

Limestone Coast Regional Plan Visioning Workshop

Regional plans are designated planning instrument under Section 46 of the *Planning, Development and Infrastructure Act, 2016* and set the long-term vision and direction for strategic planning and land use for the next 15 to 30 years. Regional plans contain clear principles for orderly development and the management of growth within a region. South Australia is split into seven proclaimed planning regions, each have their own separate plan. Regional plans are developed by the Department for Housing and Urban Development (the Department) on behalf of the State Planning Commission; and take a collaborative approach with councils, other state government agencies, infrastructure organisations, industry and local communities.

This document reflects the information collected as part of the initial stages of developing the Limestone Coast Regional Plan.

Engagement So Far

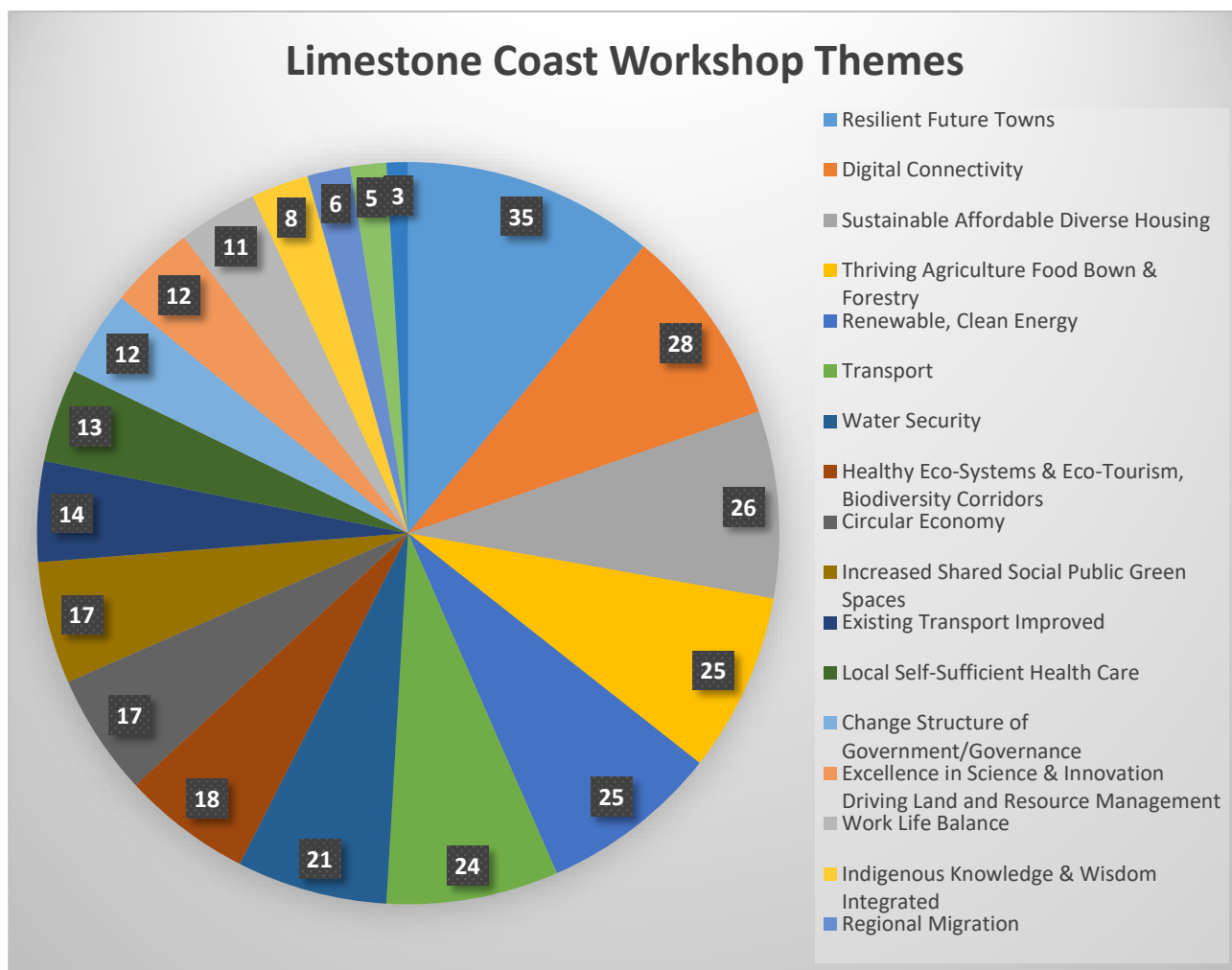
To date pre-workshop engagement activities, designed to inform councils, state agencies and key industry representatives, have been conducted by the Department. The Limestone Coast Visioning Workshop was held on the 7th of March in Naracoorte, where representatives from the Limestone Coast councils, key industry organisations, state government agencies, non-government organisations and progress associations were present. The workshops were led by the State Planning Commission, Planning and Land Use Services (PLUS) and the Department of Premier and Cabinet. 41 key Limestone Coast stakeholders were in attendance and provided invaluable knowledge of the Limestone Coast region, by exploring how the various communities will be shaped, and how they will live and grow over the next 30 years. The information collected during the Visioning Workshops will play a critical role in shaping the Limestone Coast Regional Plan.



