


25 July 2025

File Ref: OIA 50472



Tēnā koe 

### Official Information Act request

Thank you for your information request dated 27 June 2025. You asked for the following information:

*"I would like a copy of all reports, documents and briefings with regards to a proposed development with Puketapu ki Paraparaumu Trust at the Kāpiti Coast Airport".*

Your request has been considered in accordance with the Official Information Act 1982 (the Act).

Three documents have been identified in scope of your request. The documents and my decisions with regard to the release of the information are set out in the table attached as Appendix A.

I trust my response satisfies your request.

You have the right to seek an investigation and review by the Ombudsman of this response. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

Please note that Te Puni Kōkiri publishes some of its OIA responses on its website, after the response is sent to the requester. The responses published are those that are considered to have a high level of public interest. We will not publish your name, address or contact details.

If you wish to discuss any aspect of your request with us, including this decision, please feel free to contact us at [uia@tpk.govt.nz](mailto:uia@tpk.govt.nz).

Ngā mihi



Grace Smit  
Hautū, Te Puni Rohe | Deputy Secretary, Regions

Appendix A: Documents - OIA request from [REDACTED] dated 27 June 2025

<b>Item</b>	<b>Date</b>	<b>Document description</b>	<b>Decision</b>
1.	19 May 2025	PKP- Te Puni Kokiri Māori Development Fund - Responses for Investment Pipeline-Questions	Released in Full
2.	19 May 2025	A Vision for Long-Term Value Creation in Kapiti	Released in Full
3.	01 July 2025	Statement of Intent Draft 1.0	Released in Full

TPK Investment Pipeline - Kapiti Airport Project	
Key Area:	Details:
Entity name	Puketapu ki Paraparaumu Trust (Trust)
Investment purposes	The investment aims to facilitate the return of historically alienated land to the Puketapu ki Paraparaumu hapū (breached Public Works Act obligations) and develop sustainable economic and community opportunities on that land, including housing (in particular papakāinga), commercial retail airport operations, and a tech innovation hub
Expected outcomes (direct)	<ul style="list-style-type: none"> <li>• Establishment of a governance and operational structure for the Trust.</li> <li>• Development of a strategy, business plan, and investment memorandum.</li> <li>• Engagement with JV partners to finance the transfer of whenua and invest in economic initiatives.</li> <li>• Potential development of papakāinga housing, an airport, and an avionics tech hub.</li> <li>• Strengthening of the hapū's economic and social development</li> </ul>
Expected outcomes (boarder)	<ul style="list-style-type: none"> <li>• Resolving messy land title preventing future development and infrastructure and commercial investment</li> <li>• Catalysing group of local stakeholders (Kapiti Council, airport users, Kapiti business, Iwi investors and aeronautic tech companies) to collective resources and effort.</li> <li>• Placing the Kapiti airport as central piece of infrastructure in the coast to service growing demographics.</li> </ul>
TPK Investment Amount	\$250,000 (excluding GST)
Total value of TPK Investment	\$250,000
Total value of project investment	\$383,000 (including in-kind contributions valued at \$133,000).
Any co-contributors to project (Crown or private) - and value	<p>No direct financial co-contributors have been confirmed yet. In-kind contributions valued at \$133,000 from entities such as.</p> <ul style="list-style-type: none"> <li>• Shoreline Partners (\$24,000 - Strategy &amp; Business Plan)</li> <li>• Gravel Road (\$9,600 - Economic Modelling)</li> <li>• Governance members (Pro bono, \$63,000)</li> </ul>

	<ul style="list-style-type: none"> <li>• Talk Communications (\$6,000 - Communications)</li> <li>• Other discounted professional services</li> </ul>
Sector of the proposal	Community development, Māori economic development, housing, aviation, and technology innovation.
Expected timeline for Investment for kaitono	<p>Project Start Date: March 2024            Establish Governance: March 2025            Establish project management office: March 2025            Initiate Vision, Strategy &amp; Business Planning: March 2025            Develop Investment Memorandum: April 2025            Project End Date: June 2025            Final Report/Evaluation: June 2025</p> <p>(revised from initial dates in original Funding Application)</p>

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# A Regenerative Vision for Kāpiti

We see a bold future for Kāpiti Airport and the surrounding whenua—one that retains the airport as a strategic regional asset while unlocking new opportunities through integrated, future-focused development.

