

## Yorke Peninsula and Mid North Regional Plan

### Overview

Between 12 February and 7 May, communities, councils, state agencies, industries, interest groups and other key stakeholders were invited to have their say on the Yorke Peninsula and Mid North Regional Plan (the Plan).

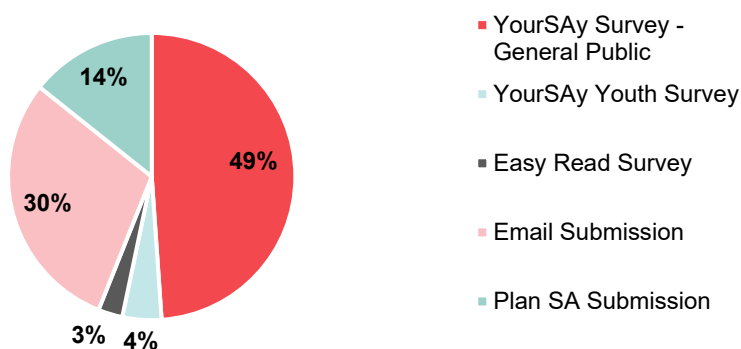
The Plan is one of seven new regional plans for South Australia to be developed in a 100% digital, dynamic, and interactive Regional Planning Portal. This will allow for real-time updates which will ensure the plan remains contemporary and provides users easy access to the regional plans via the accessible interface.

The Plan addresses key priorities for Yorke Peninsula and Mid North, such as ensuring there is enough housing, promoting economic prosperity and supporting emerging industries. The Plan is a visionary 30-year roadmap aimed at fostering a resilient, prosperous, healthy, and connected future for the Yorke Peninsula and Mid North communities. Climate change mitigation, convenient transport infrastructure, and diverse housing options will be integral to achieving this vision of sustainable growth and community well-being. The Plan delivers on these key outcomes.

This document provides an overview of the engagement activities undertaken and a short summary of the main themes of feedback received during the engagement process.

### Who we heard from

Submissions and survey responses were received from a range of stakeholders including members of the public, landowners, industry, community groups and government. We received 182 responses via online and hard copy submissions, YourSAy survey responses, Easy Read survey responses and youth survey responses.



Many individuals and organisations provided detailed and comprehensive feedback on the Plan, and we are grateful for their contribution.

## What we heard

Whilst the feedback received from the survey and submissions covered a diverse range of topics and viewpoints, the key areas of feedback can be categorised under the following five themes of the Plan:

- People, housing and liveability
- Productive economy
- Natural resources, environment and landscapes
- Transport and infrastructure
- Implementation and delivery.

Feedback was well spread across all themes, with Transport and infrastructure, and People, housing and liveability, as the two most highly commented on themes.

## People, housing and liveability

Key feedback relating to this theme included:

- Shortage of affordable and fit-for-purpose housing was a key theme amongst respondents, particularly for essential workers, older residents, low-income earners and the skilled workers required to support emerging industries. There were calls for improving the accessibility, adaptability and diversity of housing models including co-housing, essential worker housing, retirement living, and smaller dwellings to support older people aging in place.
- There was strong support for rezoning land for housing surrounding existing townships with calls for increased housing diversity by accommodating larger allotments for lifestyle properties and smaller lots or units. There was some concern that current zoning and overlays often restrict development of dwellings on rural land, limiting the ability for on-farm living.
- Respondents were eager to see the rural lifestyle and character of the region protected. While some welcomed modest growth, others were opposed to developments that could lead to urbanisation, particularly in smaller townships. There was clear concern about high-density housing and commercial expansion that would change the feel of rural communities.
- Feedback noted that zoned land is not the key barrier to housing growth but rather is limited by infrastructure constraints such as mains water, sewerage and road connections. Concerns were raised about the cost of infrastructure upgrades in smaller towns and the absence of viable funding models to support growth. Respondents also emphasised the need for improved access to social infrastructure, particularly health and education services.
- There was recognition that projected economic growth linked to emerging industries will drive future demand for housing. Respondents supported planning that aligns housing supply with future employment precincts and transport infrastructure, noting the importance of enabling timely residential growth to support emerging job markets.

