

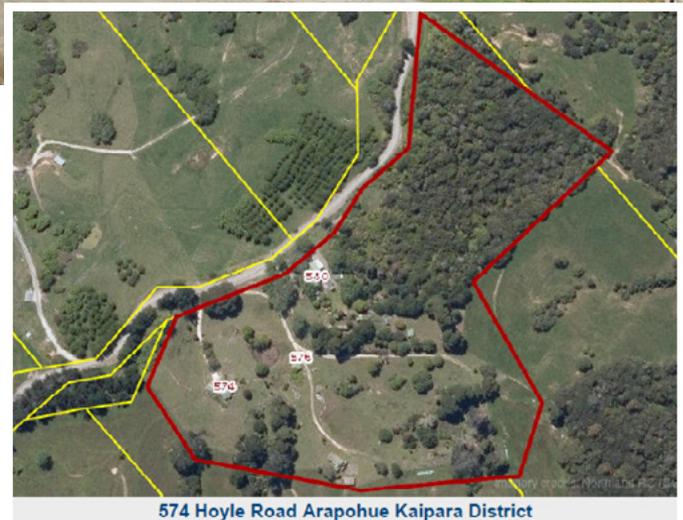


FUNDING PROPOSAL



**PROMO VIDEO
CLICK HERE**

Or search YouTube:
Arapohue Healing & Recovery Centre



574 Hoyle Road Arapohue Kaipara District

Wild Side Charitable Trust Registration No. CC55065

SV_V1



09 439 2713
027 254 6778



PO Box 33
Ruawai 0549



wildsidetrust.org



CONTENTS

Executive Summary : The urgent need	3
Vision statement and mission	6
How we are different.....	7
How did we get here?	8
Who else is on the WSCT board?	9
Your invitation to contribute	11
Funding requirements and overview	12
How to donate	16
Donation payment details	17
Appendix 1 : Forecast first 3 years.....	18
Appendix 2 : Comparative market analysis.....	19
Appendix 3 : Property development plan	21
Appendix 4 : Endorsements	23

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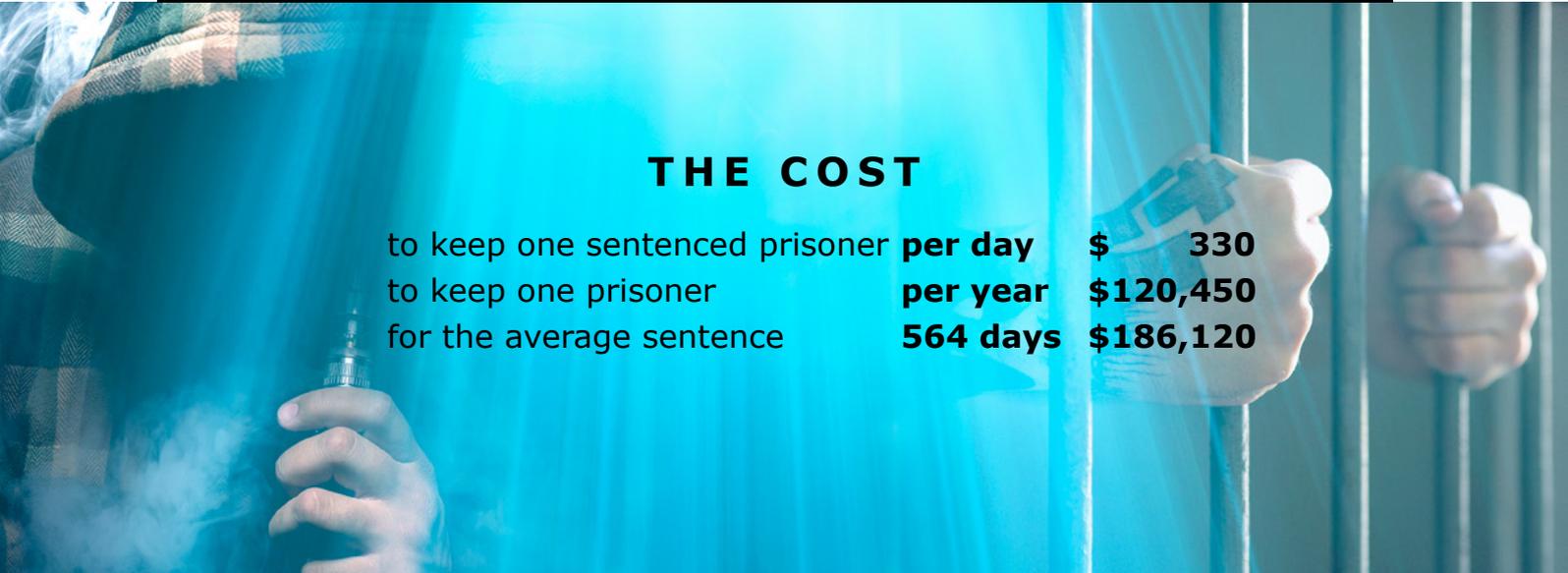
wildsidetrust.org