Our mixed-use model combines aviation with housing, education, innovation, open spaces, disaster-resilient infrastructure, and community hubs—delivering intergenerational value and creating a thriving, connected Kāpiti.

**THIS IS MORE THAN A DEVELOPMENT OPPORTUNITY—IT'S A PATHWAY TO A RESILIENT LOCAL ECONOMY, ENDURING PROSPERITY, AND A MULTI-BILLION-DOLLAR REGENERATIVE ENTERPRISE THAT WILL SUPPORT FUTURE GENERATIONS.**

# A Co-Created Vision for Kāpiti

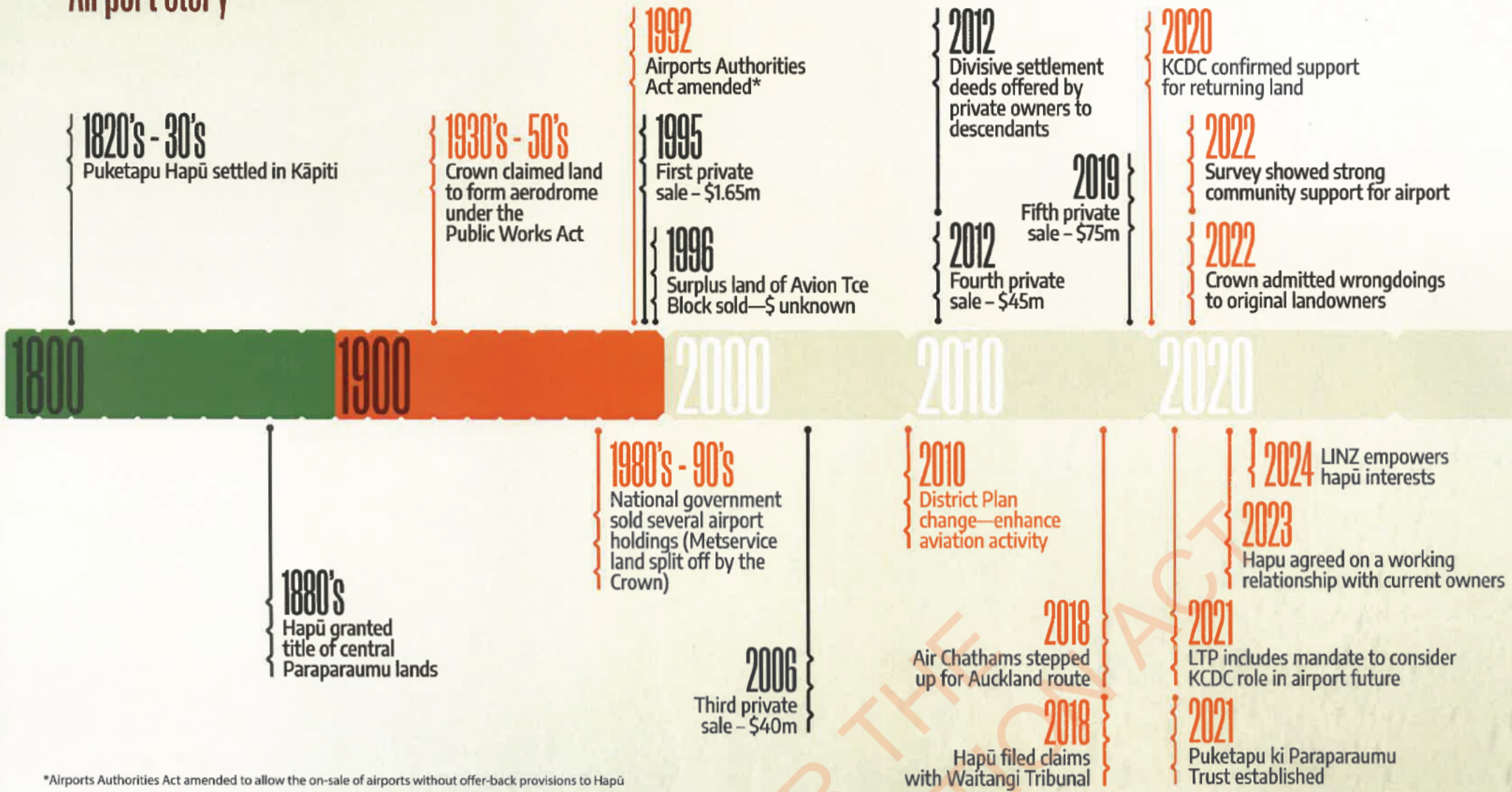
We envision a thriving, sustainable precinct that integrates:

