

UNLOCK YOUR PROPERTY'S POTENTIAL WITH LIVE ZONING

EXPERIENCE THE CATO BOLAM DIFFERENCE

Cato Bolam is your trusted local land development specialist, with over 50 years of experience delivering successful projects.

If you're planning to apply for a Private Plan Change in the Future Urban Zone, our multidisciplinary team can guide you through every step to secure Live Zoning for your property.

We take pride in providing seamlessly integrated services, ensuring a smooth process from consent to completion.

Below is an overview of the Private Plan Change process. Our expert Planning Team is here to support you at each stage to help secure Live Zoning for your property in Whenuapai.

Let us help bring your vision to life.

SURVEYORS

We map your land accurately, laying the foundation for success.

ENGINEERS

We value-engineer and optimise your infrastructure solutions.

ARCHITECTS

We create inspired designs that blend innovation with functionality.

PLANNERS

We streamline the consent process, delivering clarity and confidence.

ENVIRONMENTAL

We provide value focused environmental solutions for your project.

LANDSCAPE & URBAN DESIGNERS

Crafting unique landscapes with nature in harmony.



UNDERSTANDING THE PRIVATE PLAN CHANGE PROCESS IN 8 STEPS

STEP 1: PREPARE A STRUCTURE PLAN
Develop a Structure Plan in accordance with the Auckland Unitary Plan Guidelines.

STEP 3: COUNCIL REVIEWS THE REQUEST
The Council assesses the request. They may request further information, and can commission reports.

STEP 5: DECISION ON THE PLAN CHANGE REQUEST
Council decides whether to:
- Adopt the request as its own Plan Change
- Accept or reject the request
- Convert the request into a Resource Consent application instead.

STEP 7: COUNCIL HEARING AND DECISION
The Council holds a hearing to review the request and submissions. After which, Council issues a formal decision.

STEP 2: LODGE PRIVATE PLAN CHANGE REQUEST
Submit your Private Plan Change request to Council.

STEP 4: COUNCIL MAY MODIFY THE REQUEST
If necessary, Council can propose modifications, but only with your permission.

STEP 6: PUBLIC NOTIFICATION & SUBMISSIONS
If the request is adopted or accepted, the Council publicly notifies the Plan Change.

The public are then invited to submit feedback for consideration.

STEP 8: APPEAL PROCESS
If a party disagrees with the Council's decision, they can appeal to the Environment Court for further review.

HUAPAI TRIANGLE

The Huapai Triangle Project was developed under the Housing Accord and Special Housing Areas Act 2013 to enhance housing affordability by increasing land and housing supply.

Cato Bolam played a key role in the Plan Change process, bringing expertise in the development of the Structure Plan. This plan enabled an integrated community, featuring a central Neighbourhood Centre and Parkland, with up to 1,200 residential lots and strong connectivity to the neighbouring Huapai and Kumeu townships.

KEY SERVICES

- › Planning
- › Surveying
- › Resource Consents
- › Civil Engineering
- › Project Management



Huapai Triangle's green corridor provides stormwater management, high-quality ecological habitat and public amenity.

KUMEU CENTRAL

Kumeu Central is a significant master-planned town centre development located in Kumeu, Auckland, aimed at supporting the growing population of this rural area. The project, valued at over \$100M, involved the subdivision of land to create up to 20,000m² of mixed-use commercial space and 300 residential units, alongside nine commercial lots.

Our innovative flood modelling techniques resolved flood issues on the site by raising the flood prone site by over 2 meters while maintaining a live stream and managing flood risks for surrounding properties.

KEY SERVICES

- › Planning
- › Surveying
- › Resource Consents
- › Civil Engineering Design
- › Construction Observation



Kumeu Central: Drone view of the completed subdivision



Riverhead South Stormwater Treatment

RIVERHEAD SOUTH

KEY SERVICES

- › Structure Planning
- › Resource Consents
- › Surveying
- › Civil Engineering Design

Riverhead South is a standout example of our expertise in large urban subdivisions. Once orchards and lifestyle blocks, this area adjoins the established Riverhead Village, known for its strong character and community spirit.

Cato Bolam played a key role in the major structure planning process led by Rodney District Council, shaping how Riverhead South could complement and enhance the existing village. This resulted in a bespoke masterplan and planning provisions that guided development. We then worked closely with landowners to coordinate, consent, and deliver the subdivision, creating around 400 new residential sites.