## Productive economy

Key feedback relating to this theme included:

- Respondents voiced strong support for preserving high-value agricultural land and avoiding encroachment from renewable energy infrastructure and urban development. Calls were made for clearer mapping of Primary Production Priority Areas and planning tools that safeguard food security, farming viability and the rural character of the landscape.
- Respondents supported the establishment and expansion of State Significant Industry Employment Precincts, with specific support for new hubs in Port Pirie and Peterborough linked to the green iron, copper, and critical minerals sectors
- Infrastructure availability was frequently cited as a barrier to economic growth. In several towns employment land is available but remains undeveloped due to a lack of essential infrastructure and services. Some raised concerns that industries are currently expected to fund infrastructure upgrades on their own, which is unviable for smaller operators.
- Participants expressed a desire to diversify the region's economy beyond agriculture and mining. Opportunities identified included eco-tourism, geo-tourism, cultural tourism, creative industries, horticulture, aquaculture, and ag-tech. Support was expressed for co-existence frameworks to balance mining with agriculture, tourism, and biodiversity.
- Many noted that without local housing and training opportunities, it is difficult to attract and retain a skilled workforce. Stakeholders called for strategies to grow and sustain the care workforce and expand vocational training outside of Port Pirie.

## Natural resources, environment and landscapes

Key feedback relating to this theme included:

- Respondents emphasised the need for greater action on climate change, particularly in addressing its impacts on ecosystems and native species. It was suggested that the Plan include clearer objectives and actions aligned with state climate targets and resilience strategies.
- Feedback called for improved mapping and integration of ecological and hazards data to better inform land use planning. This included updates to overlays to reflect long-term climate projections, biodiversity values, water resources and carbon farming opportunities. Respondents suggested integrating this data into decision-making to avoid development in high-risk areas such as floodplains or eroding coastlines.
- Respondents noted the importance of protecting coastal environments, particularly from the impacts of erosion, inappropriate development, and pollution. Feedback suggested that stronger controls are needed on development near sensitive coastal areas and noted that public coastal land should not be relied on to meet private development requirements.
- Drought planning was seen as essential for the region. Multiple submissions recommended that the Northern and Yorke Regional Drought Resilience Plan be explicitly referenced and its key findings and actions incorporated into the Plan.

- Some responses suggested embedding First Nations voices and leadership in regional planning processes, particularly in environmental protection, land management, and green infrastructure initiatives. Respondents advocated for stronger engagement with Traditional Owners, including through “Planning with Country” approaches and Cultural Landscape Mapping.
- Region-wide initiatives such as a regional urban greening strategy and regional-scale waste and recycling solutions were proposed to manage urban heat and support the circular economy.

## Transport and infrastructure

Key feedback relating to this theme included:

- A significant number of submissions objected to the proposed high-voltage transmission line between Kadina and Ardrossan. Key concerns included lack of consultation, biosecurity risks, impacts on agricultural operations, and safety risks related to farm machinery working near transmission infrastructure. Respondents proposed relocating the corridor to follow existing road or infrastructure reserves rather than fragmenting productive farmland.
- Respondents expressed concern about the lack of alignment between land use zoning and infrastructure delivery, suggesting that many development-ready areas remain unviable due to the high cost of infrastructure provision. A coordinated approach between government agencies, councils and developers was strongly encouraged.
- Respondents raised concerns regarding the poor condition of the region’s road network, with many roads not having been upgraded for decades. These were considered critical to safety and productivity and feedback highlighted the need for a strategic approach to road investment that considers tourism, freight, agriculture and resident safety.
- Alternative transport options, including public and active transport, were seen as severely lacking, especially in smaller townships and rural areas. Respondents raised concerns about the isolation of older residents, people with disability and others who cannot drive. Feedback highlighted the need for inclusive and accessible transport options, calling for investment in community transport, re-establishment of regional rail links, and improved pedestrian and cycling infrastructure to better connect residents, support tourism, and ensure access to essential services.