- » **ENVIRONMENTAL RESTORATION:** Protecting waterways, restoring native biodiversity, and supporting Aotearoa's net-zero carbon goals.
- » **AVIONIC AND TECHNOLOGY INNOVATION:** Catalysing economic development by creating a hub for aerospace, avionic innovation, and future transport industries.
- » **HOUSING AND COMMUNITY LIVING:** Developing affordable, sustainable homes that reconnect whānau to the whenua and uplift local prosperity.
- » **CULTURAL REVITALISATION:** Embedding Te Ao Māori values and leadership within every aspect of design, governance, and land stewardship.
- » **SUSTAINABLE AVIATION FUTURES:** Retaining and reimagining airport operations to strengthen regional access, resilience, and emergency responsiveness.

Through these integrated outcomes, we aim to build a world-leading model for regenerative urban development.



# Airport Story



\*Airports Authorities Act amended to allow the on-sale of airports without offer-back provisions to Hapū

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# HE WAKA EKE NOA, KEI TE HAERE KI WHAKAMUA IA TATOU TAHI

A canoe which everyone may embark to go forward together as one – **Alby Ellison, Te Atiawa Kī Kāpiti, Ngai Tahu**

## STATEMENT OF INTENT

The Puketapu ki Paraparaumu Trust wishes to communicate its commitment to the restoration of their whenua and the future of the Kāpiti Coast Airport.

This strategic intent is underpinned by hapū aspirations to return the whenua to its original land owners, the restoration of the whenua, and the development of a commercial entity that enables economic independence for hapū, iwi partners, and whānau—while opening the door for significant economic, social, culture and environmental growth for the community of Kāpiti.

*“Key to our vision is the clarification of revenue streams and tangible benefits that the airport can provide to our community. We see the airport as an integral role in Kāpiti’s identity and regional interconnectivity story.”* **Tony Jackson, Puketapu hapū ki Paraparaumu, Chair.**

The hapū have a viable vision and proposition as a multi-use entity. By modeling the financial structure around this strategy and current operating costs, they can ensure a path to profitability under the appropriate investment structure—and are mobilising investment to make it happen.

*“As our hapū has decided on its future direction, this has meant our hapū trust and whānau are now focussed on the future. We envision significant potential benefits from the assets the whenua brings, including opportunities to develop housing, enable and grow sustainable regional aviation and avionic innovation, and encourage commercial ventures leading to higher value employment for our community.”* **Tony Jackson, Puketapu hapū ki Paraparaumu, Chair.**

The airport and adjacent land are valuable assets that can benefit the community, region, and hapū. This proposition aligns with established districtwide priorities and should be seen as complementary, not conflicting.

