



## FUNDING PROPOSAL



**PROMO VIDEO  
CLICK HERE**

Or search YouTube:  
[Arapohue Healing & Recovery Centre](#)



Wild Side Charitable Trust Registration No. CC55065

CV\_V07



09 439 2713  
027 254 6778



PO Box 33  
Ruawai 0549



wildsidetrust.org



## CONTENTS

<u><a href="#">Executive Summary : The urgent need</a></u> .....	<u><a href="#">3</a></u>
<u><a href="#">Vision statement and mission</a></u> .....	<u><a href="#">6</a></u>
<u><a href="#">How we are different</a></u> .....	<u><a href="#">7</a></u>
<u><a href="#">How did we get here?</a></u> .....	<u><a href="#">8</a></u>
<u><a href="#">Who else is on the WSCT board?</a></u> .....	<u><a href="#">9</a></u>
<u><a href="#">Your invitation to contribute</a></u> .....	<u><a href="#">11</a></u>
<u><a href="#">Funding requirements and overview</a></u> .....	<u><a href="#">12</a></u>
<u><a href="#">How to donate</a></u> .....	<u><a href="#">16</a></u>
<u><a href="#">Donation payment details</a></u> .....	<u><a href="#">17</a></u>
<u><a href="#">Appendix 1 : Forecast first 3 years</a></u> .....	<u><a href="#">18</a></u>
<u><a href="#">Appendix 2 : Comparative market analysis</a></u> .....	<u><a href="#">19</a></u>
<u><a href="#">Appendix 3 : Property development plan</a></u> .....	<u><a href="#">21</a></u>
<u><a href="#">Appendix 4 : Endorsements</a></u> .....	<u><a href="#">22</a></u>

Wild Side Charitable Trust Registration No. CC55065



09 439 2713  
027 254 6778



PO Box 33  
Ruawai 0549



wildsidetrust.org

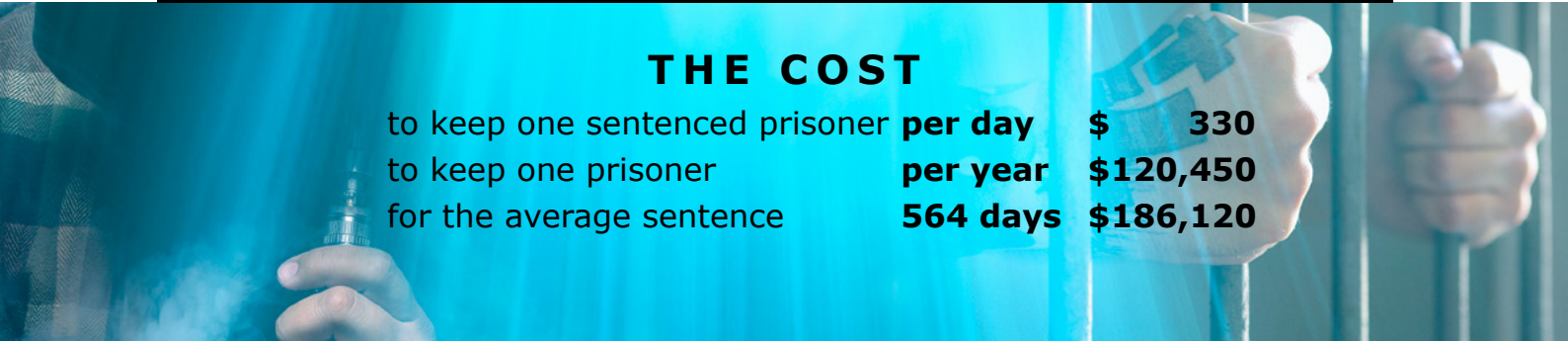
# EXECUTIVE SUMMARY

## The Urgent Need

Wild Side Charitable Trust (WST) has an option to buy the old Arapohue Bush Camp: 22 acres of land with buildings and native bush, located 16km south east of Dargaville, and 58km west of Whangarei. WST would like to purchase that property, then restore or replace the buildings, and establish a Christian residential healing and recovery centre creating a safe haven and rehab facility for the addicted and broken in Aotearoa.

We believe God has given us a vision to do this. However, in order to bring this project into reality we need “angel investors” who can see God’s hand on the project and are willing to donate to this incredible cause.

Department of Corrections Statistics from p.32, 2017/18 Annual Report



### THE COST

to keep one sentenced prisoner	<b>per day</b>	<b>\$ 330</b>
to keep one prisoner	<b>per year</b>	<b>\$120,450</b>
for the average sentence	<b>564 days</b>	<b>\$186,120</b>

### THE COMPARISON

Estimated cost for 12-months rehabilitation at Arapohue \$98 per day—  
**\$35,700\* per year, per resident as opposed to \$120,450 in prison**

(\*Funding required per person, per year \$15,000 [to top up resident costs]. See Forecast Appendix 1.)

Prison is not the answer. It is a breeding ground for criminal association, and doesn’t adequately deal with the inner healing required for people to be able to move past habitual (and in many cases, generational) dysfunctional patterns.

The alternative, we believe, is a holistic residential rehab and recovery centre where the issues of the mind, body, spirit and whanau are addressed (te whare tapa whā). That approach brings healing to not only the resident, but also to the wider family (whanau).

“ I will always be convinced that the only way that we can reduce crime in New Zealand is through the criminal experiencing a radical change of mind and heart by a spiritual awakening. **Neven MacEwan, ex-All Black, ex-alcoholic, retired prison chaplain and author, *When the Crowd Stops Roaring***

**The Urgent Need** (cont'd)

**Northland forestry industry helping workers kick drug habits**



Photo & article credit / TV1 News

On a recent [TV One News item](#)<sup>1</sup> about getting young people into work in the forestry industry—Jack Johnson (Northland Trainer) stated that, while there was some success in getting young people aboard (through drug testing for **marijuana**), only 1 in 10 get in. Many are still playing with something more dangerous: **methamphetamine** (to avoid the drug test). Many, unfortunately, are replacing dope with heavy **alcohol** consumption.