HOBBS BAY

Hobbs Bay is a residential subdivision in Gulf Harbour, led in collaboration with Hopper Developments.

Our in-house team successfully designed and obtained non-complying consent for this high-amenity residential development. By working with the land and focusing on the design outcome we achieved 90 residential lots averaging 1000m², where the minimum lot size is typically 4,000m².

The development features a café in a heritage villa, retention of natural vegetation, wetlands, streams, beach access points, and a recreation reserve with a playground, enhancing the development's appeal.

KEY SERVICES

- > Planning
- > Surveying
- > Resource Consents
- > Civil Engineering Design
- > Architectural Services



WESTGATE TOWN CENTRE

We are proud to have been involved in the planning of the Westgate Centre for almost 10 years.

From the start, the centre has been master-planned with a wide range of public amenities, an attractive main street, low impact infrastructure design and an interconnected pattern of roads and walkways.

The innovative design delivered an excellent environmentally friendly result. This included features such as tree pits and hybrid rain gardens incorporating filters. The use of bioretention stormwater quality devices provided treatment without the loss of space, (normally encountered with large rain gardens), conserving land area needed for car parking.

KEY SERVICES

- > Planning
- > Surveying
- > Resource Consents
- > Civil Engineering Design
- > Project Management
- > Environmental



WHITIANGA WATERWAYS

Whitianga Waterways is a master-planned canal housing, marine precinct, and commercial development extending Whitianga's coastal lifestyle.

Designed for 1,500 homes, the development is still underway. With a mix of canal and non-canal-front sections, it offers a high-quality marine environment ideal for swimming and a wide range of water-based activities.

Cato Bolam's leadership team worked with Hopper Developments to support the Plan Change, as well as the Resource Consents to help deliver the successful world-class development.

KEY SERVICES

- > Plan Change
- > Resource Consents
- > Surveying
- > Project Management

BENEFIT FROM CONFIDENCE AND EXPERTISE IN YOUR NEXT DEVELOPMENT IN 2025

Partnering with Cato Bolam means working with local land development experts who understand your goals and the complexities of the process. We prioritise clear communication to ensure your confidence at every stage. Our experienced team listens carefully, delivering innovative, tailored solutions aligned with your vision.

With an earned reputation for trusted expertise, we're here to guide your project from concept to completion. Choose Cato Bolam for a collaborative partnership built on trust, professionalism, and a commitment to excellence. Discover the passionate professionals who will bring your vision to life.

MEET OUR LEADERS



Chris Solleder, Director and Civil Engineer with 25 years of experience in land development, specialising in civil and urban design. Chris is a project leader, focusing on coordinating consultants and driving successful projects.



Mark Parker, Director & Registered Professional Surveyor, has 28 years experience. He specialises in rural, residential and commercial developments, with particular skills in project management, feasibility planning, land transfer surveying and engineering design.



Myles Goodwin, Environmental Director & Planner, has 25 years experience delivering practical solutions for rural and urban development. An expert in environmental planning and compliance he helps landowners navigate complex consents to maximise project value.



Kaaren Joubert, Planning Manager, brings 25 years experience, with a strong background in Council and consultancy work. She specialises in navigating complex consents and delivering innovative planning solutions in urban and rural environments.



Rowan Murray, Architecture Principal, brings 20 years extensive expertise in residential and commercial projects, seamlessly blending innovation and functionality to deliver high-quality outcomes that maximise value.



Trina Beard, Land Development Manager, brings 15 years experience. She excels in managing complex developments by collaborating with clients, consultants, and contractors to deliver the client's vision in land development and landscape projects.



Paul Kleynhans, Associate and Chartered Professional Engineer, brings 15 years of expertise. He specialises in engineering design, project management, Council compliance, and stakeholder consultation, all while meeting tight deadlines.

Let's Create Great Places Together

Ready to explore your land's potential?

Contact us today for an obligation-free consultation and discover how Cato Bolam can help you bring your vision to life.

Free Call 0800 2 CATOBOLAM

Visit us at catobolam.co.nz

Connect with your nearest branch

HENDERSON | MANUKAU | WAIHEKE | OREWA | MANGAWHAI | WHANGAREI