Yorke Peninsula

A volume of the
Planning Strategy for
South Australia

Regional Land Use Framework

December 2007

Government of South Australia
Planning SA

The Yorke Peninsula Regional Land Use Framework has been prepared by Planning SA, in conjunction with:

- District Council of Yorke Peninsula
- District Council of Barunga West
- District Council of The Copper Coast
- Wakefield Regional Council
- Yorke Regional Development Board
- Northern and Yorke Natural Resources Management Board
- Various State Government Departments

Note on data used

The most recent data and statistics available have been used in developing this Yorke Peninsula Regional Land Use Framework. In some instances 2001 is the most recent formal data available, as key data on population and housing is only collected via the five-yearly ABS Census. The workshops and consultation process undertaken with local industry, councils and state agencies to develop the Framework has sought to 'ground-truth' all data, identifying new or developing trends.

Yorke Peninsula Planning Region

For the purposes of this plan, the Yorke Peninsula Region constitutes the area within four councils - the District Council of Yorke Peninsula, District Council of Barunga West, District Council of The Copper Coast and Wakefield Regional Council - and adjacent state waters (refer Map 1).

Waters

Six Marine Plans are being developed for all South Australian Waters in accordance with the Marine Planning Framework for South Australia (2006). The Marine Plans will provide direction for the management, development and use of the marine environment, within the capability of the ecosystem. The Marine Plans will complement the Yorke Peninsula Regional Land Use Framework and provide additional guidance in the review and updating of Development Plans. The Marine Planning Areas covering the State waters surrounding Yorke Peninsula Region are Spencer Gulf, Lower Spencer Gulf, and Gulf St Vincent and Kangaroo Island (shown on Map 1).

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PART 1
INTRODUCTION AND BACKGROUND

Introduction

This Yorke Peninsula Regional Land Use Framework is an official volume of the Planning Strategy for South Australia. As such, the Framework provides immediate statutory guidance to Councils in reviewing their Development Plans, and will guide future land use and development in the Yorke Peninsula Region. The Region includes the District Council of Yorke Peninsula, District Council of Barunga West, District Council of The Copper Coast and Wakefield Regional Council.

The Framework has been developed collaboratively by the State Government (through Planning SA) with these four councils, the Yorke Regional Development Board, the Yorke and Mid North Natural Resources Management Board and other state agencies, via a consultation process which began in late 2005. Priorities identified during the consultation to inform the 2007 update of South Australia's Strategic Plan (as listed in Appendix B) were also considered in development of the Framework. A draft of the framework was released for public consultation between February and April 2007.

This Yorke Peninsula Regional Land Use Framework is the first produced under a new approach by the State Government to updating the Regional SA volume of the Planning Strategy. Under this new approach, Planning SA will successively develop, with local authorities and communities, a Regional Land Use Framework for each of the country planning areas of the state.

The current Regional SA volume of the Planning Strategy (January 2003) will therefore be gradually replaced by seven Regional Land Use Frameworks (one for each of seven country planning regions). These regions will be: Yorke Peninsula, Mid North, Far North (previously Outback and Upper Spencer), Eyre Peninsula, Murray and Mallee (previously Murraylands and Riverland), Kangaroo Island and Limestone Coast (previously South East).

It is expected that the last of these will be completed by the end of 2008.

The Need for the Regional Framework

Planning For Regional Population Change

The population policy for South Australia (*Prosperity through People, 2004*) reflects the South Australian Strategic Plan population target of two million people in South Australia by 2050 (an increase of approximately 450,000 people) and describes how this may be achieved.

While much of this population growth is expected to occur within metropolitan Adelaide and near metropolitan areas, regional areas will also need to plan for growth and development – including Yorke Peninsula. Indeed, the SASP 2007 has a target for Regional SA to maintain its share of total population (18%), indicating an increase of about 90,000 people could be expected in Regional SA over the next 40 years.

Regional SA continues to change and evolve. While overall population numbers in regional South Australia have remained relatively static, the last decade has witnessed significant changes in exactly where within regional SA people have chosen to live.

The more sparsely populated areas have declined in numbers, as have settlements with less than 1,000 people – the exceptions primarily being coastal locations. This reflects the 'seachange' shift of population to the coast that is occurring across Australia.

Concurrently, towns with a population of more than 1,000 have generally all grown, and have experienced some of the fastest rates of growth in the State. Larger centres such as Port Lincoln, Murray Bridge and Mount Gambier have continued to expand.

