

OUR COLUMNISTS



"Shane Jones is a little like one of those cartoon villains who feed off their opponents' energy: each time they are punched, they somehow grow stronger. Criticism from the likes of myself can just boost his standing among his supporters."
Max Rashbrooke

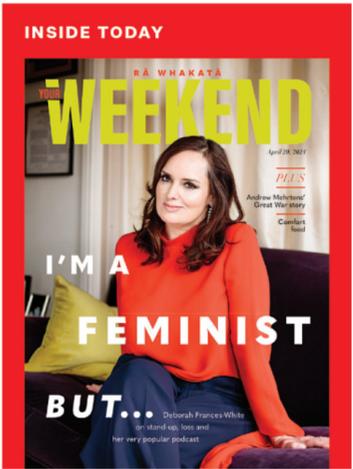


"Labour may decide to move on Aukus, and it's a healthy and good thing for the party to debate it. But times have changed and it pays to remember that political strategies and movements that mattered and worked in the past can never be successfully reheated."
Luke Malpass



"For all its planning, instead of this Government maintaining trust, it's losing it. And it's being replaced with disillusionment."
Janet Wilson

The Post Weekend
TE UPOKO O TE IKA



Cost of future coastal living getting clearer

Climate change

Justin Wong

Kāpiti residents are getting their first look at what coastal adaptation could mean for their properties – and it could cost billions of dollars. A nine-member panel has released options for how to adapt to the risks of sea-level rise, with managed retreat the endgame for many of them.

ed into units and categorised on the risk it faces. The advisory panel, made up of Kāpiti locals, used multiple-criteria decision analysis (MCDA) to score each option using eight measures including its impacts on ecology, public access, te ao Māori, and its potential effectiveness on managing coastal hazards. The top three scored were picked and sent out for public consultation. The top-scored option was not a recommendation by the advisory panel at this stage. The panel would recommend options to a council meeting in June where councillors will make the final decision. New documents this week showed the highest-scored option for flood-prone areas at Waikanae Beach was managed retreat when enhanced protections like flood gates or pump stations were no longer effective at managing the risk.

The document estimated it could cost \$935.4 million. The next two options had price tags of \$58.2m and \$357.9m respectively. Meanwhile, the highest-scored option for areas at risk of erosion at Paekākāriki and Raumati would rely on sea walls in the short term – some of which have already been slated for renewal – before taking a "hybrid approach of retreat and hard engineering" to move "the minimum of properties possible" and build new structures or materials to protect the shoreline. The Paekākāriki and Raumati North option cost more than \$200m, the document estimated, while the Raumati South pathway had a \$422.4m price tag. Kāpiti Coast district councillor Sophie Handford said while cost was an important factor, there were other things to think about when considering the options.

"We also need to look at other ecological potential benefits of the solution and the practical benefits, in terms of climate resilience," she said. "These are conversations that will be tough but it doesn't mean that we should prolong them more. It more important to have them now because those costs will likely increase if we leave it longer." Meanwhile, flood-prone Paekākāriki, Raumati, Otaihanga and Paraparaumu properties would have enhanced flood protections or be proactively raised to accommodate the risk, according to the highest-scored pathway, with each costing between \$7.9m to \$53.4m. For the remaining areas, the pathway with the highest score proposed importing sand to build dunes for erosion-prone areas at Waikanae Beach and Paraparaumu Beach. Those pathways are estimated to

cost around \$20m respectively. At the Waikanae Estuary, where there are currently no properties, the top-ranked pathway was to have its recreational infrastructure moved to make way for wetland migration. Earlier draft recommendations published by the advisory panel last July for the northern adaptation area – encompassing Te Horo Beach, Otaki Beach and Peka Peka – showed the top-ranked option suggested enhancing dune resilience in the short to medium term for areas at risk of erosion, before moving properties "exposed to the erosion hazard" when dune resilience was "no longer effective" at managing the risk. The highest-scored option for properties at areas with flood risks was to "enhance" existing protections in the short term, like increasing the drainage capacity of existing storm-

water outfalls and more effective planting and managing coastal wetlands. In the long term, properties with flood risks that could no longer be "effectively managed" through protection and raised floor levels would be moved. Figures released amongst the documents this week revealed these could potentially cost up to hundreds of millions: carrying out managed retreat at Otaki and Peka Peka might carry a price tag of \$741m and \$90.4m respectively. Coastal adaptation has been a stormy issue on the Kāpiti Coast. The council previously had court battles over including hazard disclaimers on the Land Information Memorandums of 1800 properties in 2012, and it had to delete them the following year when experts concluded the science was not solid.



