

3 February 2026

Westhaven Marina: transitioning to a full rental occupancy model

Dear berth holder,

In November 2025, Auckland Council wrote to all occupants of that part of Westhaven Marina known as the "Existing Marina", confirming its plan to move to a full rental occupancy model for the Existing Marina in September 2026. A copy of that letter (which includes a map outlining the Existing Marina area) can be found on the Westhaven Marina website [here](#).

This letter provides further information in relation to the upcoming transition. You are receiving this letter because you either hold a berth licence and berth entitlement unit (BEU), or rent a berth directly from Auckland Council, within the Existing Marina.

Contents

This letter contains:

- A brief summary of the changes coming to the Existing Marina this year.
- A high-level explanation of the transition process and timetable.
- Links to further information, including:
 - the upcoming rental rates for 1 May 2026 to 30 April 2027; and
 - a sample copy of Westhaven Marina's updated berth rental agreement, with a summary table explaining the updates made.
- Related information, next steps and frequently asked questions.

If you have any questions, please see the 'How to Contact Us' section at the end of this letter.

Background

At the end of September 2026, the Westhaven (Existing Marina) Trust will expire and all berth licences and BEUs for berths within the Existing Marina will come to an end. Auckland Council, as owner and manager of the marina, has decided to move to a full berth rental occupancy model.

This means that from 30 September 2026, Auckland Council will rent all berths within the Existing Marina directly to occupants. This offers a simpler, consistent approach for both berth occupants and marina management, and aligns Westhaven with other premium marinas in the southern hemisphere. The Westhaven Marina team within Auckland Council will continue to manage the day-to-day operation of the marina.

Please see our letter of 26 November 2025 for a more detailed explanation of the relevant background.

What this means for our Existing Marina customers

To enable a smooth transition to the new occupancy model, Auckland Council will be contacting Existing Marina customers and asking them to complete an updated berth rental agreement well in advance of 30 September 2026. The transition process will differ slightly between berth licence holders and existing rental customers.

- **Customers who hold a berth licence and associated BEU** for a berth in the Existing Marina will continue to be entitled to occupy their current allocated berth until 29 September 2026, at which point their berth licence will expire. Auckland Council will offer these customers the first opportunity to sign a rental agreement for their current berth, with the agreement taking effect from **30 September 2026**, allowing continued use of the berth from that time.
- **Customers who are renting a berth** in the Existing Marina directly from Auckland Council will be transitioned to the updated version of the berth rental agreement over the coming months, with the updated rental agreement taking effect when both the marina manager and customer have signed it. In the case of a small number of rental customers on fixed-term berth rental agreements ending 29 September 2026, any new agreement will instead take effect on 30 September 2026 after the current fixed term comes to an end.

What to expect

In the coming weeks, Auckland Council will communicate directly with individual berth licence holders and existing rental customers about the transition.

Contact will be by email, attaching a copy of the updated berth rental agreement that has been pre-populated with the customer details held by the Westhaven Marina team, and containing instructions on how to complete and return the berth rental agreement including a list of any supporting documents or information that may be required from you. If you do not receive an email by **the end of February 2026**, please contact us directly. Please see the 'How to Contact Us' section at the end of this letter.

Once you have received the updated rental agreement, please read it carefully and follow the personalised instructions provided and return your completed berth rental agreement as soon as possible. To ensure a speedy and smooth transition, we ask that customers sign and return their rental agreements as promptly as possible, ideally before the end of April 2026, with all required information included.

Westhaven Marina maintains a very high occupancy rate and there is strong demand for certain categories of berth. Where existing occupants do not wish to rent their berth from 30 September 2026, the berth may be offered to others.

Rental rates

Current berth rental rates for the period from 1 May 2025 to 30 April 2026 are published on the [Westhaven Marina website](#).

The upcoming berth rental rates for the period from 1 May 2026 to 30 April 2027 have been confirmed and are also available. The new rates are included below for ease of reference.

Monohull Berth - With Finger		
Max Size	Daily Rate	Monthly Cost*
Up to 10.5m (34'5")	\$29.50	\$914.50
12m (39'4")	\$39.00	\$1,209.00
14m (45'11")	\$52.00	\$1,612.00
15m (49'3")	\$61.50	\$1,906.50
16m (52'5")	\$67.00	\$2,077.00
18m (59'1")	\$77.50	\$2,402.50
20m (65'7")	\$89.00	\$2,759.00
22m (72'2")	\$102.50	\$3,177.50
24m (78'8")	\$112.00	\$3,472.00
26m+ (85'4"+)	Price on application	

Monohull Berth - No Finger		
Max Size	Daily Rate	Monthly Cost*
Up to 10.5m (34'5")	\$26.00	\$806.00
12m (39'4")	\$35.00	\$1,085.00
14m (45'11")	\$49.00	\$1,519.00