In the same news item, Teina Piripi (Northland Drug and Addictions counselor) was reported as saying:

“ There are not enough support systems; and even the way the support is delivered, needs looking at. ”  
TEINA PIRIPI

“ After failing to fix its 20-year methamphetamine crisis, New Zealand is gripped by the second wave of a devastating epidemic. The *NZ Herald* spent six months with users, recovering addicts, and those trying to save them. ”  
The *NZ Herald* documentary [Fighting The Demon](#) takes you inside their world.



In towns across the country, journalists met users desperate for help, former addicts still struggling years after giving up drugs and families forever ripped apart by the impact of methamphetamine.

A psychiatrist recently said that the latest governmental inquiry report into mental health and addiction services in NZ can be summarised as saying, “**The NZ health system sucks at holistic healing.**”  
[He Ara Oranga : Report of the Government Inquiry into Mental Health and Addiction](#)  
[www.mentalhealth.inquiry.govt.nz/inquiry-report/he-ara-oranga/](http://www.mentalhealth.inquiry.govt.nz/inquiry-report/he-ara-oranga/)

<sup>1</sup> FORESTRY ITEM: [tvnz.co.nz/one-news/new-zealand/northland-forestry-industry-helping-workers-kick-drug-habits-v1](http://tvnz.co.nz/one-news/new-zealand/northland-forestry-industry-helping-workers-kick-drug-habits-v1)  
<sup>2</sup> FIGHTING THE DEMON: [nzherald.co.nz/indepth/national/new-zealands-meth-crisis-documentary](http://nzherald.co.nz/indepth/national/new-zealands-meth-crisis-documentary)

**The Urgent Need** (cont'd)

On April 30, 2019, the *NZ Herald* published an article entitled, [“Methamphetamine is still the drug of choice in New Zealand according to new police data from national wastewater testing.”](#)

In the article Police Commissioner, Mike Bush states, **“This costs the country an estimated \$20 million each week in social harm – or \$1 billion a year.”**

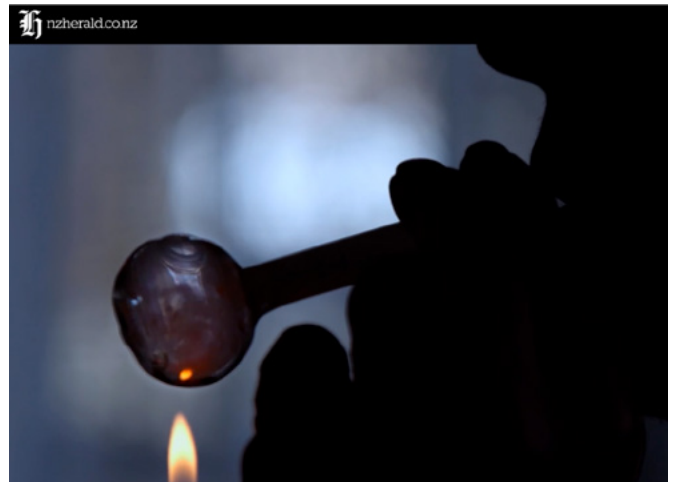


Photo & article credit / NZ Herald

“ The first results of the national waste-water testing show **Northland consumes the most meth on a per capita basis.**

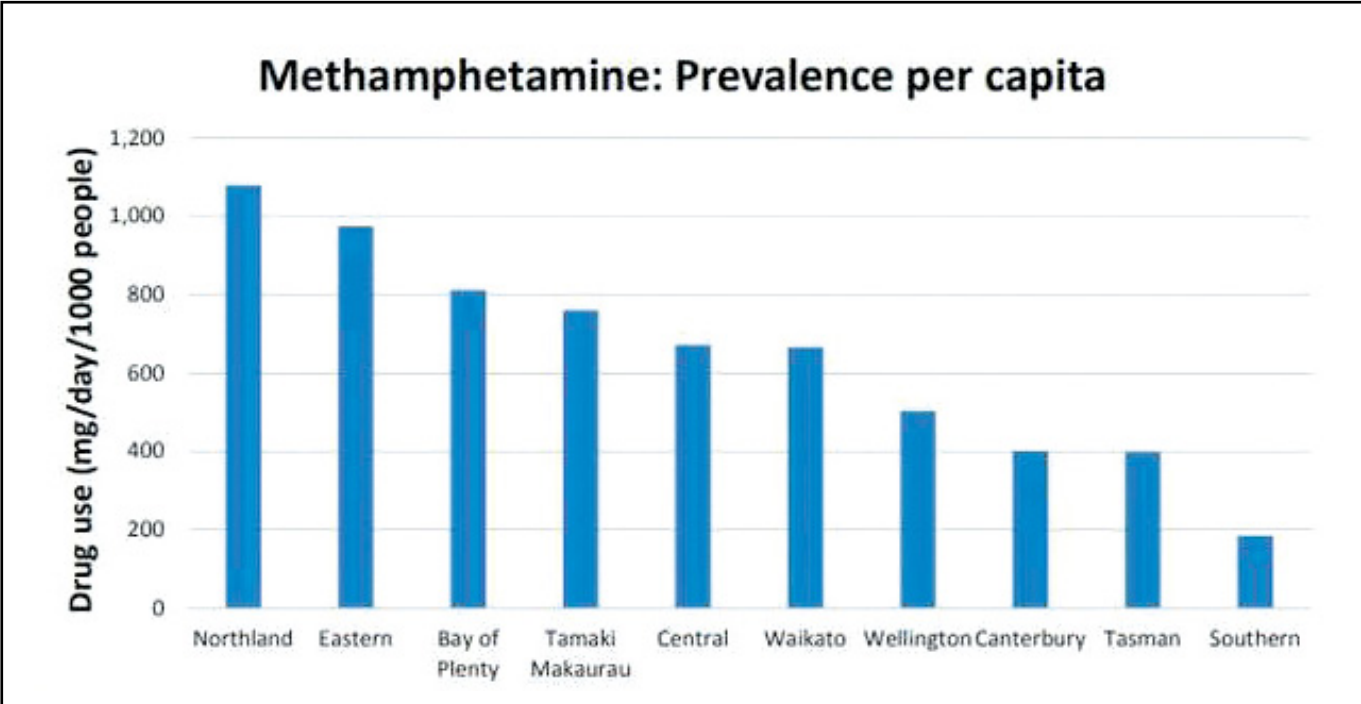


Photo credit / Police

**Other items of interest**

“ Trauma is the root cause of addiction, according to Dr Gabor Mate

- [News Hub: Methamphetamine charges hit 10-year high](#)
- [Desperate New Zealanders struggle with lack of meth-addiction support](#)
- [‘Crying on a P-pipe’: Rachel’s life on meth](#)
- [Methamphetamine set to overtake cannabis as biggest drug burden on our court system](#)

## VISION STATEMENT AND MISSION

»»» WST consists of a small group of New Zealanders (working voluntarily) to see people and communities set free from addictions and healed from life's traumas.

