



**CROSS ROADS CHRISTIAN  
COMMUNITY TRUST INC.**

69 Valley Road, Paraparaumu 5032, New Zealand

**Te Nikau Training Centre  
Counselling Centre and Residential Addictions Programme**

5 FEB 2014

Te Nikau Property Trust Inc &  
Cross Roads Christian Community Trust Inc  
67 Valley Road  
Paraparaumu 5032

Kapiti Coast District Council &  
Greater Wellington Regional Council  
175 Rimu Road  
Paraparaumu

Dear Sir / Madam

**Re: Te Nikau, 67-69 Valley Road Paraparaumu**  
**Valuation No:** 1525165100  
**Property No:** 9912  
**Legal Description:** LOT 4 DP 50470  
LOT 1 DP 21078  
& CLSD R D CT 20B/429

I am writing to ask that the Local and Regional Councils review our rates structure to check that we are receiving any rates remission we may be eligible for.

When we bought the property 14 years ago, I think some small discount was available, but I have no idea if that still applies, or has been applied.

The property is owned by Te Nikau Property Trust, a registered charity (Charities Commission Registration # CC27507) and it is a 'sister' Trust to Cross Roads Christian Community Trust (Charities Commission Registration # CC27323).

The main charitable purpose of Te Nikau Property Trust is to purchase and own property for charitable purposes, and more specifically for use by Cross Roads Christian Community Trust. I have attached a copy of Cross Roads Christian Community Trusts Annual Report, which includes the activities done on and from the property over the past year, to show the property is used exclusively for charitable purposes.

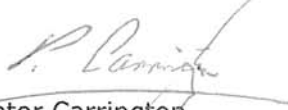
We don't have any Government contracts/funding, so that is not an available source of funding towards rates. Our residential clients contribute towards their addictions programme from the benefits, which is about 50% of our funding, and the rest comes from grants and donations.

**Te Nikau Christian Counselling**  
69 Valley Road  
Paraparaumu 5032, New Zealand  
Phone/Fax (04) 902-5828  
E-mail: [xroads@xtra.co.nz](mailto:xroads@xtra.co.nz)

**FreedomLife @ Te Nikau**  
Residential Addictions Programme  
69 Valley Road, Paraparaumu 5032, New Zealand  
Phone/Fax (04) 902 5828 A/Hrs: (04) 904 6106 Mobile: 027 284 7755  
E-mail: [xroads@xtra.co.nz](mailto:xroads@xtra.co.nz) [www.freedomlife.org.nz](http://www.freedomlife.org.nz)

So can the rates for this property please be reviewed against the Kapiti Coast District Council's "Remission for Council Community Properties, Sporting, Recreation and Other Community Organisations", and the Greater Wellington Regional Councils "Remission of rates in special circumstances".

Many thanks. Yours sincerely.



Peter Carrington  
Te Nikau Property Trust – Trustee  
Cross Roads Christian Community Trust - Trustee

# **CROSS ROADS**



**Cross Roads  
Christian Community Trust**

**Annual Report**

**2012/2013**





**CROSS ROADS CHRISTIAN  
COMMUNITY TRUST INC.**

69 Valley Road, Paraparaumu 5032, New Zealand

Te Nikau Training Centre  
Counselling Centre and Residential Addictions Programme

**Cross Roads Christian Community Trust Inc**

**20<sup>th</sup> Annual Report**

**Year 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013**

**Trendy.**

I have been thinking a lot over recent times about the work we do with addictions and compulsive behaviours, and wondering what people think when they hear the word addictions. Most people appear to think of alcohol and drugs, perhaps gambling, and then cigarettes. Advertising on television targets quitting smoking, drinking appropriately, gambling, and little else. Most people don't think of addictions or compulsive behaviours much beyond those things. Concurrent with addictions, most of the people we work with also have depression, anxiety, panic attacks, post-traumatic stress disorder, etc. that are seen as mental health problems. All of these things are part of why people are addicted.

As we try to raise funding for our work we come across problems. We don't fit targeted alcohol and drug funding because we work with multiple addictions, and not everyone we work with has alcohol or drug addictions. We don't fit mental health funding because we are primarily working with addictions. And addictions just don't seem trendy, either for funding, or as having a high profile promoting people getting help.