Multihull Berth		
Max Size	Daily Rate	Monthly Cost*
10m (32'8")	\$45.50	\$1,410.50
12m (39'4")	\$55.00	\$1,705.00
13.5m (44'3")	\$67.50	\$2,092.50
14m (45'11")	\$70.50	\$2,185.50
14.5m (47'6")	\$73.00	\$2,263.00
15m (49'3")	\$83.50	\$2,588.50
16m (52'5")	\$87.00	\$2,697.00
20m (65'7")	\$119.50	\$3,704.50

* Monthly costs are indicative only, based on a 31-day month. Rental fees are calculated at a daily rate and charged monthly in advance.

Updated berth rental agreement

As part of the transition to the full berth rental occupancy model, Auckland Council has updated and modernised the standard berth rental agreement in use at Westhaven Marina. The berth rental agreement remains in a familiar form and will be used consistently for all customers across the marina.

Details of the updated berth rental agreement can be found through the links below, including:

- A sample copy of the [updated rental agreement](#), including specific terms, which require the details of the rental customer, vessel, insurance and other commercial matters.
- A copy of the [general terms and conditions](#), which set out the basis on which the berth is rented and may be used.
- A [summary table](#) that explains the changes and updates made from the previous version of the standard berth rental agreement.

Marina users should also take this opportunity to refresh themselves on the latest version of the [Westhaven Marina Rules](#) and [A-Z Guide to Westhaven Marina](#), as the berth rental agreement requires that you comply with these.

The updated berth rental agreement is entered into on an ongoing basis and does not have a fixed end date or require renewal. This approach has worked well for the marina's existing rental customers, many of whom have rented their berths in Westhaven Marina for many years.

Implementation process

The implementation of the new occupancy model will likely require a period of months, given the large number of berths involved. We thank customers for their patience while we work through this process. As noted, to help enable a speedy and smooth transition for customers, we ask that signed berth rental agreements are returned to us as soon as possible, preferably before the end of April 2026.

Berth rental agreements will be sent via email from:

westhavenberthagreements@aucklandcouncil.govt.nz via email and should be returned to the same email address.

More information on the process for signing and returning a berth rental agreement will be provided in individual emails to customers. In preparation, customers should note:

- The berth rental agreements will be pre-populated with information specific to each customer, including their vessel and berth, based on the records currently held by the marina office. It is important that customers independently check the details and information set out in the agreement, ensuring they are complete and accurate. When returning the signed berth rental agreement, you will be confirming the accuracy of those details.
- Some customers may need to provide further supporting information alongside their berth rental agreement, for example:
 - a) An updated certificate of insurance, if required
 - b) Completed direct debit form if not already set up on one
 - c) Electrical warrant of fitness, if marina electricity is used
- Marina management will check all agreements and supporting information received, and at the same time will be checking that there are no arrears or outstanding issues relating to the berth or customer. Please ensure that no payments due to the marina are outstanding at the time you submit your signed rental agreement.
- The rental agreement will not be finalised until the manager has completed all checks, counter-signed the form and returned a copy to the customer.

Vessel movements

As indicated in our letter of 26 November 2025, the Westhaven Marina team will be taking the opportunity over the coming period to check vessel sizes relative to berth size.

As part of the transition to the updated berth rental agreements, the marina team will be taking steps to ensure that customers are renting the correct berth size for their boats. Any offer of a berth rental agreement to existing customers may be conditional on the customer's vessel dimensions being suitable to the berth, and the marina team may ask customers to move their vessel to a berth of appropriate size for their vessel (where available).

Next steps

Auckland Council intends to begin sending out email instructions and berth rental agreements to Existing Marina customers in the coming weeks. Emails will be sent to the contact details the marina has on file for customers. Please monitor your email inbox over the coming weeks to ensure you receive the agreement.

If you haven't received any further communication or a copy of your new berth rental agreement by the end of February 2026, please contact us.

In the meantime, please ensure that any payments due for the berth you currently occupy are up to date. If you are aware of any changes or updates to your vessel or to your personal details that are held by the marina office in relation to your berth occupation, please contact the marina office as soon as possible so it can be updated.

How to contact us

Please make sure to read the frequently asked questions section in the appendix, as this may have the answer to your question. Further information is available on the marina [website](#).

Alternatively, to contact us about this, you can:

- Submit a question through **[this online form](#)**
- Email us at **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: additional frequently asked questions

We have added some additional answers to frequently asked questions (FAQ) below. Please also refer to our letter of 26 November 2025 or the [marina website](#) for the full set of questions and answers.

When will I be able to receive and complete the updated berth rental agreement?

