

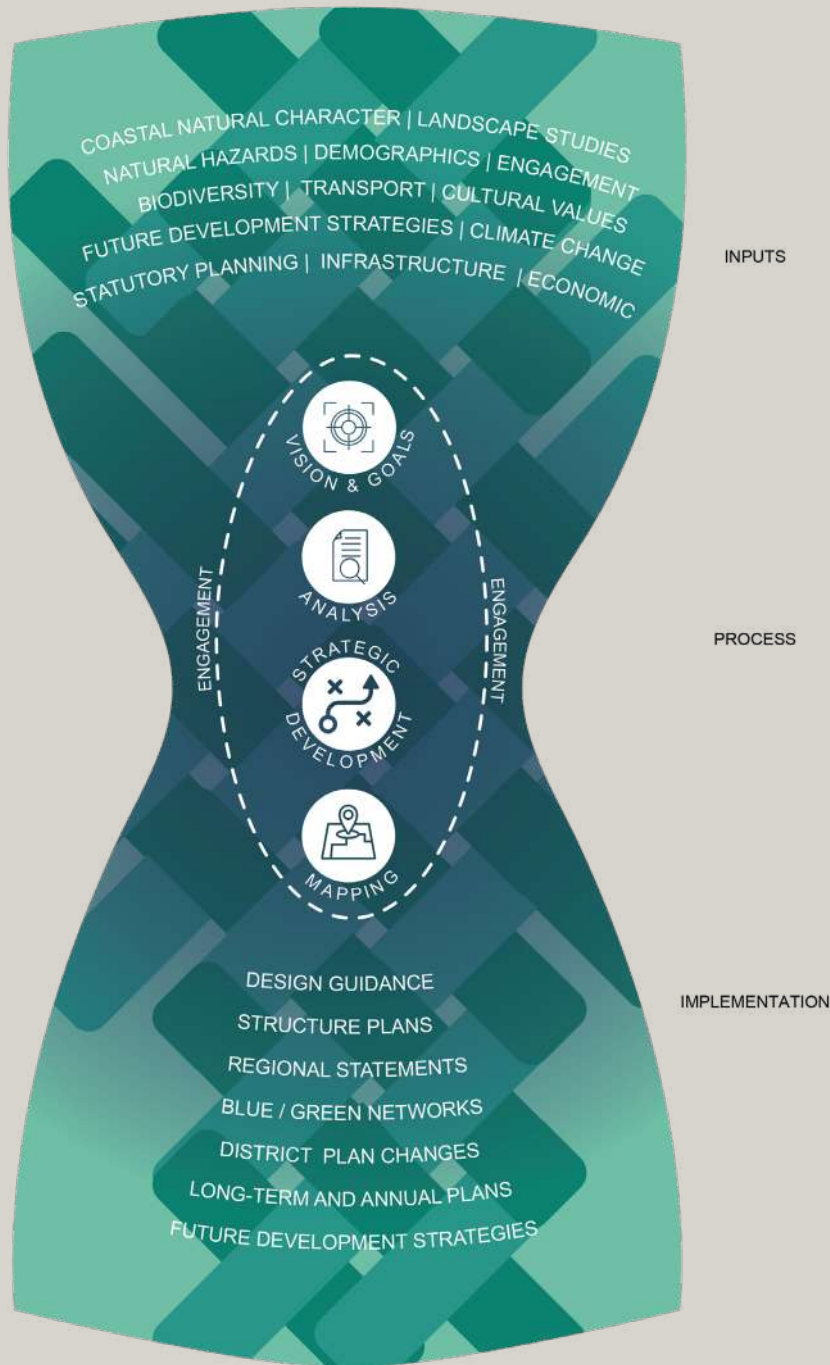
DISTRICT AND REGIONAL SPATIAL PLANNING

CAPABILITY STATEMENT | MARCH 2026

Boffa Miskell 



DISTRICT AND REGIONAL SPATIAL PLANNING

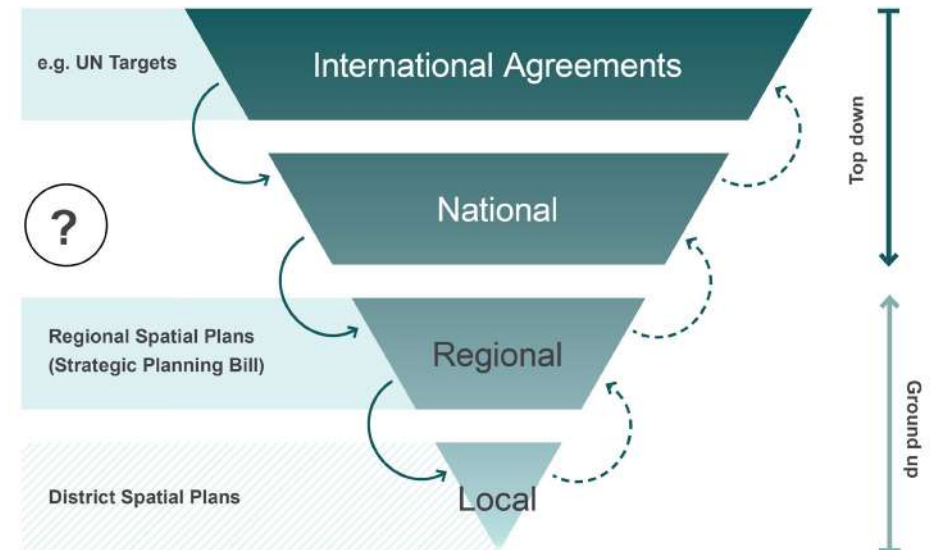


Spatial planning is the process of looking into the future and making good decisions about delivering on issues of development and protection.

Identifying opportunities and constraints to plan in a coordinated manner for change over time is essential to ensuring communities and the environment grow and change positively.

How are spatial plans delivered?

Spatial plans are delivered through a comprehensive process that involves significant investment in time and cost. Key inputs include the planning process itself, supported by strong engagement. Once the spatial plan is completed, a range of processes and projects are implemented to achieve desired outcomes.





What is spatial planning?

Delivering positive outcomes for the community and the wider environment is at the heart of spatial planning. Spatial plans can range in size from a specific area (these are often called masterplans and may be undertaken by private-sector developers) to town, city, district or regional spatial plans – these are usually undertaken by Councils.

Spatial plans, no matter what their size, are forward-looking strategies for growth and change. The process of spatial planning identifies current and future opportunities and constraints to help make coordinated, thoughtful decisions related to development, use of natural resources, and protection of important assets and environments.

Spatial planning typically incorporates mapping to show inputs (existing opportunities and constraints) and outputs (new projects and future development areas). The maps and plans demonstrate a process of consideration and decision-making and provide direction through a clear visual output.



What makes a good spatial plan?