The things seen on television promote help for gambling, and nicotine addictions, and moderating drinking. There is a rash of programmes about hoarders, but these appear to be more entertainment than being able to promote compulsive hoarders getting help. And John Kirwan has helped immensely to raise awareness of dealing with depression. But what about addictions to drugs, pills, work, sex, pornography, shopping/spending, internet and online games, overeating, and other eating disorders? What about addiction to legal highs, caffeine, coca-cola (caffeine and sugar), or compulsive self-harm (cutting, or hair-pulling)?

We want to make recovery from these things 'trendy'. If the profile can be raised, more people can get help, and maybe more funding can be made available.

Te Nikau Christian Counselling  
69 Valley Road  
Paraparaumu 5032, New Zealand  
Phone/Fax (04) 902-5828  
E-mail: [xroads@xtra.co.nz](mailto:xroads@xtra.co.nz)

FreedomLife @ Te Nikau  
Residential Addictions Programme  
69 Valley Road, Paraparaumu 5032, New Zealand  
Phone/Fax (04) 902 5828 A/Hrs: (04) 904 6106 Mobile: 027 284 7755  
E-mail: [xroads@xtra.co.nz](mailto:xroads@xtra.co.nz) [www.freedomlife.org.nz](http://www.freedomlife.org.nz)

Towards our 'make it trendy' goal we have achieved a number of things in this past year:

We launched AddictioNZ, a national network of Christians involved in addiction/compulsive behaviour work, ranging from Salvation Army Bridge Programme with its network of residential and community-based alcohol and drug programmes, and their Oasis Gambling centres, to individual counsellors, and churches that hold recovery groups. This is to help them do their work more effectively, and through the website to direct them, and anyone wanting recovery, to helpers, resources, and hope. Check it out on [www.addictioNZ.org.nz](http://www.addictioNZ.org.nz).

We updated our own website, with information about our services, and direction to resources and other services. You can check that out on [www.freedomlife.org.nz](http://www.freedomlife.org.nz).

We organised an expo of recovery groups at Coastlands Mall, Paraparaumu with ourselves, Recovery198, CareNZ, Kapiti Youth Services, Narcotics Anonymous, Alcoholics Anonymous, Overeaters Anonymous, Sex and Love Addicts Anonymous. The public was able to see that help is available for a range of addictions.

A group, FreedomLife Cycle Tour, successfully organised a group of riders to cycle from Te Nikau to East Cape, which resulted in some good fundraising for us, but also promoted awareness of addiction recovery. In September this year, a second fundraising/awareness tour will take place from Te Nikau, Paraparaumu to Hamilton, via New Plymouth.

We are doing whatever we can to 'make addiction recovery trendy'. There may be ways you, the reader of this report can help, by giving or raising funds, or just by letting others know that help is available. You could encourage people to look at the websites above.

Please take the time to read our report on last year's activities, as you will see there has been a wide variety of things we have been able to achieve.

Whatever has been achieved in what we do, and in changed lives, has only been possible with help from many sources. Thanks so much to our staff, volunteers, and Trust Board. Thanks to the T G Macarthy Trust, Kapiti Coast District Council, the Community Organisations Grants Scheme of the Internal Affairs Department, and the Winton & Margaret Bear Trust for grants. Thanks to The Meadows Church, Paraparaumu Family Church, and the Salvation Army Family Store for practical, spiritual, and financial help. Also to other people, organisations, churches, businesses, families, and individuals who have contributed practically and financially. Thanks to God for His faithfulness in all that we do. Many people have you all to thank for help in recovering their lives.

Peter Carrington  
Chairman

## CROSS ROADS CHRISTIAN COMMUNITY TRUST

**TE NIKAU TRAINING CENTRE**  
(FreedomLife Residential Addictions Programme)  
69 Valley Road Paraparaumu

&  
**TE NIKAU CHRISTIAN COUNSELLING**  
(General & Addictions Counselling Centre)  
69 Valley Toad Paraparaumu

### REPORT ON YEAR'S ACTIVITIES TO 31 MARCH 2013

#### ***FreedomLife @ Te Nikau (Residential Addictions Programme):***

##### **Programme Students:**

- 10 Students (Clients) who were already on the residential programme continued into part of this year.
- 22 New students entered the residential programme during the year.