The demographic profile of regions has changed as well, with generally declining numbers of young people and an ageing population. These trends are expected to continue, particularly as 'baby boomers' move to the regions for lifestyle reasons. The increasing economic investment in regions – including the expansion and diversification of primary industries and mining activity, and the service sectors supporting the tourism industry and older populations – has the potential to attract younger people and people from overseas to regional locations across the state.

The localised impacts of these changes have, and will continue to be, significant – on changing demand for services and infrastructure, the natural environment, the character of towns, and the economic prosperity of communities and regions.

The Regional Land Use Framework process takes all these factors into consideration.

Managing Change in the Yorke Peninsula Region

Over recent years the Yorke Peninsula Region has experienced a surge in demand for residential and holiday housing, while primary industries and tourism have continued to expand and diversify.

Local Councils, the Regional Development Board and the State Government recognise the need to manage these changes to ensure a sustainable and vibrant future for the region.

These organisations have been working with the community, local groups and industry to develop effective strategies for specific sectors (e.g. primary industries, water management) and specific parts of the region (e.g. individual towns or council areas).

The focus of this Regional Land Use Framework is to bring this work together to develop a coordinated and integrated vision for land use and development across the entire region, and identify the planning priorities necessary to achieve the vision.

Context and Key Directions

Everything we as South Australians do must be sustainable – environmentally, economically and socially.

Our ability to make the Yorke Peninsula Region sustainable and prosperous in the future depends in large part on development decisions made now.

This Yorke Peninsula Regional Land Use Framework, as a volume of The Planning Strategy for South Australia, is guided by the principle of Ecologically Sustainable Development.

Ecologically Sustainable Development (ESD) and its core objectives and guiding principles are defined in the *National Strategy for Ecologically Sustainable Development (1992)* as:

> "using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased."

The Core Objectives of ESD are:

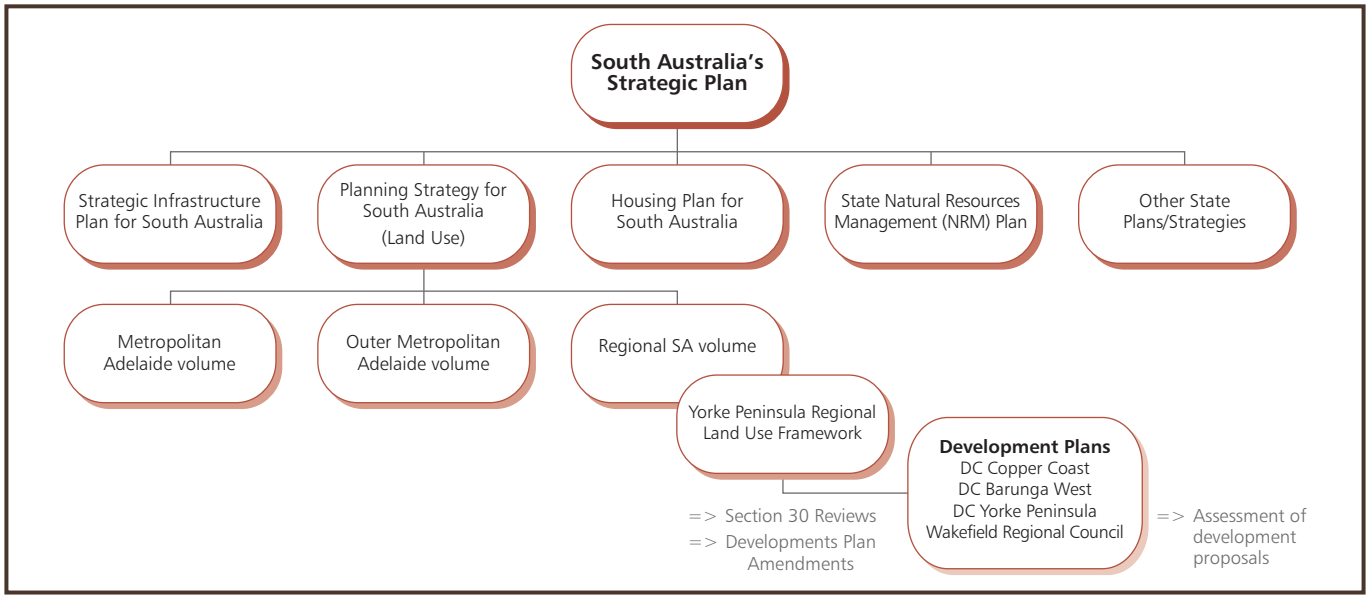
- to enhance individual and community well-being and welfare by following a path of economic development that safeguards the welfare of future generations
- to provide for equity within and between generations
- to protect biological diversity and maintain essential ecological processes and life-support systems