»»» To see lives transformed by connecting and providing services, resources and recovery centres throughout Aotearoa.

**WST believes addiction is primarily driven by pain and trauma**, in many cases, by cycles of generational dysfunction and poverty. Our programme will deal with healing these root causes (including shame and rejection), working towards family restoration, and learning work and life skills.

As part of rehabilitation, residents will be learning work skills and getting back into a work routine. Arapohue residents will be engaged in on-site work, making woodwork and cottage industry products that can be sold. This will help to top up their rehab cost shortfall as we work towards developing a self-funding model.

**Weekend Huis:** We envisage running all day Saturday huis for the unemployed and young people (rangatahi) to teach them work skills and encourage them to get connected with employers or study/training pathways.

**Arapohue Rustics:** Our facility will cater primarily for male residents who will learn woodworking skills by producing a range of rustic timber products for the facility and for sale. These will include rustic log cabins, outdoor furniture, children's toys and gift boxes (crates) for a cottage industry gift box range. We aim to teach gardening, sustainable living practices and permaculture— and to train young people to prepare them for working in the forestry industry.

**Arapohue Cottage:** We hope to introduce places of refuge (separated from the male section) for females needing interim accommodation. For these residents, we will develop a cottage industry range of produce and goods so they can learn skills by producing a range of food and sewn goods, eg. jams & chutneys, fruit preserves, infused oils, ginger beer & kombucha, fudge, tea towels, table cloths etc. The work programme is to run concurrently with the healing and recovery programme.

“ WST recognises Māori philosophy towards health (te whare tapa whā); based on a holistic health model seeing health as a four-sided concept representing four basic beliefs of life:

Te Taha Hinengaro (mental health), Te Taha Tinana (physical health), Te Taha Whānau (family health) and Te Taha Wairua (spiritual health).

WST has a Christian worldview, and we want to share God's love and care for people of every faith, creed and race.

## HOW WE ARE DIFFERENT

We hope to develop a 6-month and/or 12-month residential recovery programme for men, specialising in teaching men how to respect themselves, each other, and the authorities, and preparing them to be responsible members of society.

We also intend to introduce specific modules inside our programme designed to benefit Māori residents and their whanau. We are in discussion with Mauri Ora ki Ngāti Whatua Charitable Trust, Te Uri O Hau and Phil Paikea (Safe Man, Safe Family).



Unlike commercially driven rehabs, we are not-for-profit, and therefore intend to work with many other agencies such as Te Ara Oranga, Te Hā Oranga, Timatanga Hou (Dargaville detox), NDHB, and the Salvation Army... because **TOGETHER, WE HAVE THE ANSWERS.**

We intend to utilise material on healing trauma and shame and on restoring identity and destiny developed by [Sandra Sellmer-Kersten](#), House of Nacham Ministries (in conjunction with Elijah House). We will also use material from [Dr Grant Mullen](#) from Canada, a Christian GP and mental health specialist with 25 years’ experience in treating depression and mood disorders. There will be a major emphasis on learning work skills, work ethic and general life recovery. Many people have lived their entire lives outside of normal society and need intensive help learning how to write a CV, get a driver’s licence, insurance, car, bank account etc.

WST will employ an experienced management team to supervise and run the rehab programmes.

We do not seek to be in conflict with any medical or psychiatric practices, any church or its religious doctrines, beliefs or practices. Our programmes will work hand-in-hand with any prescribed medicine or psychological treatment; we will be working closely with the Dargaville Mental Health team and the Dargaville Medical Centre for advice or treatment of specific medical conditions or disorders.

## HOW DID WE GET HERE?

**Janet BALCOMBE** (now Curle) is the **Spokesperson** and a **Trustee** of the **WST**, and has developed the vision to form the **Arapohue Healing & Recovery Centre** with her husband, **Ray Curle**. Part of her story...

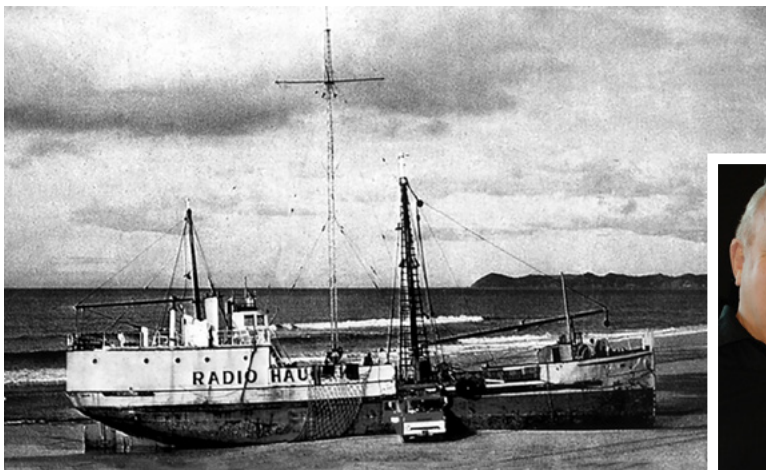
After publishing her memoir, Janet has fielded dozens of enquiries for help from people who have a family member in addiction and the addicted, asking for help and support. Over the past 4 years, she and her husband have counselled and helped many find healing.

