

26 November 2025

Changes to Westhaven Marina berth holder agreements - for occupants of the Existing Marina

Dear berth holder,

This letter provides an important update regarding upcoming changes to berth occupancy arrangements for that part of Westhaven Marina known as the "Existing Marina". There is a Westhaven Marina plan included within this letter (*Appendix 2*) that identifies all berths that comprise the Existing Marina.

You are receiving this update because you currently occupy a berth within the marina, either as a rental customer, or because you hold a berth licence and berth entitlement unit (BEU).

Current structure

Westhaven Marina is owned by Auckland Council and managed by council's Westhaven Marina team. The current occupancy arrangements for the marina include:

- 858 berths that are held by Auckland Council and made available to rental customers under berth rental agreements; and
- 715 berths that are licenced to private licence holders/occupants, with each of the berths subject to a berth licence and BEU.

These berths are held in two trusts, known as the "Existing Marina" and "Marina Extension" trusts. Separately, the marina has berths at Z-Pier, and pile moorings, neither of which are included in the trusts.

All of the berth licences within the Existing Marina expire on 29 September 2026. The Westhaven (Existing Marina) Trust, and all BEUs issued in relation to the trust, terminate 30 September 2026. At that time, all residual rights and assets comprising the Existing Marina revert to Auckland Council ownership and control. This provides council the right to reset and offer a new occupancy model with effect from 30 September 2026.

New full rental berth occupancy model

With effect from 30 September 2026, all berths comprising the Existing Marina will be available for rent, pursuant to a **full berth rental occupancy model**. Auckland Council as marina owner will rent all of the berths directly to occupants of the Existing Marina. The Westhaven Marina team will continue to manage the day-to-day operation of the marina.

Current berth licence holders in the Existing Marina will be offered the opportunity to sign a new rental agreement well in advance of the expiration date. These agreements will be effective from 30 September 2026, ensuring continued access to berths for those marina customers.

Rental customers will move to an updated and modernised new rental agreement over the course of 2026, ensuring consistency for all customers.

Westhaven Marina is an extremely valuable asset, and Auckland Council has considered the future berth occupancy arrangements carefully.

Council is looking to meet the needs of berth occupants and continue to deliver excellent customer service. Having regard to the interest of ratepayers, Auckland Council needs to receive a fair market return from this premium marina.

Providing a full berth rental model for all berths within the Existing Marina has a number of advantages. It provides consistency for all berth occupants, and is simpler for the marina management to administer. A full berth rental model is also consistent with the model adopted by other premium marinas in the southern hemisphere.

While the berth rental model will be a change for occupants who previously licenced their berths, we want to emphasise that our commitment to delivering excellent service remains unchanged. You'll continue to be supported by the same dedicated marina team you know and trust – the people who understand your needs and keep our marinas running smoothly.

Later date for Marina Extension

There is a separate and later expiry date for the berth licences within the area of Westhaven Marina known as the “Marina Extension”. Those berth licences do not expire until 3 April 2029. There will be separate communication to occupants of the Marina Extension well in advance of that later expiry date.

Next steps

Berth occupants within the Existing Marina do not need to do anything immediately, and Westhaven Marina will continue to operate as normal over summer. Marina management is preparing an implementation plan and berth rental agreement for the new rental model.

If you currently hold a berth licence and BEU for a berth within the Existing Marina, you will be offered the opportunity to sign a new berth rental agreement that will be effective from 30 September 2026. We plan to offer berth rental agreements to all current licence holders, and our process will take place several months prior to the expiry date of 29 September 2026 that applies to all berth licences within the Existing Marina.

Our intention is to have all rental agreements signed well in advance of that expiry date, to provide you with certainty of ongoing occupancy within the Existing Marina.

If you currently rent a berth within the Existing Marina, you will be transitioned to the updated berth rental agreement during 2026.

We will contact you again during the first few months of 2026, setting out the process to follow and further details on the new rental agreement.

During 2026, as we move towards the expiry date of 29 September 2026 and transition to the full berth rental model, the marina team will be checking all boat sizes relative to berth size. Over time, some berth renters and licence holders have occupied berths that aren't the right size for their vessel. As part of the transition to the new berth rental agreements, the marina team will be taking steps to ensure that all customers are renting the correct berth size for their boats.

What this means for holders of berth licences and BEUs within the Marina Extension

As stated above, holders of berth licences within the Marina Extension area will be unaffected at this time, and their berth licences and BEUs will continue until their expiry date in April 2029.

Future options for the berths comprising the Marina Extension will be considered in due course, well ahead of the Westhaven (Marina Extension) Trust's expiry.

How to find out more

Please make sure to read the question-and-answer section in *Appendix 1*, as this may have the answer to your question. Further information is available on the marina's [website](#).

Alternatively, to contact us about this, you can:

- Submit a question through [**this online form**](#)
- Email us at [**westhavenberthagreements@aucklandcouncil.govt.nz**](mailto:westhavenberthagreements@aucklandcouncil.govt.nz)
- Phone us at 093010101
- Mail us at:
 - Attention: Westhaven Berth Agreements
Auckland Council
Private Bag 92300
Victoria Street West
Auckland 1142

Yours sincerely,



Marian Webb

Head of Property Management

Auckland Council

Appendix 1: Key questions and answers

Why are things changing?

The berth occupancy structure currently in place at Westhaven Marina is reaching the end of its term. Licences for berths in the Existing Marina will expire first, on 29 September 2026, with the associated trust terminating on 30 September 2026. The licences and trust for the Marina Extension will expire later, in April 2029. This means a new berth occupancy model needs to be put in place.

How will this change impact berths in the different parts of the marina?

Existing Marina: All berths in the Existing Marina will move to a full berth rental occupancy model on 30 September 2026. All current berth licence holders in the Existing Marina will be offered a new rental agreement to secure a berth well in advance of the expiration date. Current rental rates are available on the marina's [website](#). These rates are reviewed annually.

For rental customers in the Existing Marina, the only change will be the introduction of a new, updated rental agreement.

The team will also use the opportunity to review boat and berth sizes to ensure they align. Some customers may be asked to move their boats to berths of appropriate size.

Marina Extension: No impact at this time. The berth licences and BEUs for berths in the Marina Extension area do not expire until 3 April 2029 and remain valid. There will be separate communication with berth holders in the Marina Extension well in advance of that expiry date to discuss the future of those berths.

Z-Pier: No impact. Z-Pier is not part of the trusts.

Pile moorings: No impact. The pile moorings are not part of the trusts.

When will I be contacted about the new rental agreement and when will they be available?

Berth holders in the Existing Marina will be contacted early in 2026 with next steps on the roll-out of the new rental agreements, which will happen over a period of months, given the large number of berths involved.

Is my berth in the Existing Marina or the Marina Extension?

Refer to the map in Appendix 2. The map is also available on the [website](#).

The Existing Marina area includes berths from AB pier to the western side of T pier, while the Marina Extension area includes berths from the eastern side of T pier to Y pier.

Is anything changing with day-to-day operations at the marina?

No. The marina team that you know and trust will continue to manage day-to-day operations. The marina will also continue to operate as normal over summer and as the new rental agreements are rolled out to customers.

Appendix 2: Map of Westhaven Marina

