pre-assess every block. Pre-assessment may be completed on the forests prior to tending operations commencing as required.

Quality Control

Quality control is carried out during and after a tending operation. The aims of the quality control are to:

- Collect sufficient data to monitor a contractor's performance and correct performance if necessary
- Collect quantitative data to provide reliable estimates of the crop
- Provide data as input for growth modelling

Every plot is a full measurement plot. This provides the data for the current crop status and future growth modelling.

Data is summarised by Forest/Compartment/Stand prior to being entered into GeoMaster where it is retained as a permanent record. The records can then be directly accessed for annual reports and valuations and stand growth simulation modelling.

Quality control plots are completed at the stand level at the progression of each tending operation.

Pre-harvest Inventory

The principal aim of pre-harvest inventory is to obtain estimates of recoverable volume by log grade. This information can then be used to develop marketing and harvesting strategies. Inventories will be undertaken when stands reach five years or less from harvesting. Sampling intensity is targeted to achieve 10% confidence limits on Basal Area on a stand-by-stand basis.

Pests

The Manager will ensure pest and disease control, fire protection and management of protected areas occurs at all times.

Pest management within the estate is subject to statutory obligations under the Regional Pest Management Strategy administered by the Regional Council. The strategy applies to both pest plants and animals, categorising them in terms of management objectives. The categories, objectives and landowner obligations are summarised below for each Regional Pest Management Strategy Plan.

Harvesting operations

Harvesting Methods

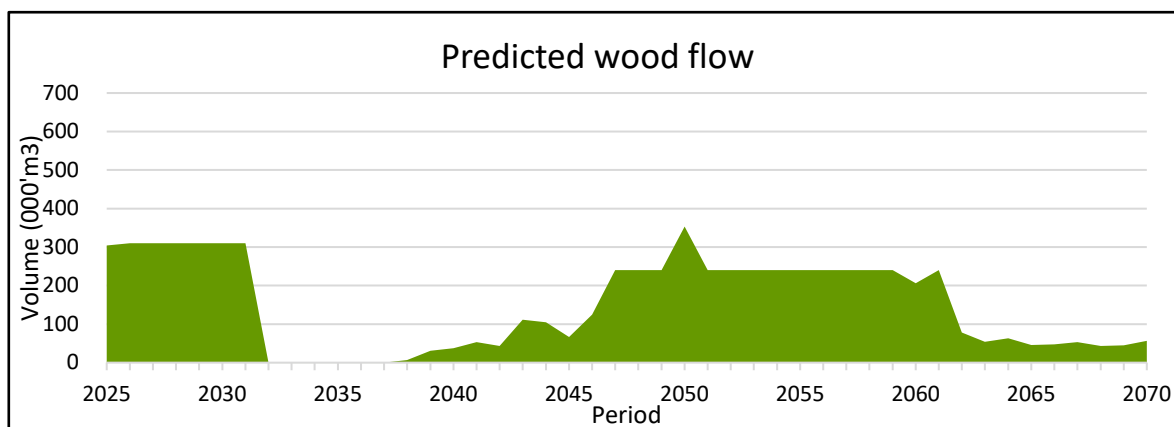
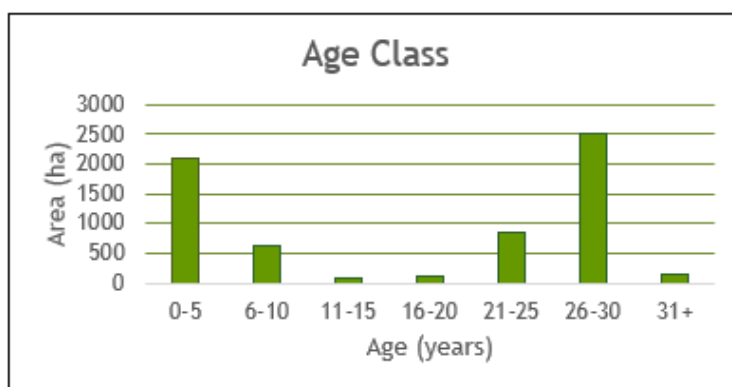
The Manager uses three basic criteria to ensure the right harvesting methods are employed:

1. **Health & Safety** – the method is the most appropriate for the topography and nature of land so that the potential for injury is minimised
2. **Environment** – the method creates the least impact on the environment
3. **Financial** – the method is the most cost effective for the area taking safety and environmental considerations into account

The Manager is committed to adopting harvesting techniques and technology which minimise the impact on the environment and reduce the risk of accidents and injuries.

Harvesting rates

A major determinate of the rate of harvest is labour availability and market conditions. Wairarapa Estate was previously planted in the late 1990's which created a bulky age class over three or four years. As harvest of this timeframe progresses, there will be a smoothing effect as shown in the predicted wood flow graph below.



Environmental Monitoring

Regular monitoring of key environmental parameters will be undertaken where necessary to ensure the impact on the forest environment from events such as windstorms, flooding and fire, or of agents such as pests, diseases, and weeds are minimised.

Stakeholder engagement

Consultation will occur with stakeholders as per the Manager's SOPs and the Estate Management Plan. Feedback from stakeholders will be sought and monitored. This includes actions undertaken to resolve disputes and issues, monitoring of externally generated consultation and complaints (see publicly available Dispute Resolution Process).

Consultation will occur with stakeholders during resource consent applications, annual and periodic meetings, contributions to council processes and interactions with forest recreational users and iwi.

Rare and threatened species and their habitats

The Manager has identified all RTE species either confirmed or suspected to be present in the estate. Management Plans are progressively developed for all species confirmed to be present, focusing initially on those areas where harvesting is imminent.

All contractors and staff must be trained to identify and given the identification form for known rare, threatened and endangered (RTE) species. If any species are found, the Manager is to be notified immediately and a species sighting form completed with any protection requirements implemented if required.

Protection requirements are assessed at the time of re-establishment where additions to riparian or buffering setbacks are often recommended.

Water bodies and riparian zones

River monitoring may take place at sensitive sites as identified by FMNZ. These sites will be recorded in our GIS database. The monitoring will be performed with guidance from the NIWA SHMAK Manual. Sites may be identified from the request of catchment groups or resource consents.

Conservation Area Network (CAN)

Conservation areas are those portions of the management unit for which conservation is the primary and, in some circumstances, exclusive objective. All rank 1-3 reserves are included in the CAN percentage due to the management plan found in FMNZ's SOP.

Reserve Areas

All areas have been mapped and identified and recorded on the GIS. The Manager will protect these areas; however, the areas can be crossed for operational purposes if this is the best environmental result. Any breach of the management plan will require a decision support system/ justification.

High Conservation Values (HCV)

Wairarapa Estate has been ecologically surveyed to identify High Conservation Value areas, likely presence of RTES and reserve areas mapped and ranked. More information about HCV's can be found here -

<https://www.hcvnetwork.org/>

Wairarapa Estate has one HCV3 which is in Glenburn Forest and is known as the Saline Springs. Because of the subduction zone of the East Coast of the North Island, there is a fissure where due to the ground pressure, saline water is being pushed up from the coast. This water is close to half the salinity of ocean water, and this has created a rare environment for saline loving flora.

The HCV area is monitored at least annually with photo points and has its own protection plan. It is deer fenced to protect the vegetation and landscape values.