A successful spatial plan is a strategic framework that guides long-term development and land use across districts and regions. The following principles define a robust and effective spatial plan.

Spatial

A good plan is coordinated across urban, rural, and natural areas, ensuring integrated development that respects ecological boundaries and land use diversity.

Collaborative

Effective spatial planning involves meaningful engagement with partners, stakeholders, and communities, fostering shared ownership and inclusive decision-making.

Place-based

It reflects the unique past, present, and future contexts of each location, aiming to enhance liveability and identity through tailored planning approaches.

Process-driven

It is grounded in thorough analysis, active engagement, and continuous evaluation, ensuring decisions are informed and responsive.

Long-term

A visionary outlook spanning 30 years or more enables strategic change, resilience, and adaptability to future challenges and opportunities.

Prioritised

Identifying early wins, enabling actions, and transformational projects helps build momentum and deliver tangible benefits. Identifying priority development such as key infrastructure provision and removing blockages to positive change and growth.

Documented

Transparency is key; plans should be supported by a clear evidence base and rationale that can be communicated and understood by all.

Urban form and

infrastructure provision

Optimal integration of land use and infrastructure systems supports sustainable growth, accessibility, and efficient provision of services.

Directive but flexible

Spatial plans need to provide clear strategic direction that will direct regulatory plans and council processes; but also need to be flexible to allow for structure and master planning at more detailed scales to respond to local needs and changing conditions.

Adaptable

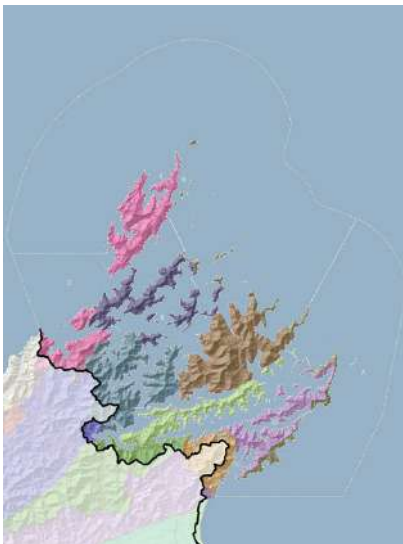
The plan must accommodate different scenarios, with mechanisms for monitoring, review, and adjustment to stay relevant over time.