EXECUTIVE SUMMARY

The Urgent Need

The 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. This is the property that the WST would like to purchase then restore or replace the buildings, and establish a residential healing and recovery centre; a safe haven and rehab for the addicted and broken in Aotearoa. This is a big vision, however, we need funding from those who can see the urgent need to establish this facility in Northland.

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



THE COST

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

THE COMPARISON

Estimated cost for 12-months rehabilitation at Arapohue \$61 per day—
\$22,200* per year, per resident as opposed to \$120,450 in prison

(*Funding required per person, per year \$2,000 [to top up resident costs]. See Forecast Appendix 1.)

Prison is not the answer. It’s 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). This approach brings healing to not only the resident, but to the wider family (whanau) as well.

The Urgent Need (cont'd)

Northland forestry industry helping workers kick drug habits



Recently on a [TV One News item](#)¹ 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, and many are still playing with something more dangerous; **methamphetamine** (to avoid the drug test) and also many, unfortunately, are replacing the 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

Photo & article credit / TV1 News

“ 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, the journalists met users desperate for help, former addicts still struggling years after giving up and families forever ripped apart by the impact of the drug.



Photo & article credit / NZ Herald

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

“ The first results of the national wastewater testing show **Northland consumes the most meth on a per capita basis**

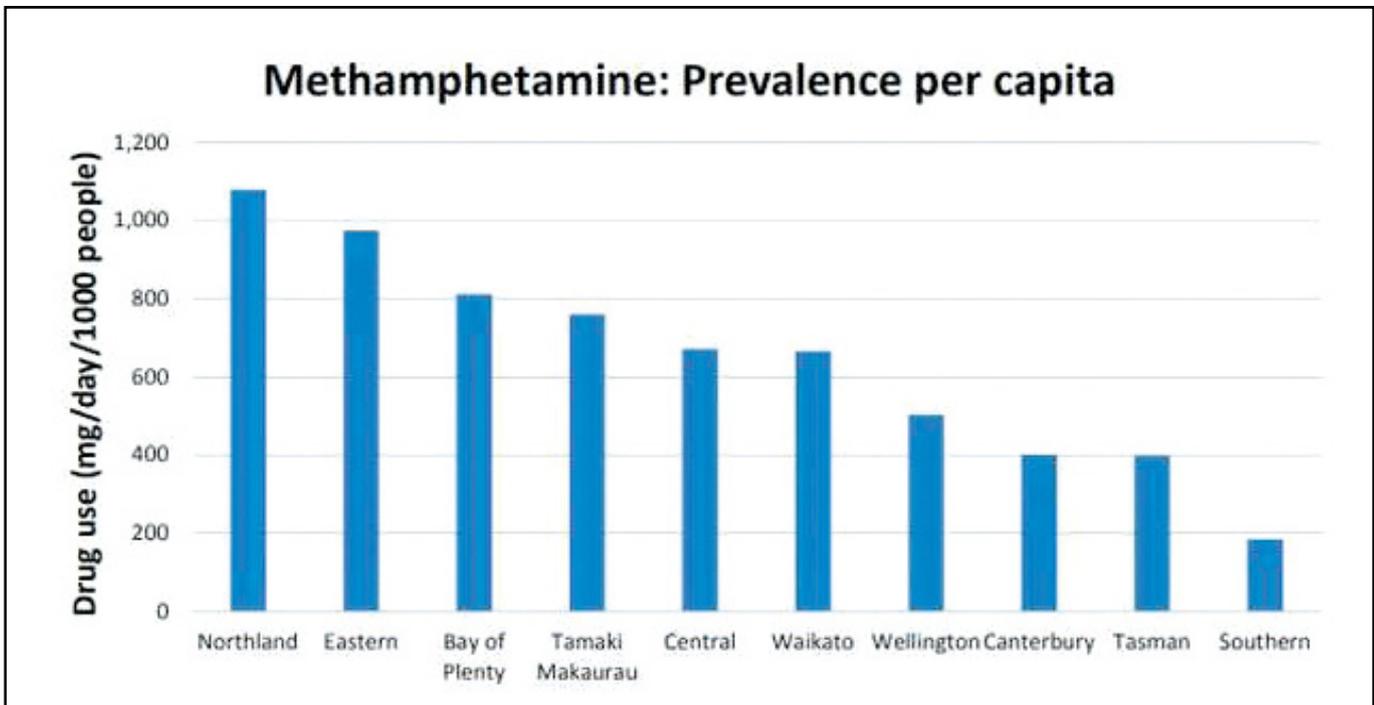


Photo credit / Police

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; and in many cases, 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. These will include rustic log cabins for the facility, and for sale, outdoor furniture, children's toys and gift boxes (crates) for the cottage industry gift box range. We also aim to teach gardening, sustainable living practices and permaculture— and train young people to prepare them for the forestry industry.

Arapohue Cottage: We also 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 sewed 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 wide, faith-based worldview, and we want to 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 authority; and prepare them to be responsible members of society.