## Implementation and delivery

Key feedback relating to this theme included:

- Resourcing constraints for local government are considered to pose challenges for undertaking new planning tasks like structure planning or adaptive planning. Responses suggested more funding and support from the state is required.
- Upfront infrastructure costs were considered a barrier for developers and councils who struggle to afford the costs of new roads, water, and services. A fixed infrastructure charge (as per some metropolitan areas) could help unlock more regional development.

- A number of submissions criticised the consultation process with regard to proposed infrastructure corridors (in particular the proposed Kadina–Ardrossan transmission line) and called for genuine engagement, better outreach, and involving affected landowners directly.
- Alignment across government agencies was raised by a number of respondents in regard to addressing infrastructure gaps and there is strong support for aligning land use planning with water, transport, and other infrastructure planning. Feedback suggested timing and data sharing across agencies is key.
- We received some feedback on the presentation of the Plan on the Regional Planning Portal. Some noted issues with the mapping interface when viewing spatial information across a large area with sparse settlements. Other comments sought to improve the transparency of data, how multiple layers and data sets can be used together, and how to improve the experience for those who may have low bandwidth/connectivity or less accustomed to using this type of online tool.

## Townships

A range of useful and specific feedback was received relating to the main towns in the Yorke Peninsula and Mid North, with some of the key commentary listed below.

### Port Pirie

- Strong support for becoming a green iron and steel hub, including provision of expanded port and freight infrastructure.
- Emphasis on aligning planning with the Port Pirie Master Plan, particularly regarding lead mitigation, industrial buffers, and civic amenities.
- Calls for housing and services to match industry growth and attract/retain skilled workforce.
- Recognised as a key freight and logistics hub, with support for new infrastructure corridors and transport routes for oversized vehicles.

### Kadina

- Concern about limited water and sewer infrastructure constraining housing and industrial development.
- General support for residential growth if infrastructure upgrades are delivered in parallel.
- Strong opposition to proposed transmission lines crossing productive farmland.
- Landowners expressed dissatisfaction with a lack of early and meaningful engagement.

### Clare

- Preference for larger allotments and avoiding misuse of rural land, especially Deferred Urban areas still used for horticulture.
- Support for rezoning rural and industrial land to support both employment and housing.
- Concerns about development limitations due to infrastructure gaps, especially stormwater.
- Requests to review Character Area overlays and speed up employment land release.

### Wallaroo

- Broad support for Wallaroo as a growth area, especially through rezoning for housing and employment.
- Repeated calls to fast-track the release of employment land to align with housing growth.
- Concern over perceived over-regulation in heritage and character areas, with calls for overlay removal.
- Endorsement of the Wallaroo Code Amendment as a vehicle for coordinated development.

## Regional Planning Portal

We also received lots of feedback on the presentation of the Plan on the Regional Planning Portal. Comments received have provided us with useful feedback on the usability of the Portal, along with improvements for user experience. In particular, comments noted issues with the mapping interface when viewing spatial information across a large area with sparse settlements. Other comments sought to improve the transparency of data, how multiple layers and data sets can be used together, and how to improve the experience for those who may have low bandwidth/connectivity or less accustomed to using this type of online tool.

## Next steps

All feedback received during the 12-week consultation will be reviewed and considered for inclusion in the final version of the Plan.

Once updated, the revised Plan will be submitted to the State Planning Commission for endorsement. Following endorsement, it will be submitted to the Minister for Planning for approval.

We anticipate that the finalised Plan will be publicly released late 2025 and made available via the [Regional Planning Portal](#).

## Contact

Enquiries relating to the Yorke Peninsula and Mid North Regional Plan can be directed to:

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