INPUTS

Inputs to a spatial plan are any existing constraints and opportunities. This includes objective data, such as demographic and geographic information; and existing infrastructure, like roads and utilities. Spatial planning inputs also include studies and analysis that inform and impact guide the spatial planning process, such as:

- Landscape and Coastal Natural Character Studies
- Ecological Assessments and identification of Significant Natural Areas
- Cultural Assessments
- Community Engagement
- Existing legislation, statutory plans, or policy statements also influence and inform spatial plans



▶ Natural Character of the Marlborough Coast



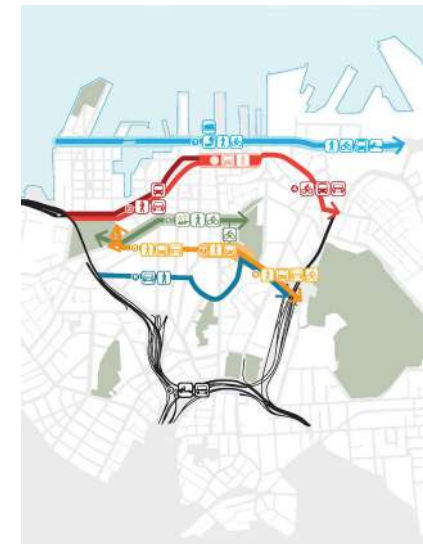
▶ Connecting Future Dunedin Transport



▶ Waikawa Integrated Catchment Management Plan



▶ Stewart Island Natural Character Study



▶ Auckland East-West Transport Study

INPUTS

Boffa Miskell has a long history of assisting Councils with studies and analysis that inform the spatial planning process. This work involves our core disciplines, including landscape planning, ecology and biosecurity, planning and transport planning, cultural advisory, engagement, and nature and climate change, assisted by our GIS specialist team.

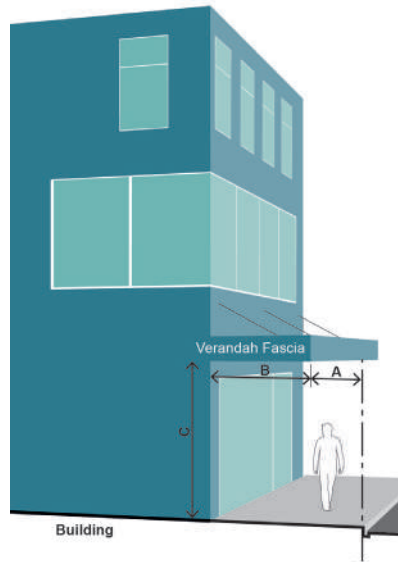
Our cross-disciplinary expertise means that spatial planning inputs can be comprehensively addressed in an integrated and coordinated manner. The Boffa Miskell team can assist you in understanding complex matters that need to be addressed in the spatial planning process.

Tauranga City Council - Plan Change 33.
Landscape Qualifying Matters
Assessments.
RMLA Technical Document Award Entry.

31 July
2024



▶ Tauranga Residential Intensification
Landscape Assessment for Plan Change 33



▶ New Plymouth
District Plan Review



▶ Waikato District
Landscape Study



▶ Hauraki Plains Adaptation
Plan – Social Impact Assessment

SPATIAL PLANNING PROCESSES

We regularly work with other specialist teams in relation to natural hazards, infrastructure and demographics, with our engagement specialists assisting with the facilitation of community input. This inter-disciplinary approach means that complex issues can be comprehensively addressed through the spatial planning process, taking into account key aspects such as managing population growth and natural hazard risks.



► Kaikōura Spatial Plan



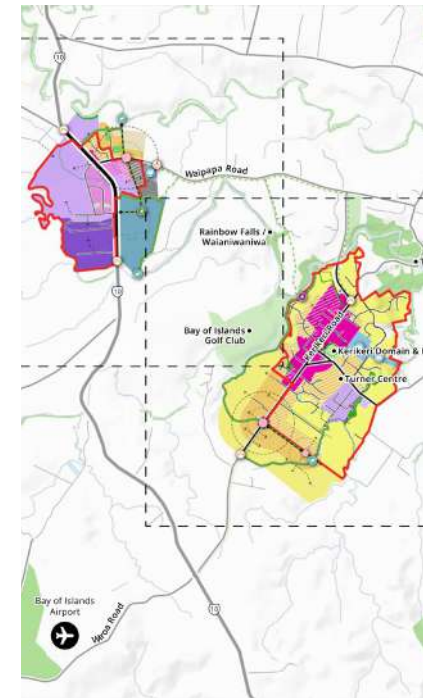
► Te Tapuae Southern Corridor Structure Plan