##### **Student Issues:**

Students who enter addiction programmes often have multiple addictive or compulsive behaviours. During this year, students on programme were dealing with past and present compulsive or addictive behaviours regarding:

- Alcohol
- Drugs
- Legal Highs
- Gambling
- Co-dependency
- Bulimia
- Overeating
- Relationships
- Compulsive self-harm
- Sex
- Pornography
- Work
- Nicotine
- Caffeine

##### **Background issues to these addictions include:**

- Approximately 85-90% of female students had been sexually abused.
- Approximately 50% of male students had been sexually abused.
- Approximately 50% of students had grown up in alcoholic/drug addicted homes.
- Approximately 25% had grown up in workaholic or other-addicted homes.
- Other major background/current issues that needed to be addressed as part of recovery included: rejection/abandonment/neglect, broken families, physical – verbal – emotional abuse, perfectionism, procrastination, trauma, grief, suicidal ideation, self-harm, depression, anxiety, panic attacks, prostitution, self-harm, and thought processes.

### ***Te Nikau Christian Counselling:***

Te Nikau Christian Counselling offers general counselling for a wide range of life issues, alongside specialising in addiction issues. It also includes follow-up counselling for those who have been on the residential programme.

#### **The following is a breakdown of counselling activities at Te Nikau Christian Counselling:**

	<b>2011/12</b>	<b>2012/13</b>
Clients seen:	43	40
Counselling sessions:	274	218

Individuals seen are not the only ones affected by their life issues. Apart from spouses, partners, family, and others who surround our clients, **children** in particular are affected negatively if clients' issues are not addressed, but positively if they are addressed, so we include a breakdown of the number of **children** our clients have.

Clients seen at Te Nikau Christian Counselling this year have:

- 20 children under 16
- 31 children over 16

#### **Breakdown of major issues addressed in individual counselling:**

(Most of our clients have multiple issues, so these statistics reflect issues, not client numbers.)

- 14 Adult children of alcoholics/addicts
- 9 Co-dependency issues
- 12 Sexual abuse
- 11 Anger
- 24 Relationship issues
- 17 Alcohol & drug addictions
- 2 Gambling addiction
- 4 Sexual addictions
- 1 Food addictions
- 12 Depression
- 11 Grief

Other issues addressed included: Family, major trauma, anxiety, panic attacks, social phobia, isolating, boundaries, general mental health, and ongoing recovery support.

#### **Clinical Supervision provided:**

Supervision was provided for: Employees of Prison Fellowship, Recovery198, Salvation Army Post-Prison Reintegration, and an independent counsellor.

- 6 Supervisees
- 36 Supervision sessions



### ***Other activities at/from Te Nikau:***

- FreedomLife – Weekly chapel service for addicts, their families, and others with life-controlling problems. (Average attendance 29 per week.)
- 4 x groups (10 week series each) for women from the community.
  - Woman to Woman (8 attendees)
  - Safe People (10 attendees)
  - Search for Life (9 attendees)
  - Boundaries (9 attendees)
- 2 x groups (10 week series each) for men from the community.
  - Boundaries (8 attendees)
  - Safe People (6 attendees)
- A staff member continues her counselling degree with Bethlehem Training Institute, Tauranga.
- A staff member continues his theological degree with Laidlaw College.
- A Laidlaw College counselling graduate attended Te Nikau one day a week all year for work experience.
- Bible College of the South Pacific counselling student –ongoing assignment research and support.
- North Porirua Baptist – Leaders retreat held in the Chapel.
- Staff member on discussion panel at Kapiti Community Centre regarding alcohol and the elderly (for community groups and workers) organised by Kina Trust.
- Two staff members did talk/discussion at Kapiti Women’s Centre regarding addictions and co-dependency.
- Talk on addictions at Te Nikau for group of people on employment course through Lower Hutt Salvation Army. (20 attendees.)
- Talk on addictions at Te Nikau for group of Team Leaders from Lower Hutt Salvation Army. (15 attendees.)
- Talk on addictions at Lower Hutt Salvation Army. (40 attendees.)
- 12-Step Recovery Group meeting weekly at Te Nikau Chapel.
- Te Nikau staff organised a Recovery Expo at Coastlands Mall with Recovery198, Care NZ, Alcoholics Anonymous, Sex and Love Addicts Anonymous, Narcotics Anonymous, Overeaters Anonymous.
- Completed establishment of AddictionNZ, a national network of Christians involved in addictions/compulsive behaviours work, and maintain the website.