"Janet Balcombe is one of those rare New Zealand indie-authors who has recently come out of left field, waving a metaphorical flag, commanding attention with a gutsy memoir, and an uncrushable Christian faith. *The Wild Side* is her true story, a coming-of-age memoir of life on the dark

side, of the events that almost killed her: drug addiction, paranormal activity and toxic relationships—to redemption." *-Freelance Magazine, Dec 2016*

**Ray CURLE**, **Chairman of the WST** has a background in advertising and marketing from Radio Hauraki (pirate station), to Thames Television (London) to Creative Media Services, to Sterling Holdings / Dove Ministries, to Initiate Media—and now (with Janet), runs [Wild Side Publishing](#), assisting NZ authors.

In his private life, Ray has been deeply involved in helping people find the healing they need. Together, Ray and Janet are driving the establishment of the Arapohue Healing and Recovery Centre, to reach the broken and addicted families in Northland.





## WHO ELSE IS ON THE WST BOARD?

### Stephanie HARAWIRA

#### WST Secretary

Stephanie has always been in and around the community, Iwi advancement and whanau development, with extensive experience in project management, planning, facilitation, marketing and community development.



#### Governance Experience

##### 2013 – Current

Hikoi Aotearoa / Pacific Pearls Maori Women's Movement: Founder

##### 2006 – 2017

Te Takiwa O Ngapuhi Ki Waitemata:

Chair, 9yrs of executive roles as Secretary & Treasurer

##### 2010 – 2019

Te Whanau o Waipareira Trust: Secretary, Trustee

##### 2004 – 2013

Ezekiel 33 Trust: Trustee

#### Community Recognitions

- 2011 NZ of the Year, High Achiever, Local Hero Award
- 2010 NZ of the Year, Local Hero's Award Nomination
- 2010 Health & Wellbeing, Infratil Awards
- 2010 Marriage Celebrant
- 2010 Member of Justice of Peace Association
- 2009 P&O Unsung Local Hero's Winner
- 2009 WCC Taumata Award "Arts, Culture Community"
- 2009 WCC Award "Family, Children & Community"
- 2001 NZ Representative 2001 World Toastmasters
- 2001 NZ Number One Best Speaker Toastmasters
- 2001 CTM Toastmaster

## WHO ELSE IS ON THE WST BOARD?

### **Gary SHUTTLEWORTH, CA CPP WST Treasurer**

**Shuttleworth Chartered Accountants** | [shuttleworthca.nz](http://shuttleworthca.nz)

Gary is a Chartered Accountant and Qualified Auditor in Public Practise, with focus on businesses and charities. His experience covers over 20 years in finance, commercial and CFO positions in manufacturing and FMCG multinationals and 9 years in public accounting and auditing.



Gary has been actively involved in prison ministry for over 10 years. He has a heart to enable the marginalised to experience life in it's fullness.

### **John McSWEENEY WST Trustee & Property Consultant**

John has expertise in all aspects of building and continue to work for a building company in an advisory capacity. He also spent two years overseas and visited thirty different countries. These were mostly impoverished third world countries where he met and encouraged people in all spheres of life.



John has always had a passion for the underprivileged and continues to focus on working and developing life skills in people. He supports thirteen overseas community workers who are leaders in their communities working with the underprivileged.

John has undertaken a personal study of nutrition and learned the value of real wholesome foods. John has also learned how to naturally detoxify and recover the body to enable it to heal and to function at its fullest potential.

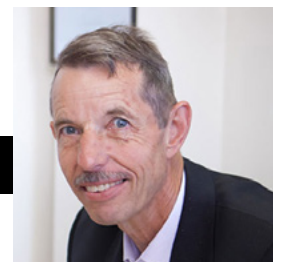
#### **SKILLS**

- Working with multi-cultural communities
- Working in overseas foreign cultures
- Property management including supervising the building process
- Real estate
- Managing developments for difficult sites

## LEGAL ADVISOR

### **Graham SIMPSON, SOLICITOR, [SKEATES LAW](#)**

Graham has been practicing law since 1972. He specialises in estate administration and charitable trusts, and also provides advice relating to residential and commercial conveyancing, buying and selling small to medium sized businesses and asset protection including trusts. He is currently a trustee on the boards of 3 national Christian charities.



# YOUR INVITATION

You are invited to contribute\* to a major recovery initiative proposed for Northland—a comprehensive healing and recovery centre to help ease the chronic shortage of rehab and recovery assistance for the addicted and broken in the northern region of New Zealand.

\*WST IS A REGISTERED CHARITABLE TRUST—**ALL DONATIONS ARE TAX DEDUCTIBLE.**  
CONTACT SHUTTLEWORTH CHARTERED ACCOUNTANTS LTD FOR FURTHER INFO:  
E: [gary@shuttleworthca.nz](mailto:gary@shuttleworthca.nz) P: 021 226 5441

## INSIDE THE LODGE AT ARAPOHUE BUSH CAMP



The Arapohue Bush Camp opportunity is 22-acres of land with buildings and native bush, located 16km south east of Dargaville and 58km west of Whangarei.

This is the property that the Wild Side Charitable Trust intends to purchase, **re-store or replace** the buildings, and establish the Arapohue Healing & Recovery Centre; a safe haven and rehab for the addicted and the broken.



**PROMO VIDEO**

[YouTube: Arapohue Healing & Recovery Centre](#)

# FUNDING REQUIREMENTS OVERVIEW

THIS FUNDING PROPOSAL IS SEEKING SUBSTANTIAL DONATIONS TO SUPPORT  
ARAPOHUE HEALING & RECOVERY CENTRE PURCHASE AND RESTORATION

## SUMMARY

<b>Stage 1</b> (1st 6 months)	<b>PRIORITY FUNDING</b>
<b>Purchase property</b>	<b>\$ 370,000</b>
Immediate repairs to some buildings	\$ 25,000
Motor vehicles & office equipment	\$ 52,000
Expenses and operational budget	\$ 56,500
	\$ 503,500
<b>Stage 2</b> (2nd 6 months)	
Property repairs	\$ 25,000
Expenses & operational budget	\$ 55,000
	\$ 80,000
<b>Stage 3</b> (2nd year)	
Property repairs	\$ 50,000
Motor vehicles & office equipment	\$ 28,000
Operational budget	\$ 210,000
	\$ 288,000
<b>Stage 4</b> (3rd year)	
Property repairs/improvements	\$ 50,000
Operational budget	\$ 162,500
	\$ 212,500
<b>Total funding required</b>	
Property	\$ 520,000
Motor vehicles & office equipment	\$ 80,000
Expenses & operational budget	\$ 484,000
	<b>\$1,084,000</b>

**NB:** For each recovery resident, we will also facilitate the restoration/healing of their whanau (for those who are willing)

THIS FUNDING PROPOSAL IS SEEKING SUBSTANTIAL DONATIONS TO SUPPORT

## STAGE 1 : 1ST 6 MONTHS

### a) \$370,000 Camp Purchase

The purchase of the Arapohue Bush Camp, Hoyle Road, Arapohue (near Dargaville).