► Ohakune Spatial Plan



► Richmond Spatial and Intensification Plan



► Te Pātukerea Kerikeri Waipapa Spatial Plan



▶ Christchurch Central Recovery Plan Blueprint

SPATIAL PLANNING PROCESSES

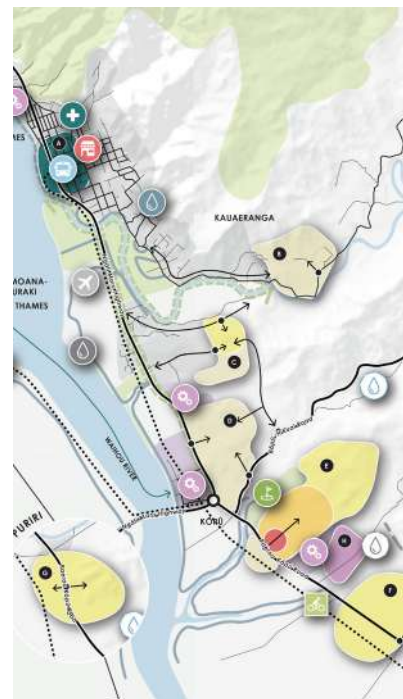
The spatial planning process incorporates constraints analysis to identify environmental, cultural, and physical limitations. Through the designation of land uses and the layering of key systems, such as Blue-Green Networks, transport, and infrastructure, a spatial plan creates a coherent framework for sustainable development over a period of years or decades.



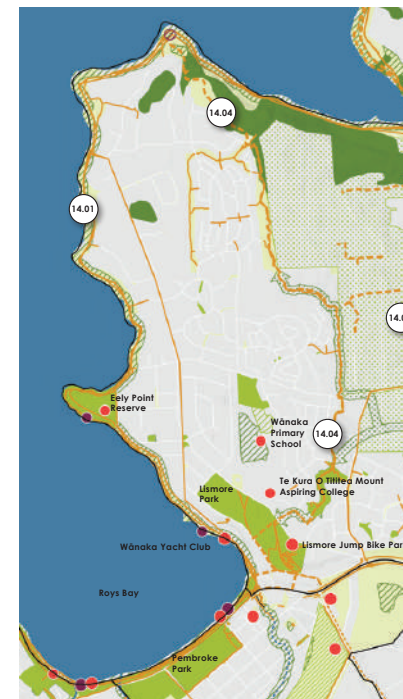
► Mackenzie Spatial Plans



► Teviot Spatial Plan



► Thames and Surrounds Spatial Plan



► Queenstown Lakes Blue-Green Network Plan



► Vincent Spatial Plan



IMPLEMENTATION

Once a spatial plan is in place, there are a range of ways in which it is integrated into Council business and regulatory functions.

For Regional Spatial Plans it is likely the key implementation methods will be through regulatory plans (the new forms of regional and district plans) as well as through Long-Term Plans and Regional Land Transport Plans. There will also be a range of other implementation methods such as smaller-scale area and development plans, reserve management plans, and infrastructure plans.

Discrete projects can also be part of implementing a spatial plan, in response to specific identified opportunities or issues. These could include a streetscape upgrade in the town centre to accommodate a changing population, designating areas that will be set aside for development or protection, or undertaking a longer-term staged programme of infrastructure improvements.



► Taupō Town Centre Transformation

IMPLEMENTATION

The Boffa Miskell team has considerable experience in assisting with the design and development of these implementation tools, particularly in the development and change of district and regional plans, management plans and infrastructure planning projects.



