



The future of the

# Mōkau Seawall

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## Consultation Topic 2

Waitomo District Council built a rock seawall at the end of Point Road, Mōkau in early 2015 to help slow down the erosion of the end of Point Road and retain beach access.

Over time the rock wall has degraded and is now irreparable, which means the seawall either needs to be renewed or removed.

This topic was discussed at the Mōkau ratepayers' meeting on 4 January 2025 and their preference was that the current seawall was renewed and funded by all Waitomo District ratepayers because of the district-wide benefit the seawall provides to users.

Coastal scientist reports and modelling have been undertaken to consider the type of seawall that is appropriate for the situation considering erosion, sea level rise, wave strength and storm surges.

The type of seawall required is costly, and there is no guarantee the seawall will last.

A large storm/cyclone could significantly damage the seawall and erode more of the Point, or the beach could remain quite stable, and the seawall remain intact for many years.

There may be a lower cost option once more details are known. Council will work with coastal experts to consider alternative designs that provides the most cost effective and beneficial outcomes for the community.

The seawall would be loan funded, repaid over 10 years.

# Proposals

## Option A

### Renew the Council Seawall (preferred option)

**Estimated cost \$900,000 + annual maintenance (1-2%)**

Our investigations so far indicate there are two options for the replacement of the seawall, this may require a resource or building consent which will be known once the design is finalised.

It is likely the seawall will be constructed using rock so we may be able to reuse some of the existing structure.

We have assumed that both approaches will cost approximately \$900,000.

#### Funding of Option A:

Council has considered who should pay for the removal of the current seawall materials and the construction of any potential new Council-owned seawall, three options have been proposed.

As there is no central government funding available for this type of work it would need to be funded by ratepayers.

We would take out a loan over 10 years, and then repay this through rates in one of the following ways:

#### Rate Option 1 (Preferred):

50:50 rating split - \$450,000 General Rate/UAGC District-wide + \$450,000 Targeted Fixed Rate to Mōkau\* charged on the basis of SUIP

- o The approach in this option is that everyone gains some benefit and has access to Mōkau and the beach, which benefits from the seawall. Mōkau ratepayers in the urban area benefit more significantly than the ratepayers outside Mōkau so 50% of the costs are paid by Mōkau urban ratepayers and 50% by all rating units in Waitomo District
- o The new area defined as 'Urban Mōkau' includes the township but excludes properties south of the bridge e.g. Te Mahoe Road. Awakino is also excluded (see map)

#### Rate Option 2:

General Rate/UAGC District Wide

- o The approach in this option is that everyone gains benefit and has access to Mōkau and the beach, which benefits from a seawall
- o The cost is fully distributed across all rating units in the district

#### Rate Option 3:

Targeted Fixed Rate to Mōkau \* – charge on the basis of SUIP

- o The approach for this option is that the people of Mōkau township all benefit directly from the seawall at the end of Point Road, so they equally pay all the costs. This is estimated to be \$826 per SUIP
- o The new area defined as 'Urban Mōkau' will pay for the full cost. The area includes the township but excludes properties south of the bridge such as Te Mahoe Road. Awakino is also excluded. (see map)





## Option B

### Not replace the seawall and remove materials remaining

Cost \$200,000 + quarterly inspections

If Council decides not to replace the seawall structure, the materials will still need to be removed. It is unclear what impact this may have on properties at the southern end of Point Road.

#### Funding of the Option B:

##### Rate Option 4:

General Rate/UAGC District-wide

- o The logic of this option is that all district ratepayers should contribute to the cost of removal given it was a decision by Council to build, and now remove, the seawall
- o The cost is covered by all rating units in the district