*“It is hard to overstate the potential financial benefits that could flow through if we create a framework and capital structure that enables widespread participation in the solution. Ngāti Toa wishes to support the whānau in reclaiming their whenua and to pursue developmental opportunities for our people and the community.” **Helmut Modlik, Chief Executive Officer at Te Rūnanga o Toa Rangatira Incorporated.***

Kāpiti Airport is recognised as a regional airport of significance in the Greater Wellington Regional Economic Development Plan, ratified as an important regional infrastructure asset.

This statement seeks to help address uncertainty surrounding the land and establish a clear strategic intent for the airport's role in our community's growth. Kāpiti residents and whānau want assurance that a workable model for enhancing our regional identity and economic development exists—one that does not require funding from ratepayers and ensures these possibilities are viable, visible, and well understood.

*“Don't be deterred by concerns about airport operations. Many hear about the regulatory aspects and think it's daunting. It's not as complex as it seems. Finding a good partner to manage airport operations can simplify the process. It's essential to carefully integrate a commercial viability narrative into the functioning of the airport.” **Duane Emeny, Chief Commercial Officer, Air Chathams.***

Ratepayers and residents don't necessarily connect how an airport supports economic development and domestic growth. They may not advocate for keeping an airport but will express a desire for better jobs, a sustainable environment, and alternative sources of rate revenue.

*“For example, Kāpiti faces a notable challenge of insufficient quality accommodation. A viable airport paired with a large hotel development presents a compelling economic development opportunity that creates jobs, attracts ventures, and enhances our ability to reach new markets. We are actively exploring this viability story alongside the hapū.” **Scott Houston, Board Member, Kotahitanga Economic Development Board.***

By communicating this aspiration, the hapū wish to support growing stakeholder confidence, community participation, integrated town planning, and commercially viable partnership .

*“Following our recent hui with central government, local Council authorities, and private investment advisors , we are now developing a financially viable proposition for the land's potential and buyback. There is strong collective determination to realise this opportunity.” **Tony Jackson, Puketapu hapū ki Paraparaumu, Chair.***

The hapū has established a working committee with public and private entities and funders to detail the airport's operational requirements, explore commercial and housing opportunities, and ensure financial viability.

*“There is a significant opportunity for the Council to engage in this initiative, and we are supportive of the aspirations of our iwi partners. We have committed to integrating the aspirations of our iwi partners into Kāpiti Vision 2060 and our district's future long term plans. In that respect, the Council can contribute through aligning plans related to broader town centre planning in the district promoting responsible growth—while facilitating broader community participation and engagement – and early and upfront engagement in regulatory and consenting processes.”*

**Kris Pervan, Group Manager, Strategy & Growth, Kāpiti Coast District Council.**

**In attendance:**

- Tony Jackson, Chair, Puketapu ki Paraparaumu Hapū
- Takiri Cotterill, Deputy Chair, Puketapu ki Paraparaumu Hapū
- Neil Mackay, Kotahitanga Economic Development Board (EDKB), Chair
- Helmut Modlik, CEO, Ngāti Toa
- Tiwana Tibble, General Manager, Te Rūnanga o Raukawa
- Alby Ellison, Trustee, Puketapu ki Paraparaumu Hapū
- Milton Lake, Trustee, Puketapu ki Paraparaumu Hapū
- Matthew Love-Parata, Trustee, Puketapu ki Paraparaumu Hapū
- Scott Houston, EDKB, Board Member
- Kris Pervan, Group Manager Strategy, Kāpiti Coast District Council (KCDC)
- Darryn Grant, Strategic Development Director, KCDC
- Peter Merwood, Diego Acevedo, Kāpiti AeroClub
- Lewis England, Independent—Māori Economic Investment / Property Advisor
- Duane Emeny, Chief Operating Officer, Air Chathams

- Marcel van den Assum, Independent Growth + Tech Investor / Kāpiti Air Urban
- Guy Royal, Director, Tuia Group / Kāpiti Air Urban
- Claire Mance, Communications Director, TALK Communications / Kāpiti Air Urban
- Shayne Hunter, Independent Business Management Director / Kāpiti Air Urban
- Terrence Curran, Regional Lead, Kānoa

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