LOT 1 DP 59616 BLK III TOKATOKA SD; a 22-acre property with a lodge and accommodation (requiring restoration). Government valuation \$570,000 (#0108009701). Dargaville Realty Ltd, First National, Roper and Jones recent Comparative Market Analysis was \$999,000<sup>+GST</sup>.

**WST's offer of \$370,000 has been accepted by the current owners, and is to be settled by March 31, 2020.**

### b) \$25,000 Capital Expenditure / Immediate Repairs

Upon settlement, an immediate input of \$25,000 for a building team to action initial repairs necessary for a 10 person retreat. This also includes the first 6 months' salary for the Property Development Manager\*.

1. The lodge, kitchen, office and upper room
2. Okahu House (rehab residence)
3. The Cottage (rehab residence)
4. \*Water spring to be tapped, earthworks, garden and orchard development. **See Appendix 3: Property Development Plan.**

### c) \$108,500 Capital Expenditure / Operational Budget

- 4WD ute for Property Development Manager
- 4WD vehicle for the Centre (Arapohue is on rough, loose gravel roads)
- Reception/office computer, printer, phone and intercom system
- Accountant and legal fees and various insurances
- Rates, electricity, water, telecoms

**NB:** For each recovery resident, we will also facilitate the restoration/healing of their whanau (for those who are willing)

## STAGE 2 : 2ND 6 MONTHS

### a) \$25,000 Repairs

- Repairs for the Police Station (Rehab Manager/couple)
- Repairs to the overnight cabins
- Rates, electricity, water, telecoms

#### Expenses to be met:

- Centre Directors, Ray and Janet Curle, will oversee the overall development of the various aspects of the Centre, which will include oversight of staff, the implementation of an addiction rehabilitation programme, and various healing and recovery programmes. They will live on-site (the Farm House). They will be unsalaried.
- Once the Lodge and men's recovery accommodation is ready, a year-long funding programme will be required to pay the Rehab/Admin Manager's salary (preferably a husband and wife team) to run a 6 or 12-month course to rehabilitate those with drug and alcohol and other addictions. This is our first major recovery project. Their accommodation will be the Police Station, and the wife will likely be the Kitchen Manager.
- Receptionist & Office Accounts Manager (not necessarily live-in)

### b) \$55,000 Operational Budget

**STAGE 3 : YEAR 2**

- a) \$50,000 repair/replacement of cabins (short term stays)
- b) \$25,000 4WD people-mover for Rehab Manager & Admin (a couple)  
\$3,000 Office equipment
- c) \$210,000 Operational budget



*Existing cabins needing replacement*



*Replacement cabins / expansion*

**STAGE 4 : YEAR 3**

- a) \$50,000 Capital expenditure/repairs
- b) \$162,500 Operational budget

## HOW TO DONATE

**There are 3 options for donations. If you participate in any one of them, and wish to receive a tax receipt, please complete the form on the next page—scan this page and the next—and email to [ray@thewildside.net](mailto:ray@thewildside.net) or post to Ray Curle, Wild Side Charitable Trust, PO Box 33, Ruawai 0549.**

**Please tick one of the following:**

- Please use my donation to further the work of the WST helping addicts in need throughout Aotearoa, whether the rehab in Northland goes ahead or not.
- OR  If the proposal to purchase the Arapohue Bush Camp property in Northland does not go ahead, please use my donation to acquire or lease another property for a WST healing and recovery centre to go ahead.
- OR  If the proposal to purchase the Arapohue Bush Camp property in Northland does not go ahead and an alternative property is not acquirable, please refund my donation.

### 1. Corporate Donors / Angel Donors

Obviously, we are looking for major funding organisations, corporate entities and generous philanthropists to consider making substantial donations to see this much-needed recovery centre up-and-running. There are major capital injections required initially for the rebuilding/restoration/replacement of the existing facilities, however, once we are up-and-running, our model incorporates drawing income from the residents working for themselves, their families and the Centre, so that we are not reliant upon government funding down the track. See the WST 3 Year Forecast, Appendix 1.

WST Chairman, Ray Curle, and Treasurer, Gary Shuttleworth of Shuttleworth Chartered Accountants are happy to discuss any queries you may have. We will issue tax deductible receipts. Bank details over page. Please contact:

Ray p. 09 4392 713 or 027 254 6778, [ray@thewildside.net](mailto:ray@thewildside.net)

Gary p. 021 2265441, [gary@shuttleworthca.nz](mailto:gary@shuttleworthca.nz)

### 2. Individual Donors (one-off donations)

Please complete the form overleaf, scan and email to [ray@thewildside.net](mailto:ray@thewildside.net) OR go to our [Givealittle page](#).<sup>1</sup>

### 3. Individual Donors (regular contributors)

to the ongoing costs of caring for residents and their families. There will always be ongoing costs of caring for residents (outside of the corporate funding) including the need for gifts of food, clothes and other items for the families. Northland is a VERY high-need area, and our model seeks to take into account how we can care for the resident's spouse or partner and children.

If you would like to set up a regular weekly, fortnightly or monthly automatic payment, **please complete the form overleaf.**

<sup>1</sup> GIVEALITTLE: [Arapohue Healing & Recovery Centre - new rehab for Northland](#)



## DONATION PAYMENT DETAILS

Donations can be made to the following bank account:

**Wild Side Charitable Trust 12-3098-0013945-00**

*In your reference, remember to put your name and the word 'Arapohue'*

Please complete this form, and email with the previous page, to ray@thewildside.net or post to Ray Curle, Wild Side Charitable Trust, PO Box 33, Ruawai 0549 or phone 027 254 6778.