► Feasibility Study of Nature-based Solutions for Flood Hazards



► National Medium Density Design Guide



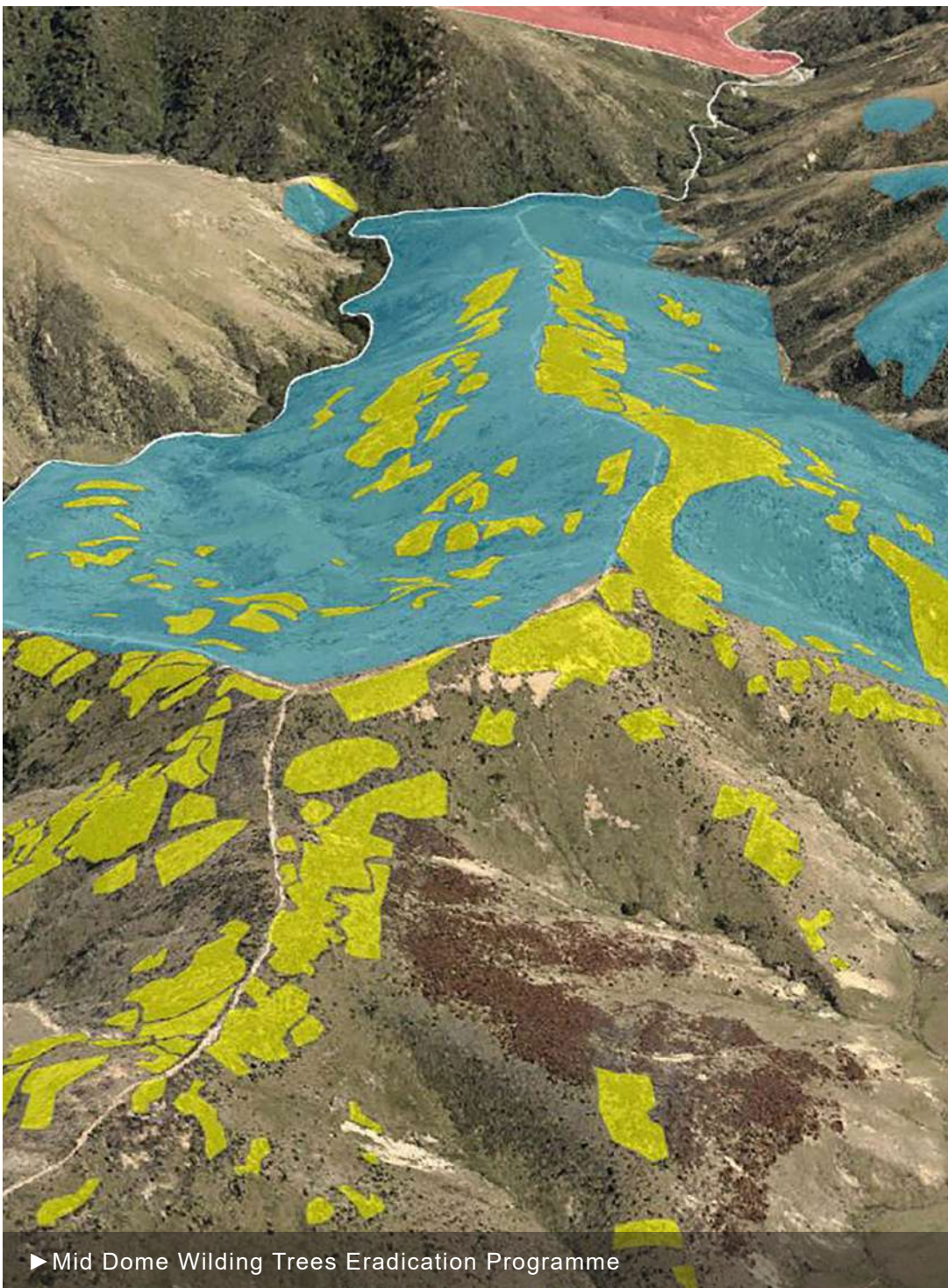
► Greater Christchurch Spatial Plan Mapping