In addition, we intend to introduce specific modules inside our programme designed to benefit Māori residents and their whanau. We are in discussions with Mauri Ora ki Ngāti Whatua Charitable Trust and 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 and rehabs like Te Ara Oranga, Te Hā Oranga, Timatanga Hou (Dargaville detox), NDHB, and the Salvation Army... because TOGETHER, WE HAVE THE ANSWERS.

WST are currently reviewing and observing various rehab programmes in New Zealand and overseas. We will develop a unique 6-12 month programme incorporating some existing material from successful programmes along with material on healing trauma and emotional issues. There will be a major emphasis on learning work skills and 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 drivers licence, insurance, a car and a bank account etc etc.



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...

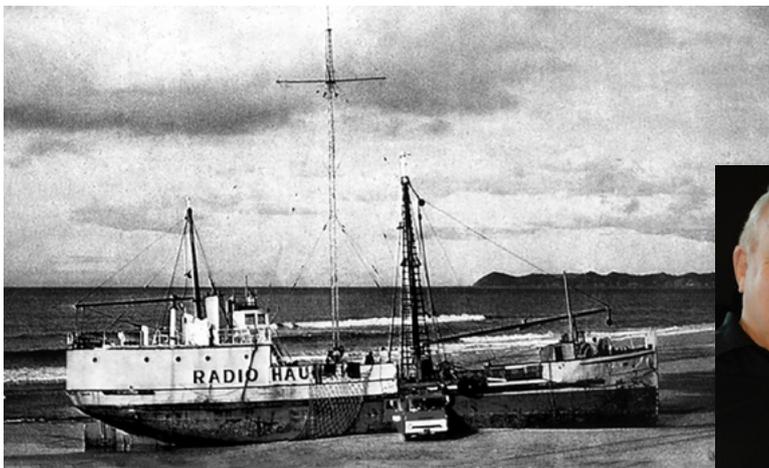
After publishing her memoir, Janet has fielded dozens of enquiries for help from people who have a family member in addiction and the addicted, asking for help and support. Over the past 4 years, she and her husband have counselled and helped many find healing.

"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 New Zealand 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

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

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 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 FUNDING TO SUPPORT
ARAPOHUE HEALING & RECOVERY CENTRE PURCHASE AND RESTORATION

SUMMARY

Stage 1 (1st 6 months)	PRIORITY FUNDING
Purchase property	\$ 370,000
Immediate repairs & initial land re-development*	\$ 630,000
Motor vehicles & office equipment	\$ 52,000
Expenses and operational budget	\$ 55,000
	\$1,107,000
Stage 2 (2nd 6 months)	
Property repairs/improvements	\$ 500,000
Expenses & operational budget	\$ 55,000
	\$ 555,000
Stage 3 (2nd year)	
Property repairs/improvements	\$ 510,000
Motor vehicles & office equipment	\$ 28,000
Operational budget	\$ 210,000
	\$ 748,000
Stage 4 (3rd year)	
Property repairs/improvements	\$ 510,000
Operational budget	\$ 80,000
	\$ 590,000
Total funding required	
Property	\$2,520,000
Motor vehicles & office equipment	\$ 80,000
Expenses & operational budget	\$ 400,000
	\$3,000,000

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 FUNDING 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^{+GST}.