Full Name \_\_\_\_\_

Email \_\_\_\_\_

Postal Address \_\_\_\_\_

\_\_\_\_\_ Post code \_\_\_\_\_

Phone (day) \_\_\_\_\_ Mobile \_\_\_\_\_

I will be contributing \$ \_\_\_\_\_

one-off    weekly    fortnightly    monthly

Commencing on date \_\_\_\_\_

SIGN UP:

I would like to receive news from Arapohue Healing & Recovery Centre

**THANK YOU!**

# APPX 1 FORECAST FIRST 3 YEARS

Wild Side Charitable Trust  
 Arapohue Healing & Recovery Centre  
 Forecast for first three years

	6 Monthly					
	Year 1 H1	Year 1 H2	Year 2 H1	Year 2 H2	Year 3 H1	Year 3 H2
<b>Assumptions</b>						
No. of retreat participants (FYE)	0	0	5	10	10	10
Staff numbers	1	1	3.5	3.5	4.5	4.5
Fee per week (WINZ)	\$230	\$230	\$230	\$230	\$230	\$230
Food cost per participant (per week)	\$150	\$150	\$150	\$150	\$150	\$150
Consumables per participant (per week)	\$0	\$0	\$10	\$10	\$10	\$10
Labour Hire (net per week per participant)	\$0	\$0	\$0	\$0	\$150	\$150
Average donation/ donee	\$5,000	\$5,000	\$50	\$50	\$50	\$50
Number of donees	2	2	40	80	100	150
Calculated cost/participant (6 month)			\$27,034	\$15,552	\$18,009	\$17,859
<b>OPERATING</b>						
<b>Revenue</b>	<b>\$55,000</b>	<b>\$55,000</b>	<b>\$135,900</b>	<b>\$163,800</b>	<b>\$178,800</b>	<b>\$181,300</b>
Donations	\$10,000	\$10,000	\$2,000	\$4,000	\$5,000	\$7,500
Fees (WINZ)	\$0	\$0	\$29,900	\$59,800	\$59,800	\$59,800
Labour Hire	\$0	\$0	\$0	\$0	\$39,000	\$39,000
Operating Grants	\$45,000	\$45,000	\$104,000	\$100,000	\$75,000	\$75,000
<b>Direct Costs</b>	<b>\$28,890</b>	<b>\$28,890</b>	<b>\$113,330</b>	<b>\$134,880</b>	<b>\$157,350</b>	<b>\$157,350</b>
Consumables	\$0	\$0	\$1,300	\$2,600	\$2,600	\$2,600
Electricity	\$1,500	\$1,500	\$3,000	\$3,000	\$5,100	\$5,100
Equipment Hire	\$600	\$600	\$600	\$600	\$600	\$600
Food	\$0	\$0	\$19,500	\$39,000	\$39,000	\$39,000
Medical	\$0	\$0	\$375	\$750	\$750	\$750
Motor Vehicle Expenses	\$8,600	\$8,600	\$8,600	\$8,600	\$8,600	\$8,600
Payroll	\$0	\$0	\$60,000	\$60,000	\$80,000	\$80,000
Program Development/Course Materials	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Property Maintenance - Buildings	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Property Maintenance - Grounds	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Rates & Water	\$350	\$350	\$1,500	\$1,500	\$1,750	\$1,750
Recreation	\$0	\$0	\$375	\$750	\$750	\$750
Security	\$600	\$600	\$600	\$600	\$600	\$600
Waste Removal	\$240	\$240	\$480	\$480	\$600	\$600
<b>Administration Costs</b>	<b>\$24,140</b>	<b>\$24,440</b>	<b>\$21,840</b>	<b>\$20,640</b>	<b>\$22,740</b>	<b>\$21,240</b>
Accounting	\$300	\$600	\$900	\$1,200	\$1,500	\$1,500
Audit	\$0	\$0	\$1,500	\$0	\$1,500	\$0
Insurance	\$1,500	\$1,500	\$5,000	\$5,000	\$5,000	\$5,000
Payroll	\$20,000	\$20,000	\$10,000	\$10,000	\$10,000	\$10,000
Legal	\$500	\$500	\$350	\$350	\$350	\$350
Printing, Stationery, Subscriptions, Other Admin	\$1,000	\$1,000	\$2,500	\$2,500	\$2,500	\$2,500
Telephone & Internet	\$840	\$840	\$1,590	\$1,590	\$1,890	\$1,890
<b>Net Operating Surplus (Deficit)</b>	<b>\$1,970</b>	<b>\$1,670</b>	<b>\$730</b>	<b>\$8,280</b>	<b>-\$1,290</b>	<b>\$2,710</b>
<b>CAPITAL</b>						
<b>Capital Grants</b>	<b>\$452,000</b>	<b>\$25,000</b>	<b>\$53,000</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>\$25,000</b>
Capital Grants	\$452,000	\$25,000	\$53,000	\$25,000	\$25,000	\$25,000
<b>Capital Costs</b>	<b>\$448,500</b>	<b>\$25,000</b>	<b>\$53,000</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>\$25,000</b>
Purchase of L&B's	\$370,000					
Legal Costs	\$1,500					
Motor Vehicles x 3	\$50,000		\$25,000			
Office equipment	\$2,000		\$3,000			
Building Restoration	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
<b>Capital Surplus (Deficit)</b>	<b>\$3,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Overall Surplus (Deficit)</b>	<b>\$5,470</b>	<b>\$1,670</b>	<b>\$730</b>	<b>\$8,280</b>	<b>-\$1,290</b>	<b>\$2,710</b>
<b>Funds on hand</b>	<b>\$5,470</b>	<b>\$7,140</b>	<b>\$7,870</b>	<b>\$16,150</b>	<b>\$14,860</b>	<b>\$17,570</b>

**NB:** For each rehab/recovery resident, we will also be assisting the restoration/healing of their whanau (for those who are willing)