- History of 'Dilkoosha', the homestead at Te Nikau, continues to be compiled.
- Two people did community work service at Te Nikau (40 hours).
- Girl Guides used chapel for 40-hour Famine.
- FreedomLife @ Te Nikau Cycle Tour. (6 days) Te Nikau to East Cape. Fundraising and addiction awareness tour.
- Attendance at Government House for T G Macarthy Trust Centenary of philanthropy with community groups.
- Referrals to other counselling, addiction, or residential agencies.
- Information, direction, support, and advice given to many by telephone.
- Information and advice given to other Counsellors and Pastors.
- Video and book library used by individuals, and groups in the community, as well as by staff and students.
- Donations to children of alcoholics/addicts from invested grant funds, for activities such as sports lessons, camps, etc.
- Financial support given to families of those on programme, single parents, etc. towards costs of courses, emergency needs, etc.
- Collection and distribution of bakery products twice-weekly to single parents, low income families, a mental-health group, emergency accommodation, etc.
- Continued preparation, publishing, and distribution of 'Strategies for Life' booklets regarding addiction and life issues, for counsellors and as self-help aids.
- Follow-up of programme students.
- Maintenance of Facebook page for past students and others interested in FreedomLife and Te Nikau.
- Operation of our half-way house for students who have completed the FreedomLife programme.
- Website, [www.freedomlife.org.nz](http://www.freedomlife.org.nz), which includes information about Te Nikau, Te Nikau Christian Counselling, other places where help or information can be obtained regarding various addictions, and where various resources about addictions can be obtained for individuals, counsellors, groups and churches.

- 780 hours of community-based support for past students, women who have attended short-course groups at Te Nikau, single parents, families of Te Nikau students, and others with addiction related issues, and other community service. Support included:
  - Childcare
  - Mentoring
  - Practical assistance
  - Community service
  - Phone, text, and email support
  - Vocational tutoring
  - Parenting skills
  - Recovery support
  - Advocacy
  - Help with appointments
  - Spiritual support
  - Transport and help with shopping
  - Relationship advice
  - Advice/support for counsellor in employment dispute.

***Te Nikau Staff Include:***

- 3 full-time paid staff
- 3 full-time voluntary staff
- 2 part-time paid staff
- 9 part-time voluntary staff

**CROSSROADS CHRISTIAN COMMUNITY TRUST**

**ANNUAL REPORT**

**For the year ended 31 March 2013**

<b>Annual report and Index</b>	<b>1</b>
<b>Directory</b>	<b>2</b>
<b>Profit and Loss Account</b>	<b>3 &amp; 4</b>
<b>Statement of Financial Position</b>	<b>5</b>
<b>Statement of Accounting Policies and Notes</b>	<b>6 &amp; 7</b>
<b>Auditor's Report</b>	<b>8 &amp; 9</b>

**CROSSROADS CHRISTIAN COMMUNITY TUST Inc.****TRUST DIRECTORY**

<b>Status of Trust</b>	Incorporated under the Charitable Trusts Act 1957
<b>Date of Commencement</b>	12 January 1993
<b>Trustees</b>	Peter Carrington Matt O'Byrne Chris Fawcett Gordon Copeland
<b>Director</b>	Peter Carrington
<b>Location</b>	Te Nikau Training Centre Residential Addictions Programming & Counselling Centre 69 Valley Road Paraparaumu
<b>Banker</b>	Bank of New Zealand Kilbirnie
<b>Auditor</b>	Arthur Bartlett Waikanae
<b>IRD Number</b>	60-878-552

