



# YORKE PENINSULA AND MID NORTH REGIONAL PLAN

Summary  
January 2026



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## Minister's foreword



### Hon Nicholas Champion MP

Minister for Housing and Urban Development  
Minister for Housing Infrastructure  
Minister for Planning

**The Yorke Peninsula and Mid North Regional Plan (the Plan) is our blueprint for a sustainable, liveable, and well-planned region as we head toward 2051. With a projected population increase of 17,677 and over 11,500 new homes needed, the Plan ensures our land use and infrastructure keep pace, creating strong, connected communities across Port Pirie, Kadina, Moonta, Wallaroo, Clare, and beyond.**

From planning for population growth to preserving our diverse landscapes and promoting economic prosperity, the Plan will shape the Yorke Peninsula and Mid North's future. We are helping to meet future housing demand by ensuring there is sufficient land for new homes, supported by the necessary infrastructure, and providing flexibility for greater housing diversity to meet the changing needs of our communities, including retirees, young families, and temporary workers.

The Plan is not just about housing. It plays a vital role in securing South Australia's economic future by ensuring land is available for industry, jobs, and investment. The region's economy is driven by farming, manufacturing, mining, fishing and tourism, with key projects in critical minerals and renewable energy.

The region boasts a wealth of natural assets, including the Southern Flinders Ranges with Mount Remarkable, Dhillba Guuranda-Innes National Park, and a network of marine parks spanning the eastern, southern, and upper Spencer Gulf, as well as the lower Yorke Peninsula. These areas underpin key local industries and contribute to the region's distinctive lifestyle and cultural identity. The Plan supports climate resilience while safeguarding these valued environmental and cultural resources.

Infrastructure will not be delivered all at once but triggered at key points as our communities grow. By planning ahead, we can prevent urban encroachment on productive and agricultural land and areas of high conservation value, safeguarding the region's natural beauty and heritage. This approach reduces the cost of infrastructure delivery for government and the community.

Through the Plan, we are setting a clear direction for sustainable growth, backed by coordinated, long-term planning across government. Every state agency has a role to play, with a commitment to aligning infrastructure planning with population and land supply projections ahead of the next Housing Roadmap update. The Growth and Infrastructure Coordination Unit will continue to drive this collaboration, ensuring a joined-up approach across government.

Alongside the 20-Year State Infrastructure Strategy and the Transport Strategy, these policies will give certainty to the community, local councils, and developers about where long-term growth will occur. This is our plan for a more resilient, prosperous and connected Yorke Peninsula and Mid North, one that supports sustainable growth, protects the natural environment, and enhances liveability for generations to come.

## **Acknowledgment of Country**

The State Planning Commission and the Department for Housing and Urban Development acknowledges First Nations people as the Traditional Custodians of South Australian land and waters and we extend our respect to Elders past, present and emerging. We value and recognise the ongoing cultural heritage, beliefs and relationship First Nations peoples have with these lands and waters and the continuing importance of this today.