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Sophie Handford, Paekākāriki-Raumati ward councillor



Areas at risk of erosion along the Kāpiti Coast, include Raumati Beach. JUAN ZARAMA PERINI/THE POST

Hospitality hopefuls hungry for deal

Business

Piers Fuller

As some Wellington hospitality businesses hit the wall in difficult times, new operators are seizing the opportunity to pick up prime locations. Turnover of tenancies in the central had ramped up this year after a prolonged quiet period, said David Grant, of Crown Commercial – one of Wellington's leading commercial real estate firms. There were upsidies to the closure of businesses, for those keen to jump in. "We've been doing quite a few hospitality deals because while some might find it a bit tough in this market, it's actually a good market for those who want to step in because they are going to potentially inherit a full fitout that they don't have to pay for," Grant said. "And they can get a site they otherwise



David Grant, of Crown Commercial, says smaller tenancies such as this group of five on Courtenay Place attracted strong interest from hospitality offerings.



Sahil Bogal is opening a fine dining Indian restaurant and whisky bar called Dine Divine on the former site of Shepherd on Eva St.

wouldn't have been able to if they were in a strong market." The Post has previously reported on a raft of hospitality businesses closing as market conditions slowed down. Grant said they had been setting up new tenancies for cafes, bakeries, bars and restaur-

rants across the city. "There is still demand there. Whilst for some people it's tough, on the flipside it presents an opportunity for the next person coming in and we've been very active in that market." A couple of high-profile restaurants that closed recently, such as Shepherd and Field

& Green, now have new hospitality tenants for their prominent locations. In Lyall Bay, new owners are opening a cafe and restaurant at the former Elements site in late May. Sahil Bogal is one such owner who believes it is a good time to find top quality sites in the city to bring new offerings. He is opening a fine dining Indian restaurant and whisky bar called Dine Divine on the former site of Shepherd on Eva St, scheduled to open in July. "We love that location. It's a little hidden, but that's what we want. We want to build that curiosity in people, so that as customers are coming they can spread word of mouth and people start looking for us." Bogal understood the hospitality industry was tight right now. "The time is never good, so we have to make it good. I know that we'll make it work because of the quality that we are going to bring. If you want to grab the right location, this is the right time." He is also opening a bar on Ghuznee St

called The Cocktail Corner on the site of what was formerly Humdingers. Some owners of strong established brands are selling their businesses as going concerns. For example, a group of three bakery cafes on "high-profile sites" in different parts of central Wellington for sale give a glimpse of market conditions. Selling for \$299,000, their marketing said they were profitable with combined sales revenue of more than \$4 million a year. Though the name of the bakeries was not disclosed, the advertisement gives a clue to the difficulties they were facing with wage costs having an impact on its current profitability and that it was a challenging time in industry. "This should be a highly profitable enterprise, but circumstances have meant that wages are running high here," the advertisement said. "You do need the skill and experience to run this sort of operation. Whilst

there are talented staff on board, this is not for the inexperienced or faint of heart." Another listed is an "Italian-style take-away pizza business in the heart of Te Aro, Wellington", selling for \$795,000, and boasting weekly sales exceeding \$29,500. There's also a "leading craft brewery" in Upper Hutt for sale for \$1.75m, or a "globally renowned hospitality franchise", using an image resembling a Subway sandwich, on the market in central Wellington for just under \$1m. Jeremy Smith, of hospitality group Trinity Group, said the soft market meant prices of many businesses were lower. "I'm sure there are a number of businesses that would love to sell but given that most hospo companies are struggling, the price you can get for a business is really not worth selling at this point in time. If you're in the market and you've got some money you can pick up some good deals but you're going to have to work damn hard to make a buck."

APRIL FOOLS' MONTH A whole month of deals. No joke. SEE PAGE 5 FOR PRICES YOU CAN'T HELP BUT FALL FOR. Smiths CITY