The Guiding Principles of ESD are:

- decision making processes should effectively integrate both long and short-term economic, environmental, social and equity considerations
- where there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation
- the global dimension of environmental impacts of actions and policies should be recognised and considered
- the need to develop a strong, growing and diversified economy which can enhance the capacity for environmental protection should be recognised
- the need to maintain and enhance international competitiveness in an environmentally sound manner should be recognised
- cost effective and flexible policy instruments should be adopted, such as improved valuation, pricing and incentive mechanisms
- decisions and actions should provide for broad community involvement on issues which affect them

These guiding principles and core objectives need to be considered as a package. No objective or principle should predominate over others. A balanced approach is required that takes account of all these objectives and principles to pursue the goal of ESD.

Figure 1 – SA Planning Context



The South Australian Planning Context: Where does the Regional Land Use Framework fit?

A range of policy and strategy documents inform development across the State.

The primary directional document is **South Australia's Strategic Plan** (SASP). The SASP projects a vision for the state's future prosperity and wellbeing by focusing on six integrated objectives: Growing Prosperity, Improving Wellbeing, Attaining Sustainability, Fostering Creativity and innovation, Building Communities and Expanding Opportunity. Progress toward that vision is measured through movement toward specific targets and associated priority actions. The SASP can be found at www.SAplan.org.au

'Beneath' the SASP sit specific 'action' plans which facilitate reaching the SASP targets. These include the Strategic Infrastructure Plan for South Australia, the State Natural Resource Management Plan and the Housing Plan for South Australia. The specific State Government document guiding land use and development is the **Planning Strategy for South Australia**. The Planning Strategy presents the South Australian Government's strategic policy directions for the physical development of the state over a period of 10-15 years.

Until now there have been three volumes of the Planning Strategy – one for Metropolitan Adelaide (released August 2006), one for the arc surrounding metropolitan Adelaide (the Outer Metropolitan Region – August 2006) and one for Regional South Australia (covering the country planning regions – January 2003).

Until now, the Yorke Peninsula Region has been included in the volume for Regional South Australia. **This Regional Land Use Framework is now a stand-alone volume of the Planning Strategy, replacing the use of the Planning Strategy for Regional SA (2003) for the Yorke Peninsula Region, with appropriate statutory effect**.

Local Councils must seek to align their local area **Development Plan** with the Planning Strategy relevant to their region. Development Plans contain the zones, maps and explicit rules which guide what can and cannot be done on any piece of land within the Development Plan area. In all, 75 Development Plans cover the state – one for each of the 68 local council areas, plus seven others covering areas not situated within local government boundaries. Each council area has its own Development Plan. It is against the Development Plan policies that individual development applications are assessed.

The maps, policies and strategies contained in this Framework provide statutory direction for the four councils in the Yorke Peninsula region in preparing changes to their Development Plan and 'Section 30' Strategic Directions Reports. In particular, the Areas of Focus sections in Part 2 of this Framework identify priority aspects of the Development Plans that need to be addressed in the short term.

Development Plans are amended by local councils through the Development Plan Amendment process (which involves mandatory community consultation and State Government approval).

It is important to recognise that the Regional Land Use Framework addresses only what can be implemented through Development Plans and the planning system. Other complementary strategies and plans deal with issues outside that purview.

The Regional Land Use Framework provides a 'bridge' between broad state-wide planning and local council land use planning – reconciling broad aims with local needs to facilitate a consistent and integrated planning approach to land use and development across the Yorke Peninsula region to serve the community and industry.

Implementation of the Framework will be monitored through Council strategic planning and Development Plan Amendment processes. *The Development Act 1993* (Section 22) requires implementation of the Planning Strategy to be reported annually to Parliament, and that the Framework is reviewed every five years.