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# Contents

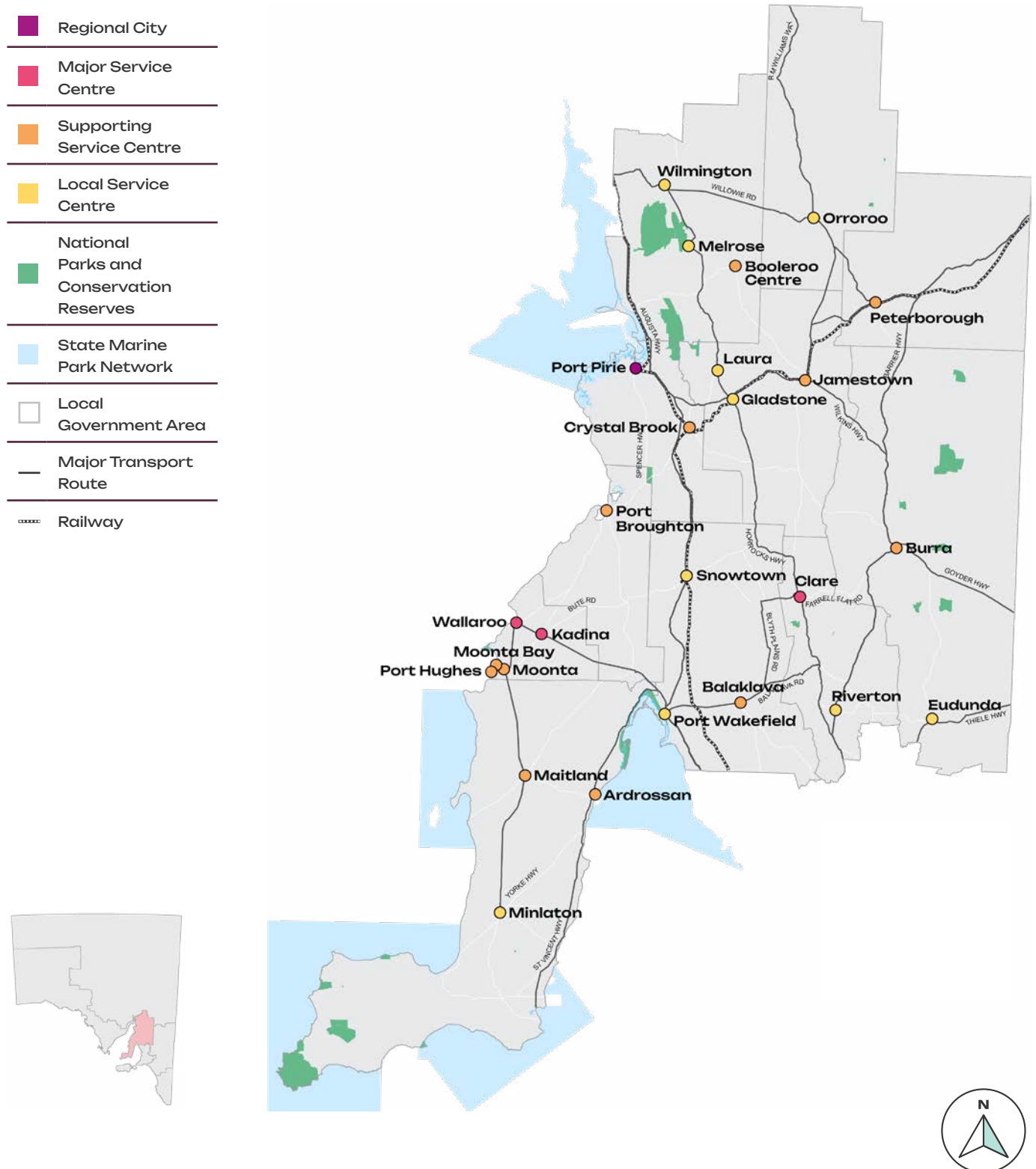
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<b>Introduction</b>	<b>7</b>
<b>What is the Yorke Peninsula and Mid North Regional Plan</b>	<b>8</b>
<b>A snapshot of the Plan</b>	<b>9</b>
<b>Key economic features and drivers</b>	<b>11</b>
<b>A planning vision for the Yorke Peninsula and Mid North</b>	<b>12</b>
<b>Key themes, priorities and implementation</b>	<b>13</b>



Source: South Australian Tourism Commission

## Yorke Peninsula and Mid North planning region



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# Introduction

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**The Yorke Peninsula and Mid North region spans around 35,000 square kilometres and features a variety of landscapes. Goyder's Line marks the division between the arid country to the north and the fertile lands in the south-east. The Flinders Ranges begin at Crystal Brook and extend north along the eastern side of Spencer Gulf. Broad plains and valleys shape the heart of the region, including the renowned Clare Valley wine region. The spectacular coastline of the Yorke Peninsula combines rugged cliffs with long sandy beaches, with both sheltered areas and open waters used for fishing, recreation and tourism.**

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The Yorke Peninsula and Mid North Regional Plan (the Plan) maps the state government's long-term planning vision for the region to 2051 and beyond. It provides governments, businesses, industry and not-for-profit organisations with the data and direction to better plan for and respond to growth and change in our community and towns, while achieving our conservation goals. All within in an electronic platform that can be tailored to the user's requirements.

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## What is the Yorke Peninsula and Mid North Regional Plan?

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**The Plan establishes a new 30-year plan for the Yorke Peninsula and Mid North region, identifying where people will live and work, how they will move around, and where they will access services.**

It replaces the *Yorke Peninsula Regional Land Use Framework (December 2007)* and the *Mid North Region Plan (May 2011)* and determines how our future urban growth will be managed by investigating and guiding:

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**Where houses and employment land will go**



**How housing and population will be serviced**



**Which areas need conservation and protection**

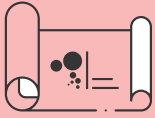


**What major infrastructure is needed and how it will be provided**

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Regional plans explore how areas are projected to grow, identify land and infrastructure for housing and jobs, while making recommendations about zoning and land development to support sustainable growth over the next 15 to 30 years.

Population growth in the region will be concentrated in the key settlements of Port Pirie, Kadina, Moonta, Wallaroo, and Clare. These townships currently have a healthy supply of zoned land to accommodate the projected growth over the next 15 years, however, housing must be responsive to changing needs and preferences. The Plan includes long-term investigation areas to provide housing for the 16- to 30-year time horizon period.