WST's offer of \$370,000 has been accepted by the current owners, and is to be settled by September 30, 2019.

b) \$630,000 Capital Expenditure /Immediate Repairs

Upon settlement, an immediate input of \$630,000 for a building team to modernise the Lodge (dining/kitchen and office building), and bring four accommodation buildings up to council compliance, plus sewerage and drainage checked for suitability and enlarged, if necessary. Preliminary cost estimates have been done, but more detailed costings will be provided building-by-building. This also includes the first 6 months' salary for the Property Development Manager*.

1. Farm House (Directors' accommodation)
2. The Lodge, kitchen, office and upper room
2. Okahu House (rehab residence)
3. The Cottage (rehab residence)
6. Toilet and Shower blocks
7. *Water spring to be tapped, earthworks, garden and orchard development, and various deconstruction and replacement projects. **See Appendix 3: Property Development Plan.**

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

c) \$107,000 Capital Expenditure / Operational Budget

- Digger hire
- 4WD ute for Property Development Manager
- 4WD vehicle for the Centre (Arapohue is on rough, loose gravel roads)
- Audio/visual system for Lodge
- Security camera system
- Reception/office computer, printer, phone and intercom system
- Architectural plans/permits
- Accountant and legal fees and various insurances
- Rates, electricity, water, telecoms

STAGE 2 : 2ND 6 MONTHS

a) \$500,000 Repair & Restoration

- Restoration of the School House & Barn (Property Development Manager and family)
- Repairs for the Police Station (Rehab Manager/couple)
- Restoration of the overnight cabins/deconstruction and replacement of old huts with new, modern relocatable cabins
- Architectural plans/permits
- 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) \$510,000 Repair/replacing cabins (short term stays) and building additions
- 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) \$510,000 Further building improvements
- b) \$80,000 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 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 / Funding Organisations

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

Gary p. 021 2265441, gary@shuttleworthca.nz

2. Individual Donors (one-off donations)

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

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.**

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

DONATION/FUNDING PAYMENT DETAILS

Donations or funding grants can be made to the following bank account:

Wild Side Charitable Trust 12-3098-0013945-00

*In the reference fields, remember to put your name or organisation 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
 Aropohue 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
Assumptions						
No. of retreat participants (FYE)	0	0	5	10	15	20
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	100
Calculated cost/participant (6 month)			\$27,034	\$15,552	\$13,443	\$11,085

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

OPERATING						
	Year 1 H1	Year 1 H2	Year 2 H1	Year 2 H2	Year 3 H1	Year 3 H2
Revenue	\$55,000	\$55,000	\$135,900	\$163,800	\$203,200	\$222,600
Donations	\$10,000	\$10,000	\$2,000	\$4,000	\$5,000	\$5,000
Fees (WINZ)	\$0	\$0	\$29,900	\$59,800	\$89,700	\$119,600
Labour Hire	\$0	\$0	\$0	\$0	\$58,500	\$78,000
Operating Grants	\$45,000	\$45,000	\$104,000	\$100,000	\$50,000	\$20,000
Direct Costs	\$28,890	\$28,890	\$113,330	\$134,880	\$178,900	\$200,450
Consumables	\$0	\$0	\$1,300	\$2,600	\$3,900	\$5,200
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	\$58,500	\$78,000
Medical	\$0	\$0	\$375	\$750	\$1,125	\$1,500
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	\$1,125	\$1,500
Security	\$600	\$600	\$600	\$600	\$600	\$600
Waste Removal	\$240	\$240	\$480	\$480	\$600	\$600
Administration Costs	\$24,140	\$24,440	\$21,840	\$20,640	\$22,740	\$21,240
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
Net Operating Surplus (Deficit)	\$1,970	\$1,670	\$730	\$8,280	\$1,560	\$910