Figure 2 – Regional Land Use Framework Planning Process

	STAGE 1 COMPILE DATA	STAGE 2 INTERPRET & ANALYSE	STAGE 3 TEST & REFINE	STAGE 4 PREPARE DRAFT	STAGE 5 RELEASE & CONSULT	STAGE 6 FINALISE & RELEASE
PROCESS	Input from Councils, RDB and SA Government Agencies Spatial and statistical data Planning Strategy for Regional SA (January 2003)	Workshop 1 • Confirm issues & priorities • SWOT analysis & map vision Synthesis & analysis – Planning SA in discussion with Councils, RDB and Agencies	Workshop 2 • Refine spatial vision • Priorities for achieving vision Test against strategic objectives and key Government directions	Reconvene workshop groups • Present Draft Spatial Plan • Seek feedback To *Minister for Planning* for consideration to release for Public Consultation	• Publicly release Draft • Seek feedback	Refine document based on Feedback To *Minister for Planning* for consideration to release
OUTPUTS	***Issues Paper*** *– opportunities and priorities for the region* ***Resource Atlas*** *– maps representing over 70 themes and indicators* ***Regional Profile*** *– statistical summary of economic, socio-demographic and environmental attributes*	***SWOT summary*** *– strategic priorities* ***Vision maps*** *– ideas for the future presented as series of thematic maps* ***Areas of Focus*** *– priority locations & themes needing further refinement*	***Draft Regional Framework*** *Includes:* *– Maps representing preferred future vision for region* *– Strategic priorities to guide actions over the next 2-5 years.*	***Draft Regional Land Use Framework for Yorke Peninsula Region 2006***	***Feedback from community and Industry on Draft Framework***	***Regional Land Use Framework for Yorke Peninsula Region 2007***

How the Framework was developed

An important role of land use and development planning is to coordinate the provision of land supply for residential, commercial, industrial, recreational and other purposes. A range of environmental, cultural, economic and socio-demographic issues need to be considered to achieve this, as well as directions for infrastructure and service delivery.

Initial research on all these elements in the Yorke Peninsula Region began in December 2005, with Planning SA compiling statistical data and conducting discussions with councils and boards in the region and local state government agency representatives. Much statistical data (e.g. Census data) was dated and local knowledge was critical to get a clear picture of trends and emerging issues. Recent research and analysis prepared for government agencies, councils and boards informed this work (see Appendix A for a list of these reports).

This information was brought together, along with an examination of opportunities and challenges for the region, and compiled into a **Regional Profile** and an **Issues Paper**.

Various elements were also mapped using Geographical Information Systems (GIS) technologies. GIS enables the electronic 'layering' of attributes such as native vegetation sites, strategic infrastructure and current land use. This allows ready identification of locations best suited (and those not suited) for future residential, industrial, commercial and other development, as well as areas where conflicts between desired land uses may occur. These were compiled into a **Resource Atlas** with maps representing more than 70 themes and indicators.

These documents were issued to stakeholders and formed the basis of the first **workshop** held in Kadina in February 2006. Using the Issues Paper and Resource Atlas, the councils, boards and agencies identified key opportunities and constraints for the region that needed to be addressed through this process. Strategies to address potential conflicts and competing demands between land uses were also identified.

This information was compiled and presented back to stakeholders at a second **workshop** in Kadina in May 2006. This workshop refined the results of the first workshop and helped develop mapping illustrating the preferred future vision for the region and strategic priorities to guide action over the next five years.

Following this workshop a draft Regional Land Use Framework was formally prepared. This was then issued to stakeholders and the subject of a third **workshop** in Kadina in July 2006. The draft Framework was then further refined in consultation with stakeholders before being released by the Minister for Urban Development and Planning for formal public consultation (February – April 2007).