Figure 1: Key stakeholders engaged in the Limestone Coast Visioning Workshop held on 7 March.

What We Heard

Limestone Coast Visioning Workshop participants were asked to identify key vision priorities and issues that they felt should be reflected in the Limestone Coast Regional Plan. Each of the vision priorities and issues were grouped under themes, as reflected in the pie graph below, and a voting process took place to identify the key vision themes.



Workshop participants were then asked to consider each vision theme and identify the spatial considerations that should be addressed in the Limestone Coast Regional Plan. Further, workshop participants identified a number of vision “enablers” for the short, medium, and long term that are required to achieve the vision for the Limestone Coast.

Priority themes emerging were

Resilient Future Towns

- Risk mitigation strategies have been developed and implemented to address extreme disaster events and climate change, including the impact of sea level rise.
- The region has embraced drought resistant crop practices, the adoption of state-of-the-art agriculture practices and has seen the emergence of a commercial seaweed industry.
- Population growth in the region has resulted in expanded regional services in Mount Gambier.
- The region has culturally diverse towns, with expanded tourism industries in Port MacDonald and Cape Jaffa and a new suburb emerging around the Bellum Hotel.
- Changes to civil infrastructure across the region, results in the upgrading of schools and urban expansion – which includes diverse housing, regional population growth, “off grid” housing and communities.
- There are changed community expectations on services, such as refuse/rubbish collection - where the community adopts better waste management practices and moves to self/small community management practices.
- In response to the movement in the coastline caused by inundation - coastal towns are defined, with minimal housing/urban sprawl along the coast. Full employment in all towns and more people working from home or at business hubs in town centres.

Digital Connectivity

- A Regional Digital Connectivity Strategy is developed, which includes fibre planning and contained digital supply chains. This will provide high speed internet connectivity across the region, resulting in digital inclusion and equitable access, giving everyone the capability and skills to participate.
- Better digital connectivity results in the attraction of major state infrastructure to the region, which encourages increased job opportunities - and career paths for youth - as the region sees the expansion of forestry, health, marine, education and manufacturing industries.
- Technology based communities, emerging specialist high schools, universities and other technology education hubs establishes the Limestone Coast as a region of technological excellence.
- There are new industry and business collaborations between different localities and regions (no geographic boundaries) emerge.

Sustainable, Affordable and Diverse Housing

- Mount Gambier has high density, sustainable, energy efficient and affordable housing. Housing across the region includes apartment blocks, smaller dwellings, retirement resorts and villages in surrounding towns, but urban sprawl is contained within township boundaries.
- There is growth in the regional building industry as a result of more and changed housing demand.

Thriving Agriculture Food Bowl and Forestry

- A robust agriculture sector with integrated and autonomous electric/hydrogen agricultural plants. This allows for the use of less water and more sophisticated agricultural practices, which will result in less use of land and other sustainable development practices.
- Automated agricultural technology results in diverse agricultural products and species that are salt/drought resistant and co-operative farming partnerships and practices see a huge growth in new fruits, vegetables and seeds.
- The region is recognised for its food bowl featuring small growth niche industries in agriculture and non-traditional food production/manufacturing with more aquaculture/hydroponics and Frankenfood ingredients.
- Forestry continues to grow and is more sophisticated in its practices.
- Towns like Penola are producing high value horticulture (not just wine) and there is more horticulture farming around Mount Gambier.

Renewables, Clean Energy

- The region relies on renewable energy and becomes a renewable energy hub which exports hydrogen, wind (on- and off-shore) and solar energy.
- The region is well-known for its adaptive timber uses and bioenergy generation practices.
- Petrol stations no longer have fuel pumps and there are no overhead powerlines in the region, as houses are “off grid”.
- A network of bike and walking paths throughout the region and along the coast accommodate high speed autonomous e-bikes, small vehicles and other electric powered modes of transport and infrastructure.
- Community power networks manage energy generation throughout the region.

Transport

- Autonomous vehicles, with zero emissions, move people around the region, with an electric rail service between Millicent and Mount Gambier, and high-speed rail connecting the region to Adelaide and Melbourne.
- Green modes of transport are present with cycling, walking and electric vehicles accommodated for throughout the region.
- Fast water links along coastal areas and an international waterway is a feature of the region with less road freight reliance.
- Equitable public transport is available for inter- and intra-regional travel. This includes cheaper transport options and the use of an intra-region uber-helicopter network for passengers and parcels.
- Intermodal transport options are located in Mount Gambier, including an electric rail line between Mount Gambier and Adelaide, freight links running on both sides of the border which offer connection to the Port of Portland, Port Melbourne and Adelaide.



Figure 2: Limestone Coast Visioning Workshop held at the Naracoorte Hall on 7 March 2023

Next Steps

The draft Limestone Coast Regional Plan will be prepared in late 2024, having consideration to the range of feedback received in the initial phase of engagement. Public consultation will be undertaken on the draft regional plan in early 2025 and will encourage wide-ranging participation by the community and stakeholders, with opportunities to provide feedback on the draft Limestone Coast Regional Plan.

Contact

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