Auckland Council intends to send rental agreements to Existing Marina customers in the coming weeks, with instructions on how to sign and complete the form and supply any required information (for example proof of insurance). The finalisation of all rental agreements will likely require a period of months, given the large number of berths involved.

Customers can help ensure the agreements are finalised as quickly as possible by carefully reading and following the instructions provided in their email, and ensuring all required information and documentation is provided promptly, preferably before the end of April 2026.

What is the term of the updated berth rental agreement?

The updated agreement will be offered on an 'ongoing' basis (i.e. there is no specified end date requiring either a new agreement or renewal). This allows customers to remain in the marina indefinitely, unless the agreement is terminated by the customer or by Auckland Council giving notice. This approach has worked well for our current rental customers, many of whom have rented their berths in Westhaven Marina for many years. Under the updated berth rental agreement, the customer will be able to terminate by giving 20 working days' notice (i.e. one month) to the marina manager, while the manager is required to give the customer notice of 60 working days' notice (i.e. three months) before terminating the agreement.

A short-term berth rental agreement will also be available, at the marina manager's discretion, but this is only relevant to customers wishing to stay in the marina for a fixed period of a few days or weeks.

Will Auckland Council be offering any new fixed term licences for berths?

No berth licences are being sold. Auckland Council has decided to move to a full berth rental occupancy model in the Existing Marina, and will be implementing a standard rental agreement consistently across the Existing Marina this year.

What will it cost to rent a berth? What will the rental rates be?

Rental customers at Westhaven pay rent calculated at a daily rate, payable monthly in advance by direct debit. Rental customers also pay additional utility charges for certain services that they choose to use, such as shore power.

The current standard berth rental rates for the period 1 May 2025 to 30 April 2026, and the upcoming rates that will apply from 1 May 2026 to 30 April 2027, can both be found on the marina website [here](#). Rates are reviewed annually.

Existing rental customers will continue to pay rent at the current rates until 30 April 2026, and will start paying the new rates from 1 May 2026. The timing of rental customers moving onto the updated berth rental agreement won't change this – the same standard rates will apply.

Current berth licence holders will not be required to make any rental payments prior to 29 September 2026 (but will remain responsible for annual charges under their berth licences). Berth licence holders who enter into a new rental agreement for their berth will need to begin paying rent from 30 September 2026 onwards. The rental rates payable will be the same standard rates applicable to all rental customers for the 1 May 2026 to 30 April 2027 period.

Can I sublet my berth as a rental customer?

Rental customers may sublet their berth for short periods, subject to obtaining the marina manager's approval and complying with any conditions set by the manager at its discretion. Subletting is not intended to become an ongoing or commercial arrangement but may be permitted, for example, where a long-term rental customer is travelling overseas for a period but wishes to retain their allocated berth and resume occupancy on their return.

Will car parking be available to me as a rental customer?

Yes. Rental customers remain entitled to park in the dedicated customer parking section of the marina car parks, and will be given up to two parking permits (allowing two vehicles to be registered to park in the restricted area). Auckland Council is not planning any changes to the car parking at Westhaven Marina.

What if I hold a berth licence and BEU and am renting the berth to another person privately?

We are aware that some berth licence holders currently rent out the berth to other parties on an ongoing private rental basis. Long-term subletting of this kind will not continue under the full berth rental occupancy model.

As part of the transition to the new occupancy model, licence holders will have the first opportunity to rent and occupy the berth associated with their licence. If the licence holder confirms to us in writing that they do not wish to rent the berth from 30 September 2026 onwards, we may offer a berth rental agreement for the berth to other interested parties – potentially including the current private renter.

We ask that berth licence holders who are currently privately renting their berths to third parties consider their future plans for the use of the berth, discuss this with their rental occupant, and confirm their plans with the marina team as soon as possible.

What happens if I do not complete the updated berth rental agreement?

All customers who wish to retain a berth in the Existing Marina will need to transition to the updated berth rental agreement during the course of this year.

- **Customers who currently rent a berth from Auckland Council** will have to move onto the updated rental agreement as part of this transition process. Older forms of berth

rental agreement will not be supported in the marina going forward. If you do not wish to enter into an updated agreement or do not plan to continue renting a berth, please advise marina management as promptly as possible so that the berth can be made available to other customers.

- **Customers who hold a berth licence and BEU** remain entitled to occupy their licensed berth until 29 September 2026. Licence holders who wish to rent their current berth from 30 September 2026 onwards will need to complete a berth rental agreement, and are asked to do so as promptly as possible. If you do not wish to rent your berth from 30 September 2026 onwards, or if we do not hear from you as part of this transition process, the berth may be offered to another customer for occupation from 30 September 2026.

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 continue to operate as normal as the updated berth rental agreements are rolled out to customers.