## Cross Roads Trust

## Profit &amp; Loss Statement

2012 for the year ended 31 March 2013

Income	
39925 Donations	52488.50
13076 Counselling Fees	11520.96
8300 Grants	6115.00
2410 Fundraising	1641.20
14652 Rent Income	19283.79
Contract Income	7000.00
17313 WINZ Student Allowance [no GST]	15341.25
32807 WINZ Board [no GST]	41414.00
87321 WINZ Student Payments	116483.47
698 Group Fees	972.60
14 Miscellaneous Income	2155.00
Recovery of Expenses	
3448 Power	3813.04
470 Stationery	495.71
265 Telephone	435.68
784 Others	1910.06
9419 Adjustments including GST	
230902 Total Income	281070.26
Expenses	
1892 Administration	358.71
Audit Fees	1300.00
566 ACC Levies	397.04
70 Bank Charges	61.00
1935 Care Ministry	896.76
1260 Camp Fees	1485.22
885 Celebrations	1831.17
480 Donations	680.00
Depreciation	6090.00
Fees	156.52
Fundraising	298.05
Group Expenses	119.56
42981 Insurance Expenses	7553.73
1330 Legal Fees	19156.52
17620 Maintenance & General	5782.48
697 Medical Expenses	366.82
1908 Postage & Stationery	1756.68
780 Photocopying	826.60
18544 Power	20503.26
25572 Provisions	28730.92
2475 Recreation	2577.75
6176 Rates	6609.92
7326 Rent	4469.51
23055 Repairs	6090.85
1377 Resources	2557.39
16642 Student Allowances [paid out]	17334.30
1539 Overpaid Benefit	1960.50
2149 Subscriptions	1573.48
2761 Supervision	3257.67

2294 Telephone/email/Fax	2560.56
2366 Training & Seminars	350.84
11656 Transportation	11792.00
96886 Wages & Salaries	108910.41
396 Water Rates	<u>837.63</u>
3564 Adjmts incl GST	
297182 Total Expenses	269233.85
Operating Surplus	11836.41
Add Other Income	13594.81
-66820 Surplus for year	<u>25431.22</u>

## Crossroads Christian Community Trust

## Balance Sheet

2012 as at 31 March 2013

## Assets

## Current Assets

Cash on Hand	20.00	
3089 BNZ No 2	718.54	
1786 BNZ No 3	8746.36	
2236 Tithe A/c 04	2753.48	
Insurance paid in Advance	12329.54	
5269 GST Refund Due nett	<u>4040.92</u>	
		28608.84

## Investments

20000 Tower Mortgage Plus		20000.00
---------------------------	--	----------

<b>Total Current Assets</b>		<b>48608.84</b>
-----------------------------	--	-----------------

## Fixed Assets

Building Improvements at cost	8633.80	
30000 Furniture & Fixtures at cost	30000.00	
Less depreciation	<u>6090.00</u>	
	23910.00	
<b>Total Fixed Assets</b>		<b><u>32543.80</u></b>

62380 <b>Total Assets</b>		<b>81152.64</b>
---------------------------	--	-----------------

## Liabilities

## Current Liabilities

Winz Student Funds Trust a/c	1949.49	
48000 Long Term Liabilities	<u>30000.00</u>	
<b>Total Liabilities</b>		<b>31949.49</b>

14380 <b>Net Assets</b>		<b><u>49203.15</u></b>
-------------------------	--	------------------------

## Equity

Opening Balance	74220.93	
Surplus for year	<u>25431.22</u>	
	99652.15	
Less funds withdrawn	<u>50449.00</u>	
14380 <b>Equity</b>		<b><u>49203.15</u></b>



## **CROSSROADS CHRISTIAN COMMUNITY TRUST Inc.**

### **STATEMENT OF ACCOUNTING POLICIES & NOTES**

For the Year Ended 31 March 2013

#### **1. STATEMENT of ACCOUNTING POLICIES**

##### **REPORTING ENTITY**

The Crossroads Christian Community Trust was established 12 January 1993 under the provisions of the Charitable Trusts Act 1957. The Trust is entitled to use Differential Reporting exemptions as it is not publicly accountable and is not large in size in terms of the Differential Reporting criteria.

Advantage has been taken of all appropriate reporting exemptions.

##### **MEASUREMENT SYSTEM**

The measurement system is historical cost. Cash receipts and payments form the basis of the accounting and reporting.