► South Taranaki District Plan Review



► Penlink Environmental Advisory



► Mid Dome Wilding Trees Eradication Programme



► Te Aka Raataa | Vine Stream Puhinui Stream Regeneration Stages 1 and 2



► Aotearoa Urban Street Planning and Design Guide

IMPLEMENTATION



▶ Te Kiri Kiri |
Frankton Masterplan



▶ Predator Free Pūwhairangi
Whānui Eradication Strategy



▶ Lake Māhinapua
Management Plan



▶ Greater Wellington Pre-1930s
Character Area Review



▶ Rolleston Town
Centre Masterplan



▶ Sandy Point Domain Masterplan



▶ Northern Gateway Toll Road



▶ Carrington Development

IMPLEMENTATION



▶ Tūpuna Maunga o Tāmaki Makaurau Integrated Management Plan



▶ Katikati Town Centre Plan & Community Plan



▶ Chorus Ultra-Fast Broadband Consenting

ĀWHIRIKA / Planting Palette



Kahikatea - White Pine
Docryocarpus dacrydioides



Mataro - Black Pine
Prumnopitys taxifolia



TAWHAI - Silver Beech
Lophozanthe menziesii

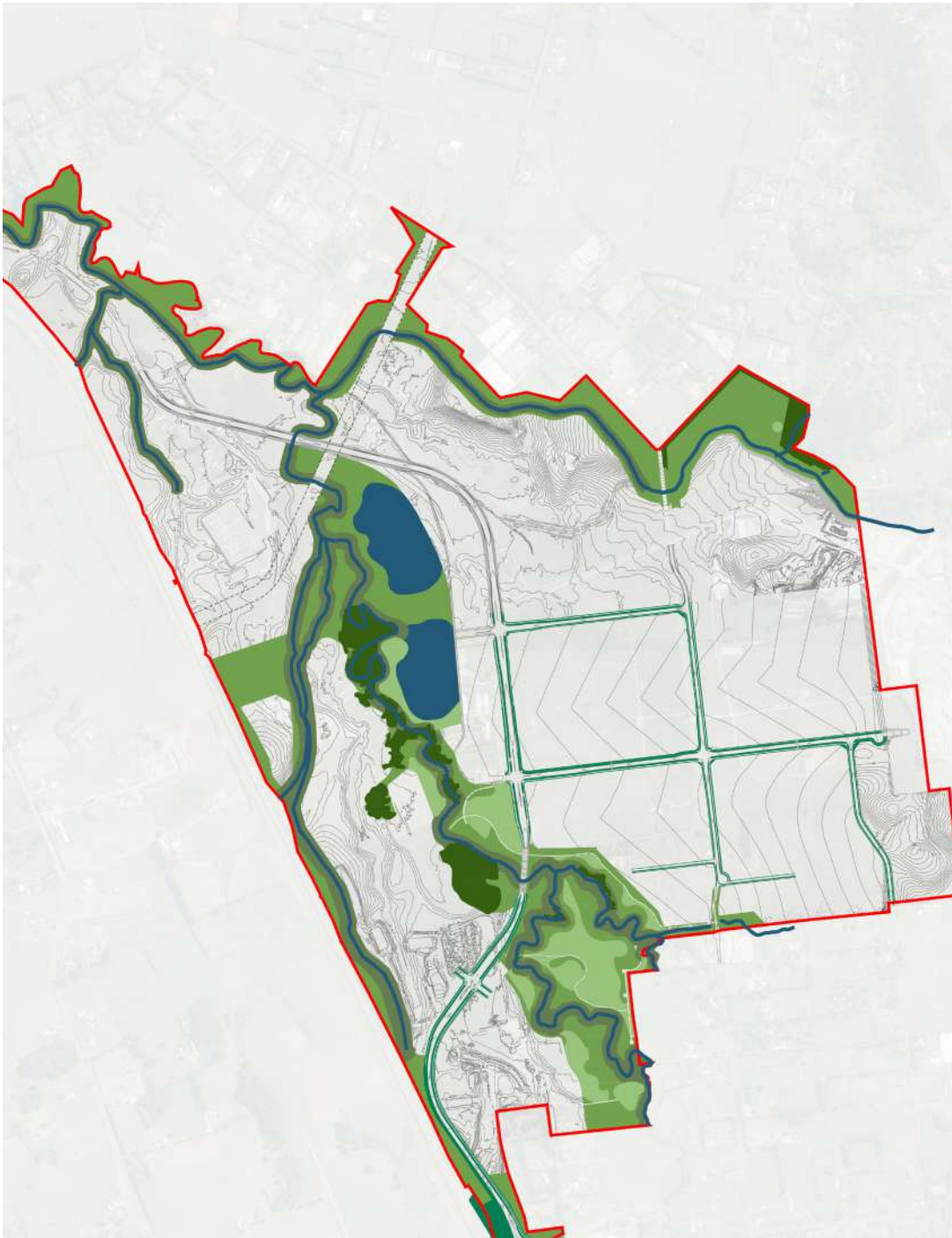


Red Beech
Fuscoporia fusca

▶ Ōtākou Regional Planting Strategy



▶ Pegasus Town



▶ Drury South Crossing Stormwater Wetland One



▶ Waterview Connection

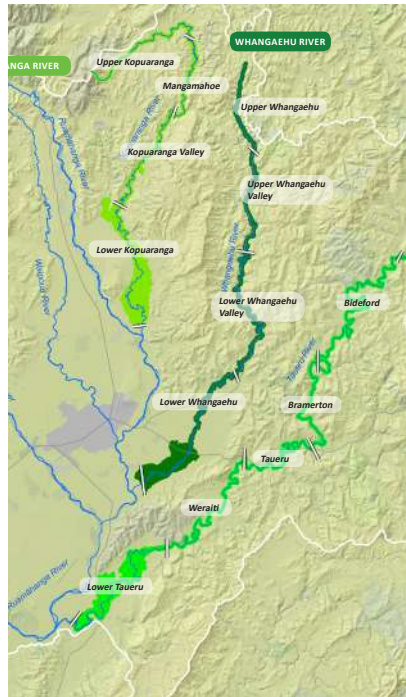


▶ Waipa District Structure Plans

IMPLEMENTATION



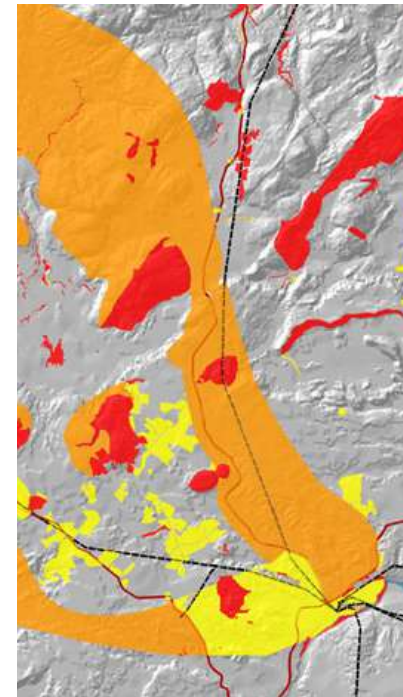
▶ Kōwhai Park Solar Farm



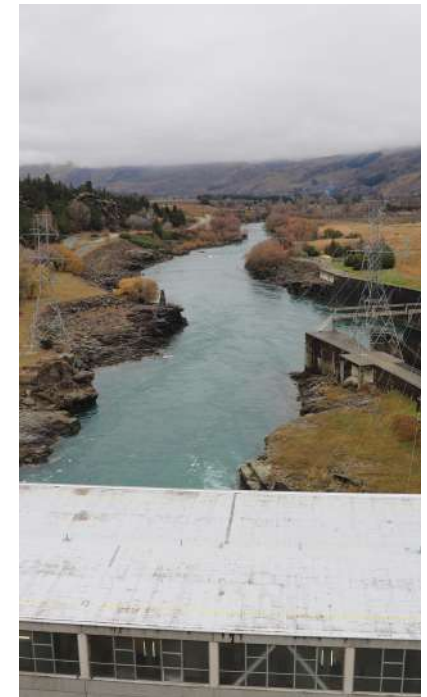
▶ Wairarapa Floodplain Management Plans



▶ Three Waters Review Reports



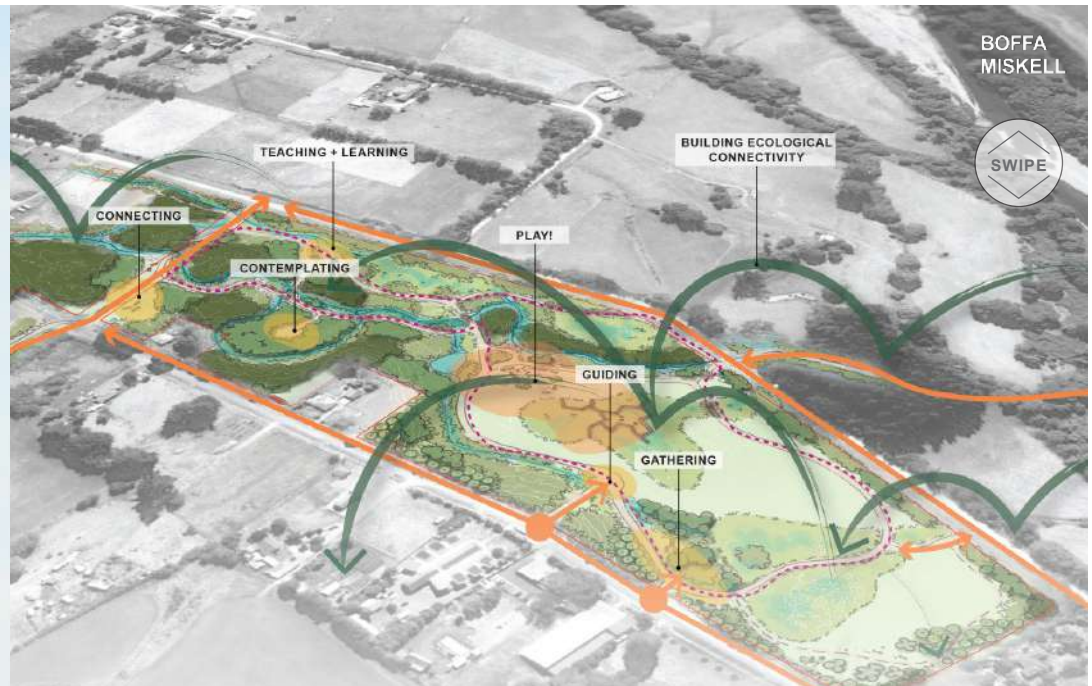
▶ Wairakei to Whakamaru New 220kV Transmission Line