# A snapshot of the Plan

**The Yorke Peninsula and Mid North region is rich in agricultural lands, has a world-renowned wine region and extensive coastal areas. Its economy is diverse, with strong primary industries, established manufacturing, and a growing tourism industry, supported by a focus on sustainable growth and resource management.**

The region's population is expected to grow by 17,677 by 2051. This increase will be driven by job opportunities in manufacturing, tourism, agriculture, and mining, as well as people retiring to areas like Clare, Moonta, and Wallaroo.

Its largest regional city, Port Pirie, is home to one of the country's largest metal smelters undergoing a transition to take advantage of the world's desire for critical minerals.

The Plan outlines actions to increase the supply of affordable and diverse housing. Currently, 94% of homes are detached houses, but more variety is needed to meet the needs of an ageing population, smaller families, temporary workers and lower-income residents. This will help ensure a good quality of life and fair access to housing across the region.

By promoting a mix of housing types and better connections to services, the Plan aims to create a more inclusive region where everyone, whether they are retirees, workers, or young families, can thrive.

The region is home to a wide variety of native plants, animals, and ecosystems, from inland areas to the coast and sea.

It has over 1,000 kilometres of coastline and 15,500 square kilometres of protected marine areas. About half the region is covered by native vegetation, much of it protected in national parks and reserves. However, many native plants are under threat, and less than 30% of native vegetation remains in farming areas.

The Plan includes actions to protect this biodiversity, secure water supplies, safeguard coastal areas, and address climate change. These efforts are crucial for ensuring the region remains a healthy, liveable place for both people and wildlife in the future.

The Plan aims to boost the region's economy by ensuring the land, infrastructure, and housing needed for growth are in place.

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The Yorke Peninsula has one of Australia's biggest undeveloped copper sites and will create new job opportunities.

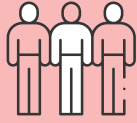
With many workers in the region aged 45-64, attracting younger workers through housing and job opportunities is vital for the future.

The region is driven by farming, viticulture, and livestock. By supporting these industries with value-adding and better land management, the Plan will help diversify and strengthen the economy.

Port Pirie, home to one of the country's largest metal smelters, will continue to be a key employer as it transitions to take advantage of the world's desire for critical minerals.

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**78k**  
population  
2021



**96k**  
2051 population  
projection



**11,504**  
new homes  
required by 2051



### Upper Spencer Gulf

The Upper Spencer Gulf region is a significant contributor to South Australia’s economic prosperity and key to the state’s efforts to reduce carbon emissions.

Boasting world-class wind and solar resources, along with abundant deposits of copper, magnetite, and other critical minerals vital for industrial decarbonisation, the region is a key focus for investment in Australia’s sustainable future.

By becoming a central hub for sustainable industries, the Upper Spencer Gulf will help South Australia’s transition to a cleaner, more innovative, liveable and diverse economy.

Key to this is the state’s first Upper Spencer Gulf Workforce Strategy, developed with input from industry, local communities and stakeholders, aims to ensure career opportunities from traditional and emerging industries are accessible to all.

## Key economic features and drivers



**Gross State Product**  
The region contributes approximately \$5.2 billion to South Australia’s Gross State Product



**Agriculture**  
42% of the state’s grain output



**Heritage**  
Australian Cornish Mining sites at Burra and Moonta added to Australia’s UNESCO World Heritage Tentative List



**Tourism**  
In 2024, Clare Valley and Yorke Peninsula generated \$520 million in visitor expenditure



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# A planning vision for the Yorke Peninsula and Mid North

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**A sustainable region that treasures its natural environment while driving economic growth through innovation in industry, agri-business, food security and progressive tourism. It celebrates and respects Aboriginal culture and heritage as a vital part of its identity and future. With its close proximity to Greater Adelaide and wide range of housing and lifestyle choices, the region is an attractive place to live, work, play and invest.**

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The Yorke Peninsula and Mid North region is evolving as a resilient and sustainable hub for agriculture, industry, and tourism, while preserving its unique environmental and cultural identity.

The region embraces innovation in land use, water resourcing, and transport infrastructure to support economic growth and community wellbeing. Safe and secure housing is prioritised, with diverse and affordable options that cater to a range of lifestyles and life stages, including intergenerational living and ageing in place.

Aboriginal culture is deeply respected, with planning practices developed in collaboration with Elders to ensure Country is honoured in future development.

Economic strength is driven by the primary industries, renewable energy zones, and mineral resources, which provide employment and contribute to state-wide energy security.

The region's natural beauty, from rugged coastlines to mountain ranges, supports a thriving visitor economy anchored by national parks like Dhillba Guuranda-Innes and Mount Remarkable.

Through regenerative practices, technological advancement, and collaborative planning, the Yorke Peninsula and Mid North region is shaping a future that balances prosperity with sustainability and cultural integrity.