Annual			
Y1	Y2	Y3	Y1-3 Total
\$110,000	\$299,700	\$425,800	\$835,500
\$20,000	\$6,000	\$10,000	\$36,000
\$0	\$89,700	\$209,300	\$299,000
\$0	\$0	\$136,500	\$136,500
\$90,000	\$204,000	\$70,000	\$364,000
\$57,780	\$248,210	\$379,350	\$685,340
\$0	\$3,900	\$9,100	\$13,000
\$3,000	\$6,000	\$10,200	\$19,200
\$1,200	\$1,200	\$1,200	\$3,600
\$0	\$58,500	\$136,500	\$195,000
\$0	\$1,125	\$2,625	\$3,750
\$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	\$2,625	\$3,750
\$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	\$2,470	\$15,120

CAPITAL						
	Year 1 H1	Year 1 H2	Year 2 H1	Year 2 H2	Year 3 H1	Year 3 H2
Capital Grants	\$1,052,000	\$500,000	\$288,000	\$250,000	\$260,000	\$250,000
Capital Costs	\$1,052,000	\$500,000	\$288,000	\$250,000	\$260,000	\$250,000
Purchase of L&B's	\$370,000					
Legal Costs	\$5,000					
Architectural plans/permits	\$20,000		\$10,000		\$10,000	
Motor Vehicles x 3	\$50,000		\$25,000			
Office equipment	\$2,000		\$3,000			
Building Restoration & Property Development	\$605,000	\$500,000	\$250,000	\$250,000	\$250,000	\$250,000
Audio Visual System						
Security Camera System						
Digger Hire						
Demolition & Waste Removal						
Capital Surplus (Deficit)	\$0	\$0	\$0	\$0	\$0	\$0

Overall Surplus (Deficit)	\$1,970	\$1,670	\$730	\$8,280	\$1,560	\$910
Funds on hand	\$1,970	\$3,640	\$4,370	\$12,650	\$14,210	\$15,120

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

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

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

Current Rating Valuation

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

APPX 3 PROPERTY DEVELOPMENT PLAN

Caleb Salisbury, proposed Property Development Manager:

I've been dreaming about Arapohue since I first talked about it with Ray and Janet Curle in early 2017, and my wife, Dawn, and I are excited to help develop and create this amazing healing and recovery centre. We are looking forward to working in a team of people who desire to see broken hearts healed, and lives restored to their full potential.

I grew up on the farm and left home at an early age. I travelled NZ trying my hand at several types of work, from glacier guiding to a high-country station as a general hand/machine operator. Then at 21-years, I managed a 600-acre deer farm for two years. After studying mechanics, I realised I preferred to work outdoors, and become a qualified arborist.

I have now been self-employed for over 9 years, managing up to 8 staff and sub-contractors. I have worked a range of jobs, from full property development projects, to harvesting small forestry blocks and complex arboriculture tree jobs.

I own a forestry excavator and a large range of wood and metal-working tools that will be needed in the development of Arapohue.

Property development plan for the first 12 months:

- Install our pre-built family cabins for initial accommodation.
- Excavator work required—roading, drainage, spring and pond for water, foundations for cabins and workshop. Level sites for firewood production, compost and mulch.
- Check and repair any septic systems and improve where necessary.

APPX 3 PROPERTY PLAN *cont'd*

- Tree-work to clear overgrown vegetation and large trees away from buildings.
- Repair boundary fence and develop internal fencing to hold stock.
- Build workshops to cater for woodwork and metal work.
- Build garden sheds for tools and supplies.
- Before the first winter, build hothouse for winter vegetables.
- Develop vegetable gardens, planning for future expansion.
- Develop orchard.
- Working with registered builder to tackle the most urgent repairs to buildings and infrastructure.
- Demolish rotten and dangerous structures to remove immediate hazards.
- Install new water tanks for drinking water.

APPX 4 ENDORSEMENTS

KAIPARA DISTRICT COUNCIL

01 July 2019



Kaipara te Orangiaki
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
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



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

23rd 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.

Wide 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 Ngāti 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,

Grace Le Gros
Director
Mauri Ora ki Ngāti Whatua Charitable Trust
0275696889
gracelegros8@gmail.com