▶ New Zealand Battery Project



▶ White Hill Wind Farm

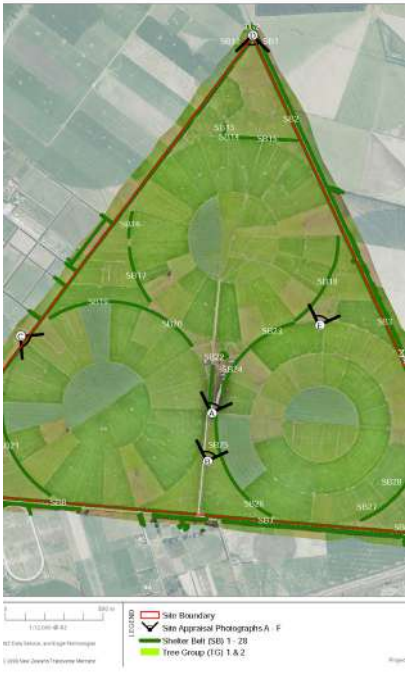


▶ Arowhenua Reserve Regeneration Plan



▶ Ōruaka Pā Historic Reserve Management Plan

IMPLEMENTATION



▶ Burnham Quarry



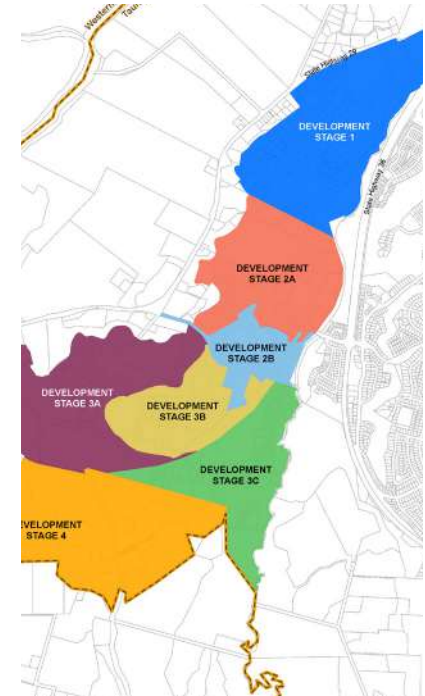
▶ Rangiora Business Park



▶ Mangere BNR Wastewater Treatment Plant



▶ Ruakura Superhub



▶ Tauriko Business Estate Stage 4 Private Plan Change | PlanChange 35



ACROSS THE MOTU

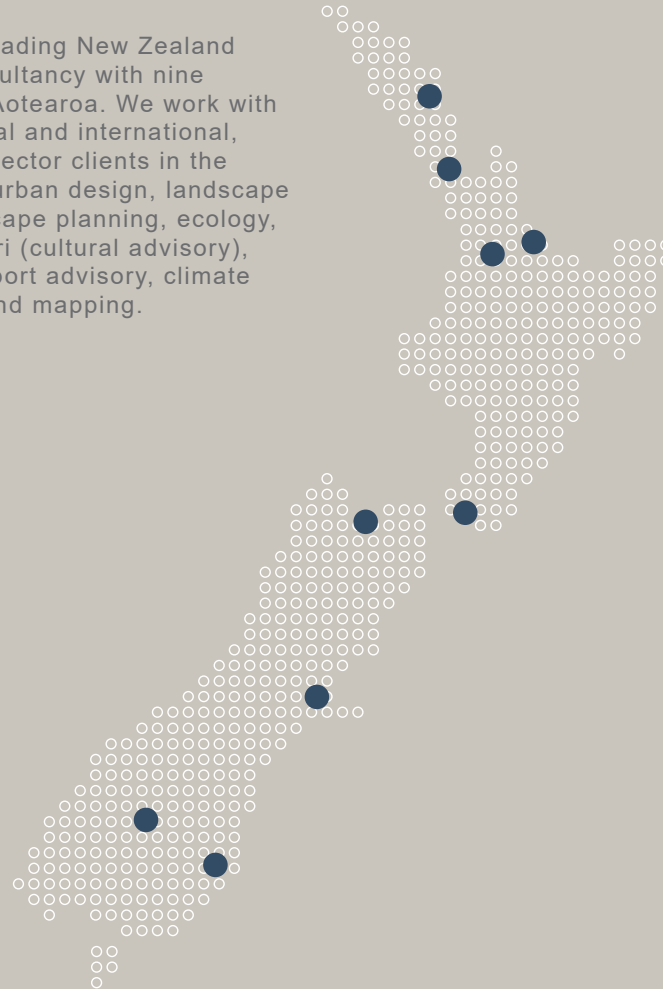
Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local and international, private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping.

200+
whanau

50+
years

11
services

9
offices



WHANGĀREI-TERENGA-PARĀOA

AUCKLAND /
TĀMAKI-MAKAURAU

HAMILTON /
KIRIKIRIROA

TAURANGA /
TAURANGA-MOANA

WELLINGTON /
TE WHANGANUI-A-TARA

NELSON /
WHAKATŪ

CHRISTCHURCH /
ŌTAUTAHI

QUEENSTOWN /
TĀHUNA

DUNEDIN /
ŌTEPOTI



TOGETHER. SHAPING BETTER PLACES



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