Annual			
Y1	Y2	Y3	Y1-3 Total
\$110,000	\$299,700	\$360,100	\$769,800
\$20,000	\$6,000	\$12,500	\$38,500
\$0	\$89,700	\$119,600	\$209,300
\$0	\$0	\$78,000	\$78,000
\$90,000	\$204,000	\$150,000	\$444,000
\$57,780	\$248,210	\$314,700	\$620,690
\$0	\$3,900	\$5,200	\$9,100
\$3,000	\$6,000	\$10,200	\$19,200
\$1,200	\$1,200	\$1,200	\$3,600
\$0	\$58,500	\$78,000	\$136,500
\$0	\$1,125	\$1,500	\$2,625
\$17,200	\$17,200	\$17,200	\$51,600
\$0	\$120,000	\$160,000	\$280,000
\$10,000	\$10,000	\$10,000	\$30,000
\$12,000	\$12,000	\$12,000	\$36,000
\$12,000	\$12,000	\$12,000	\$36,000
\$700	\$3,000	\$3,500	\$7,200
\$0	\$1,125	\$1,500	\$2,625
\$1,200	\$1,200	\$1,200	\$3,600
\$480	\$960	\$1,200	\$2,640
\$48,580	\$42,480	\$43,980	\$135,040
\$900	\$2,100	\$3,000	\$6,000
\$0	\$1,500	\$1,500	\$3,000
\$3,000	\$10,000	\$10,000	\$23,000
\$40,000	\$20,000	\$20,000	\$80,000
\$1,000	\$700	\$700	\$2,400
\$2,000	\$5,000	\$5,000	\$12,000
\$1,680	\$3,180	\$3,780	\$8,640
\$3,640	\$9,010	\$1,420	\$14,070
\$477,000	\$78,000	\$50,000	\$605,000
\$473,500	\$78,000	\$50,000	\$601,500
\$370,000	\$0	\$0	\$370,000
\$1,500	\$0	\$0	\$1,500
\$50,000	\$25,000	\$0	\$75,000
\$2,000	\$3,000	\$0	\$5,000
\$50,000	\$50,000	\$50,000	\$150,000
\$3,500	\$0	\$0	\$3,500
\$7,140	\$9,010	\$1,420	\$17,570
\$7,140	\$16,150	\$17,570	

# APPX 2 COMPARATIVE MARKET ANALYSIS

Prepared for Arapohue Bush Camp Trust Board



**574 Hoyle Road Arapohue Kaipara District**

Prepared on 30 Oct 2018



**Prepared by Rachael de Vries**

021943900

Dargaville Realty Ltd, First National, Roper and Jones

[rachael@fnkaipara.co.nz](mailto:rachael@fnkaipara.co.nz)

[www.roperandjones.co.nz](http://www.roperandjones.co.nz)

## APPX 2 COMPARATIVE MARKET ANALYSIS

This is a Comparative Market Analysis report for 574 Hoyle Road Arapohue Kaipara District. This report provides an estimate of the most probable selling price of the subject property.

### Recommendation

This section of the report provides a recommended selling range, list price and recommended sale method for based on an analysis of the comparable recent sales in the area and using the latest market trends.

**Recommended Selling Range:** \$950,000 to \$999,000

**Recommended List Price:** \$999,000 + GST

**Recommended Sale Method:** Price By Negotiation

**Comments:** This property known as the Arapohue Bush Camp. Features • Brown house: 3 bedroom home with open plan living, & carport – currently rented \$225 per week • Cottage: 3 bedrooms, open plan living. • A-frame house with 6 bedrooms, 1 bathroom, 2 toilets & a standard kitchen • Old School building • Old Lodge with stage, meeting room, large kitchen, large upper room • Toilet block male & female • Multiple water tanks • Several other buildings – not used • Approx ½ the land will be protected and fenced off. ( QE 2 TRUST ) • 8.7698 total land area including the protected bush. The property has a large number of buildings. A good number require a fair bit of work to bring them up to good condition. There is no other property like this to compare it to, either in recent sales, or currently on the market. So, in this instance, we consider the value of the land, buildings and the location. With this in mind, I would consider the value to be in the range of \$950,000 - \$999,000 plus GST if any.

### Property Overview



# APPX 2 COMPARATIVE MARKET ANALYSIS

<b>Property Type:</b>	Other	<b>Floor Area:</b>	1,389 m <sup>2</sup>
<b>Age:</b>		<b>Land Area:</b>	8.770 ha
<b>Parking:</b>		<b>Roof Construction:</b>	
<b>Bedrooms:</b>		<b>Wall Construction:</b>	

## Current Rating Valuation

<b>Rating Valuation:</b>	\$570,000	<b>Valuation Date</b>	01 Sep 17
<b>Land Value:</b>	\$112,000	<b>Valuation Reference</b>	1080/9701
<b>Value of Improvements:</b>	\$458,000		

# APPX 3 PROPERTY PLAN

## **Caleb Salisbury, proposed Property Development Manager:**



The plan is to move there asap with my family, my wife Dawn and our 3 children Isaiah 10, Seth 8 and Grace 7.

We are a homeschooling family and are hoping this will be a long term position so we can be settled while our children grow up.

I have a large selection of tools and machinery to use for this project.

I am a qualified arborist but I have a large and varied skill set from farming, building and managing business and staff.

Our dream is the same as what has been discussed by Ray and Janet over the last couple of years so we feel we can help create the vision God has for this place.

Our accommodation needs are simple to begin with. We have 3 rustic cabins that I have built that we are happy to live in while the school house is renovated.

The first things to address is water and septic system.

Second is getting gardens and the orchard started to begin food production.

Third thing is to start renovations on the camp to get it functional so it can start to generate income.

Get our living situation suitably ready for the first winter.

Getting first accommodation for 5-10 residents and Lodge and Kitchen fixed up.

The amount of work completed will depend entirely on money available, labour skilled (voluntary or paid). Woofers are a great source of unskilled labor to help with basic tasks especially gardens.

I have ideas for enterprise that I believe can help generate income for the camp.

I have over 5000 hours experience on excavator machines.

**APPX 4 ENDORSEMENTS**

18 July 2019



**TE URI O HAU**  
**SETTLEMENT TRUST**

To Whom It May Concern

**LETTER OF SUPPORT**

This letter of support is intended for the purpose of giving tautoko to the Rehabilitation Centre application by Ray and Janet Curle. I have known Janet all of her life and also am aware of the excellent work her and her husband have been involved in over the years, supporting people into recovery and offering advice and support to those in need.

