

LIVING ABOARD VESSELS AT WEST PARK MARINA

Background information & West Park Marina's policy for living aboard your vessel

West Park Marina was developed during the early 1980's to meet the increasing demand for safe, sheltered berthing of recreational pleasure craft, and the marina has been designed and built solely for this purpose.

Living aboard was not contemplated in the original specification of the marina and its shore facilities and so only limited power, water and other services were designed into the floating structures.

West Park Marina is committed to ensuring, in the interests of berth holders, that the marina, its facilities and surrounding water space is maintained to a high standard. Due to the limited services at West Park Marina, significant levels of long-term occupancy of vessels within the marina would impact on the smooth operation of the marina, which is not in the marinas' or berth holders' best interests.

West Park Marina does however enjoy numerous visits from cruising vessels from around New Zealand and the rest of the world, and has traditionally recognized the need for such vessels to be lived aboard for limited periods. In addition, increasing numbers of vessel owners make a lifestyle choice to live on board their vessel for extended periods.

West Park Marina has the ability under both the existing and revised Local Authority's operations by-law (Waitakere City Council By-Law #13) to grant approval to live aboard, but it should be noted that this approval will always be at West Park Marina's discretion.

Live-aboard status can only be obtained with the approval of the West Park Marina, however a number of vessel owners from time to time presume an automatic right to live aboard without West Park Marina's consent. Berth holders at West Park, as per their berth licence, are permitted in any given week to spend a maximum of two nights per week living aboard their vessel. West Park berth holders must be registered as a live-aboard with West Park Marina.

The Council by-law clearly states "***No person shall live on board any craft within the boat harbour without the approval of the boat harbour operator*** which approval may be revoked by the boat harbour operator (West Park Marina) or Waitakere City Council."

LIVE-ABOARD MANAGEMENT

1. Allowable number of vessels

Difficulties may arise when several vessels, including those of non live-aboards, are dependent on the same utility supply – typically the power source which is limited to 30 amps supply per 6 outlets, with 6 outlets per 12 marina berths as standard.

Due to limited facilities, the maximum number of live-aboards is considered to be 10% of marina berths (i.e. 60 berths) which may be decreased at West Park Marina's discretion, or which may increase at West Park Marina's discretion to a maximum of 70 vessels with the influx of foreign registered vessels between October & May. This will in any event be governed by the demands on pier facilities.

2. Live-aboard regulations

- a) The occupier (live-aboard) must be the owner of the vessel. Living aboard is not permitted on leased or rented vessels.

- b) Where the live-aboard does not own the marina berth but the berth is rented, the rental must be contracted through West Park Marina. Private berth rentals are not permitted. This is a requirement of Waitakere City Council as it is the responsibility of West Park Marina to control the number of live-aboards to a maximum of 60 permanent live-aboards.
- c) The vessel must comply with a boat safety inspection by the West Park Marina's Operations Manager and must be capable of making way under its own power.
- d) The number of persons living aboard is restricted up to a maximum of 2 persons per vessel and with a maximum of one person on any vessel measuring less than 10m LOA.
- e) All vessels lived aboard are required to have a current electrical WOF and permanent power connections must comply in all respects with the marina operator's requirements for such connections. Permanent or unattended connections are not to be made to the standard IP56 flat pin electrical outlets that are provided for casual use only.
- f) There shall be no discharges from vessels into the marina.
- g) There shall be no laundry hung in rigging and vessels, including boat covers and equipment, and the vessel shall be maintained in tidy condition so as not to detract from the visual amenity of the marina.
- h) There shall be no obstructions of any kind on piers or fingers.
- i) There shall be no threatening or unsociable behaviour.
- j) For all new live-aboards there shall be no dogs kept on vessels as live-aboards in the marina.
- k) Existing live-aboards with dogs at the marina, if the marina office receives three verified complaints about their dog, the dog will be required to permanently vacate the marina or live-aboard registration will be cancelled.

3. Live-aboard levy

There is a live-aboard levy of \$120.00 (GST incl.) per month payable to the marina operator monthly in advance. The levy is non-refundable. The basis for the levy is to pay for the additional costs generated by living aboard their vessel, i.e. power, water, rubbish, cleaning and general maintenance. Please note the live-aboard levy is credited to the berth holder's operating budget.

Live-aboards are invoiced monthly in advance for their live-aboard levy. Notice must be given to the marina office in writing or via email prior to invoicing if a live-aboard is away for a month or more. If no notice in advance is given to West Park Marina, no credit will be issued and payment will be expected in full. No part payments of the live-aboard levy will be accepted. If living aboard less than 15 days in any given month, no payment is required to be made as long as notice is received in advance prior to invoicing. If living aboard for more than 15 days per month, full payment is to be made.

Demand to be a permanent live-aboard at West Park Marina has grown over the years and is currently extremely high and we have now closed off the waiting list. Priority will be given to West Park Marina berth holders' and overseas visitors.

If a live-aboard is behind by one month with their monthly live-aboard payments, without prior approval from West Park Marina, they will immediately have cancelled their live-aboard status and be required to immediately cease living aboard their vessel.

WEST PARK MARINA LIMITED

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