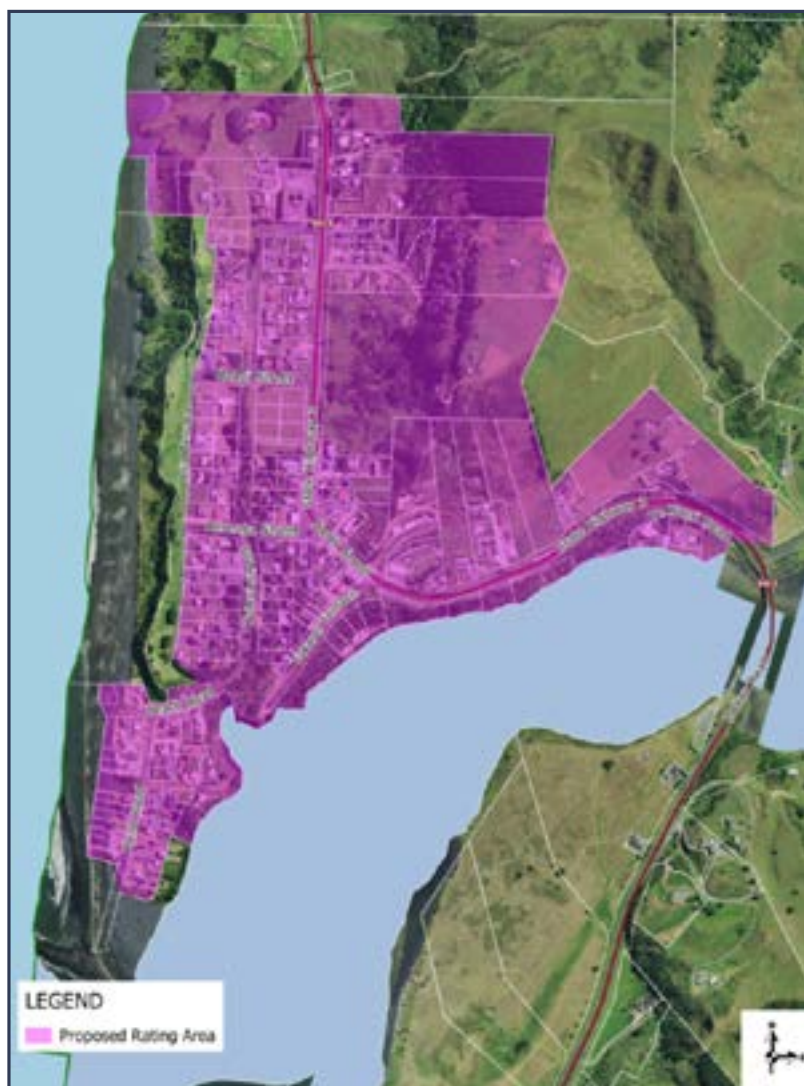
##### Rate Option 5:

Targeted Fixed Rate to Mōkau\* charged on the basis of SUIP

- o The new area defined as 'Urban Mōkau' will pay for the full cost. The area includes Mōkau township but excludes properties south of the bridge such as Te Mahoe Road. Awakino is also excluded. (see map)
- o The thought behind this option is that the people of Mōkau all benefit directly from the removal of the seawall at the end of Point Road, so they equally pay all the costs, which is estimated to be \$183 per SUIP

\*New proposed rating area of 'Urban-Mōkau' area as shown in map

## Map of proposed rating area Mōkau Urban Area below



# What is our preferred option?

**Our preferred option is:**

**Option A - 1**

**Renew using a 50:50 rating split**

## Debt impact:

Capital spend per option

Option A: Rebuild wall \$900,000

Option B: Not rebuild \$200,000

## Level of service impact:

A - Reduced erosion, infrastructure and property protection

B - Possibly accelerated erosion

## Rate impact:

Table showing the various impacts across options for District/Mökau for A and B across the funding options.

Mökau Seawall - Estimated Rates Impact			Te Kūiti Average Residential	Piopio Average Residential	Maniaiti/ Benneydale Average Residential	Mökau Average Residential	Te Waitere Average Residential	Average Value Lifestyle	Average Value Pastoral	Average Value Dairy	Average Value Commercial
			\$375,000	\$300,000	\$165,000	\$425,000	\$440,000	\$640,000	\$2,620,000	\$3,650,000	\$740,000 (3 parts)
Rating Option	Description	Funding Allocation	ANNUAL CHARGE								
1	Remove existing wall and construct new wall	50% General Rate (per \$100 of Capital Value) & 50% Mökau Rating Area (Targeted Fixed Rate per SUIP)	\$5.96	\$4.77	\$2.62	\$419.76	\$7.00	\$10.18	\$41.66	\$58.04	\$11.77
2	Remove existing wall and construct new wall	General Rate (per \$100 of Capital Value)	\$11.93	\$9.54	\$5.25	\$13.52	\$13.99	\$20.35	\$83.32	\$116.07	\$23.53
3	Remove existing wall and construct new wall	Mökau Rating Area (Targeted Fixed Rate per SUIP)	\$0.00	\$0.00	\$0.00	\$826.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4	Remove existing wall only	General Rate (per \$100 of Capital Value)	\$2.66	\$2.13	\$1.17	\$3.02	\$3.12	\$4.54	\$18.60	\$25.92	\$5.25
5	Remove existing wall only	Mökau Rating Area (Targeted Fixed Rate per SUIP)	\$0.00	\$0.00	\$0.00	\$183.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00