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## Key themes, priorities and implementation

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### People, housing and liveability More housing in the right places

#### Key priorities for the region:

- Preparing for a 38% population increase by 2051, driven by job growth in tourism, agriculture, and mining, alongside a rising demand for retirement living.
- Facilitate a diversity of housing that is affordable and accessible to accommodate an ageing population, smaller household types and temporary workers.
- Ensuring new housing is well-located, connected to infrastructure, and meets the diverse needs of communities, including accommodating different household types (e.g. lone person households, older couples without children).
- Encouraging future housing development to remain within township boundaries to provide diverse, affordable housing options.

#### How the Plan addresses these priorities:

- Strengthening the relationship between land use planning and our First Nations, through the introduction of cultural mapping and the integration of Aboriginal knowledge in structure planning and the code amendment process.
- High priority code amendments will be initiated to unlock land for housing, including affordable housing and worker's accommodation.
- Reviewing zoning, allotment size and maximum building heights in identified areas to encourage a diverse range of infill housing options within Port Pirie.

- Identification of zoning and policy changes that will support the Australian Cornish Mining Sites UNESCO World Heritage bid.

### Productive economy A strong economy built on a smarter, cleaner future

#### Key priorities for the region:

- Supporting economic projects like Port Pirie's transformation project and the Hillside iron oxide copper gold deposit.
- Developing housing near employment hubs like Port Pirie and Clare to support population growth.
- Expanding housing options to support an ageing population and attract younger workers in healthcare and tourism sectors.
- Supporting primary industries including horticulture, viticulture and livestock, through value-adding opportunities and sustainable land management practices.

#### How the Plan addresses these priorities:

- Update to the land capability mapping of productive land and identification of key primary production assets that should be protected.
- Initiation of code amendments to provide greater protection of employment lands from incompatible land uses.
- Introduces the township hierarchy to guide investment and development in key service precincts.
- Finalising investigations and initiating a code amendment that will assist in unlocking potential tourism development in Burra.

## Natural resources, environment and landscapes

### A more climate-resilient and sustainable region

#### Key priorities for the region:

- Protecting biodiversity, conservation and coastal ecosystems.
- Preparing for the impacts of climate change, including rising temperatures, reduced rainfall, and increased frequency of natural hazards such as bushfires, floods, and coastal erosion.
- Incorporating climate risk projections to inform strategic land-use decisions and mitigate the effects of climate change on the environment, economy, and communities.
- Promoting resilience through climate adaptation strategies and aligning the plan with the South Australian Government Climate Change Action Plan.

#### How the Plan addresses these priorities:

- Enhanced mapping of biodiversity, coastal and habitat areas, to identify areas that require greater protection, or that are suitable for development.
- Enhanced hazards mapping including hazardous activities, bushfire, flooding, coastal flooding and storm surge.

## Transport and infrastructure

### An integrated and connected region

#### Key priorities for the region:

- Ensuring regional connectivity and access to services with targeted upgrades to roads, rail and ports.
- Enhancing public and active transport networks within key population centres to reduce isolation and promote sustainable travel options.
- Building climate resilient infrastructure to adapt to hotter, drier conditions.

#### How the Plan addresses these priorities:

- Integration with key state transport and infrastructure strategies.
- Introduction of publicly available social infrastructure benchmarks.
- Incorporating any planning and land use related outcomes from the 'Remote and Regional Aviation Strategy' relevant to the region.
- High priority code amendment seeking to protect future infrastructure corridors and reserves (e.g. freight, rail, utilities).

## Implementation and delivery Coordinated delivery of land use and infrastructure planning

### Key priorities for the region:

- Ongoing monitoring and adjustment of land-use policies and infrastructure planning to accommodate growth over a 15-30 year period.
- Identifying long-term land supply areas to accommodate permanent and short-term housing needs.
- Ensuring sustainable land supply to support population growth, with zoning for residential expansion aligned with employment areas, health and community services.
- Ongoing collaboration between local, regional and state authorities to ensure infrastructure is in place to support population growth.

### How the Plan addresses these priorities:

- Undertaking infrastructure investigations to support the priority actions in the Burra and Eudunda Masterplans, to unlock employment and residential land and facilitate township enhancement.
- Undertaking strategic planning for Port Pirie through the preparation of a local housing strategy, including the requirements and timing for local infrastructure and services.
- Broader strategic planning for Clare and Gilbert Valleys Council through the preparation of a local housing strategy, including the requirements and timing for local infrastructure and services.
- Undertaking strategic planning for Copper Coast Council, through the preparation of a local housing strategy, including the requirements and timing for local infrastructure and services.
- Investigation of alternative infrastructure approaches for low-density, off-grid housing.