##### **PARTICULAR ACCOUNTING POLICIES**

###### ***[a] Accounts Payable and Receivables***

The amounts of accounts payable and receivable are minor as at the annual balance date. For this reason the policy of the Trustees in the past has been to exclude these items for reporting purposes. The Trustees will address a change to that policy for the 2014 year.

###### ***[b] Investments***

Investments are valued on an historical cost basis.

###### ***[c] Fixed Assets***

Fixed assets are valued at a nominal valuation. During the year all assets of material value were valued for specific inclusion and depreciated at approved rates. An asset register was completed and is available to demonstrate the assets that have been depreciated under the general heading of Furniture and Fixtures

###### ***[d] Income Recognition***

Income from counselling fees, donations, grants and WINZ contributions is recognised when the fund's are banked into the Trust's Bank Account.

###### ***[e] Goods and Services Tax***

The financial Statements have been prepared on a GST exclusive basis. This means that income and expense amounts are reported without any GST component.

##### **CHANGES IN ACCOUNTING POLICIES**

In 2012 the policy to include a statement of profit and loss was introduced.

## 2. NOTES

### **[a] Distinction between Capital and Operating Income and Expenditure**

For this year the Trust has dispensed with a Statement of Receipts and Payments preferring to reflect the results of the year's operations in a Profit and Loss account.. The accompanying Statement of Profit & Loss [Financial Performance] excludes capital items.

### **[b] Fixed Assets**

The fixed assets are known to include furniture for two accommodation blocks, a commercial kitchen, computer, videos & other teaching materials, CD players, fax, vehicles, photocopier and other office equipment. During the year valuations were obtained of all material assets and these were depreciated at the approved rate for the year ended 31 March 2013.

### **[c] Tower Trust Investment**

This investment represents a gift in perpetuity to the Trust in which the donor Mr and Mrs Winton Bear directed that the annual income is to be used in the Crossroads Trust for the benefit and welfare of children. The interest produced by the investment is included in Miscellaneous Income in the profit and loss account.

## **CROSSROADS CHRISTIAN COMMUNITY TRUST**

**Financial Statements**  
**Year ended 31 March 2013**

### **INDEPENDENT AUDITOR'S REPORT**

#### **To the Trustees of the Crossroads Christian Community Trust**

I have audited the financial statements of the Crossroads Christian Community Trust [the "Trust"] which comprise a statement of financial position as at 31 March 2013, a Statement of Profit and Loss for the year then ended, and the significant accounting policies and explanatory notes.

#### **The Responsibility of the Trustees for the Financial Statements:**

The Trustees are responsible for the preparation and presentation of those financial statements in accordance with generally accepted accounting practice in New Zealand and for such internal control as the Trustees determine is necessary to enable the presentation of financial statements that are free from material misstatement, whether due to fraud or error.

#### **Auditor's Responsibilities:**

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with the International Standards on Auditing [New Zealand]. Those standards require that I comply with ethical requirements and plan and perform the audit to obtain reasonable assurances about whether the financial statements are free from material misstatements.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the risks of material misstatement of the financial statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates, as well as evaluating the overall presentation of the financial statements.

It should be noted that as has been disclosed last year and in the Policies and Notes for this year that there were significant departures from generally accepted accounting principles, GAAP, and that this year and next are being devoted to bringing the accounting statements, policies and reporting into line with those requirements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified opinion.

Apart from my role as auditor, I have no other relationship with the Trust

#### **Basis for Qualified Opinion:**

In an enterprise of the nature of the Trust there is no doubt that there exists the possibility, indeed the opportunity, for there to be unrecorded income. In addition the accounting policies and notes show that at this stage there are reasonably significant departures from generally accepted accounting principles.

**Qualified Opinion:**

In my opinion having taken into account the current departures from the reporting process and the ever-present possibility of unrecorded income the financial statements present as fairly as they can, in most material respects, the financial position of the Trust as at 31 March 2013 and its financial performance for the year then ended.

My qualified opinion is given at the date set out below.

A handwritten signature in black ink, appearing to read 'A J Bartlett', written over a horizontal line.

A J Bartlett FCA Retired  
3 July 2013  
Waikanae