Janet and Ray are well known and respected community members. I wish them well in this venture as this is a facility with a difference and unfortunately these types of facilities are required within communities today. The location is perfect, situated amongst the ngahere and within the Kaipara and rohe of Te Uri o Hau / Te Roroa, offering a perfect setting to recuperate and restore ones wairua.

Thank you Janet and Ray for the vision of restoring ones mana.

Nga mihi mahana ki a koe

A handwritten signature in black ink, appearing to read 'Georgina Connelly'. The signature is fluid and cursive.

na, **Georgina Connelly**  
**Chair**  
*Te Uri o Hau Settlement Trust*



## Mauri Ora Ki Ngati Whatua Charitable Trust *(Est: 2004)*

---

23<sup>rd</sup> June 2019

To whom it may concern,

Endorsement letter – **Wild Side Charitable Trust (WST)**

We write this letter because we are enthused about the opportunity that the Wild Side Charitable Trust is offering to the community of Kaipara and beyond.

Wild Side Trust is an organisation dedicated to the wellbeing of all peoples especially those affected by Drugs & Alcohol. The success of the organisation and their development is dependent on the financial support of corporations and private sponsors to which we give our support.

### **Puutake**

Mauri Ora Ki Ngāti Whatua is a non-profit organisation that engage with whole communities and provide cultural, sports and recreational activities to whanau, hapu, Iwi and their respective communities.

For the purpose of this “Endorsement” Mauri Ora ki Ngati Whatua Charitable Trust has agreed to support the “Wild Side Trust” for the purpose of providing Mataūranga Māori guided under the principles of Te Whare Tāpu Wha” and the development of an effective Healing & Recovery Center to be based at Arapohue, Dargaville.

Please feel free to contact the writer if you require further clarification.

Ngā mihi,

A handwritten signature in black ink, appearing to read 'Grace Le Gros'.

Grace Le Gros  
Director  
Mauri Ora ki Ngāti Whatua Charitable Trust  
0275696889  
[gracelegros8@gmail.com](mailto:gracelegros8@gmail.com)

**APPX 4 ENDORSEMENTS**

KAIPARA DISTRICT COUNCIL

01 July 2019



Kaipara te Orangiwhiri  
**KAIPARA**  
**DISTRICT**  
Two Oceans Two Harbours

42 Hokianga Road  
Private Bag 1001,  
Dargaville 0340 Northland,  
New Zealand

p 09 439 3123  
p 0800 727 059  
f 09 439 6756  
e [council@kaipara.govt.nz](mailto:council@kaipara.govt.nz)  
[www.kaipara.govt.nz](http://www.kaipara.govt.nz)

**To whom it may concern****Letter of endorsement - Wild Side Charitable Trust for the Arapohue Healing & Recovery Centre**

I welcome the enterprise of our Kaipara people, especially when they're endeavouring to enhance the well-being of Kiwis.

The Wild Side Charitable Trust aims to do this by supporting people through their addiction to be well, live well, and contribute back to society.

To fulfil their vision the Wild Side Charitable Trust needs to purchase and establish a residential rehabilitation centre on a designated 22 acre site near Dargaville, calling it the Arapohue Healing & Recovery Centre. This is a long term project which requires funding to begin.

I have personally know Janet Curle all my life, growing up in the Dargaville area. It's lovely that Janet has chosen to come back with this venture to the Kaipara district.

Our Council's vision is 'thriving communities working together' and I feel the Wild Side Charitable Trust will contribute greatly to this, will enrich whanaungatanga, and will strengthen our Kaipara mana.

Yours faithfully

Dr Jason Smith  
**Mayor**



**APPX 4 ENDORSEMENTS**

*Hon John Carter  
Memorial Avenue  
Private Bag 752  
KAIKŌHE 0440*



*Telephone* 09-401 5210  
*Fax* 09-401 0115  
*Mobile* 027 445 5754  
*Email* john.carter@fnhc.govt.nz

*Office of the Mayor*

28 August 2019

To Whom It May Concern,

Re: Proposed healing and recovery centre in Arapohue

I would like to express my support for Wild Side Charitable Trust and their vision for a residential healing and recovery centre in Northland.

It is the kind of project that addresses what I see as a deep need among Northland communities. The human suffering of drug and alcohol abuse is significant, and also has a social and economic impact across our region.

I applaud Wild Side Charitable Trust's effort to help those suffering from the effects of addiction and I am impressed by the Trust's plan, which includes purchasing the land at the old Arapohue Bush Camp near Dargaville, restoring or replacing the camp buildings, and establishing a centre for the recovery of people struggling with addiction and related issues.

They have my full support in whatever applications for funding and assistance they make.

Yours sincerely

**Hon John Carter QSO  
Far North Mayor**

## APPX 4 ENDORSEMENTS



16 July 2019

To whom it may concern

**Letter of endorsement – Wild Side Charitable Trust for the Arapohue Healing and Recovery Centre**

I would like to express my support for the The Wild Side Charitable Trust (WST) in their proposal to find funding to buy the old Arapohue Bush Camp; 22-acres of land with buildings and native bush, located 16km south east of Dargaville, and 58km west of Whangarei.

Where they plan to establish a residential healing and recovery centre; a safe haven and rehab for the addicted and broken in Aotearoa. The Trust aims to support people through their addiction to be well, live well, and contribute back to society.

This is a big vision, however, and they will need funding from those who can see the urgent need to establish this facility in Northland.

Their vision of communities working together in our region to help those affected by drugs and alcohol is to be supported and encouraged.

Sincerely,

Matt King

Member of Parliament for Northland

**Parliament**

Parliament Buildings, Wellington, 6160  
04 817 6989

[@ matt.king@parliament.govt.nz](mailto:matt.king@parliament.govt.nz)

**Northland**

93 Kerikeri Road, Kerikeri 0230  
09 407 7219

[f MattKingMP](https://www.facebook.com/MattKingMP) [g mattking.co.nz](http://mattking.co.nz)

Funded by the Parliamentary Service. Authorised by Matt King, Parliament Buildings, Wellington.