Outcome

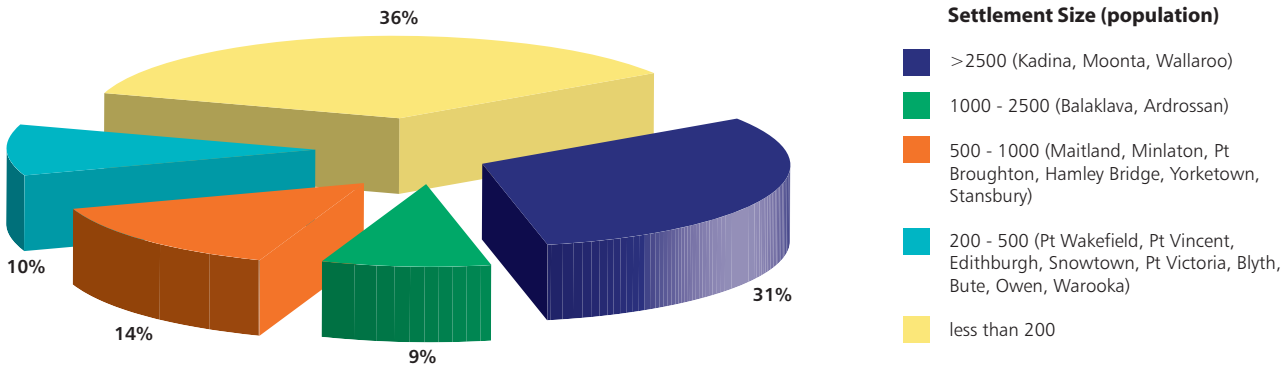
Through the process the different strengths and possible future roles of the various areas and townships of the region have been documented and brought together.

The outcome is a Regional Land Use Framework designed to ensure the region is structured to function in an integrated way which will serve the future needs of the community, industry and visitors alike.

Much of the information gathered for the early stages of the process forms the basis of the **Introduction and Background** section (Part 1) of this document. The key opportunities and constraints identified at the first workshop are listed on page 15.

The resultant **Maps** form an integral part of the Regional Land Use Framework. These provide an 'at-a-glance' framework for future development, and can be found throughout Part 2 of the document. Additional written detail to 'fill-out' the framework is then provided via the **Objectives**, **Areas of Focus** and **Strategies** also contained in Part 2 of the document. These will guide the more specific land use and development decisions of local councils, state agencies and the private sector.

Chart 1 – Population Distribution by Settlement Size, Yorke Peninsula Region, 2001



Source: ABS Census of Population and Housing, 2001

About The Yorke Peninsula Region

The following information is a condensed version of that presented in the Regional Profile and Issues Paper developed at Stage 1 of the Framework process (see Figure 2), and was informed by preliminary discussions with councils, boards and agencies.

Covering more than 12,000 square kilometres, the Yorke Peninsula Region is home to 32,737[1] people. The five larger townships of Kadina, Moonta, Wallaroo, Balaklava and Ardrossan are home to 40% of the region's population, while 24% live in the 15 townships sized between 200 and 1,000 people. 36% of people live outside of these 20 largest townships.

In addition to the permanent population, Yorke Peninsula is a holiday destination for more than a million people a year. The majority of these visitors are from elsewhere in South Australia (94%), many of whom own holiday homes along the Peninsula's extensive coastline.

The region's economy centres on primary production and processing, which contributes more than $400 million to the state economy per annum[2]. While field crops generally account for more than half of this value, agriculture activities in the region are continually diversifying with a focus on value adding for export markets. Aquaculture, hay and livestock processing are emerging as important industries.

Tourism and mining are other important sectors. For most towns in the region, the service role for the surrounding area is the strength of their economy. The towns of Kadina and Port Wakefield/Bowmans have important manufacturing and primary product processing roles.

INFRASTRUCTURE AND SERVICES

Infrastructure and services supporting the region's communities and economy include:

- **Sea ports** at Wallaroo, Ardrossan, Port Giles and Klein Point. Exports through the deep sea ports of Wallaroo and Port Giles – key grain export facilities for the state – are projected to increase 10% by 2013. A ferry service between Wallaroo and Lucky Bay on Eyre Peninsula has recently been established.
- **Sport and recreation facilities** are located throughout the region, providing for both local communities and tourists. Facilities provide for a significant range of activities including cricket, football, netball, tennis, lawn bowls, shooting and equestrian, boating and diving, along with a wide network of children's playgrounds and recreational trails.

[1] ABS Cat. No. 3218.0.55.001 Regional Population Growth, Australia, Table 1d

[2] Figure includes District Council of Mallala

- **The Auslink national road and rail system** intersects in the region at the Bowmans road-rail intermodal. The intermodal is strategically located at the junction of the Auslink (Adelaide to Perth/Darwin) rail network and Port Wakefield Road (Auslink road network), the major road corridor providing links south to Adelaide and north to Western Australia, NSW and the Northern Territory.
- **State and local roads** provide access throughout the Peninsula. Heavy vehicle movements are expected to increase, placing significant demands on the network. Growth in population and visitor numbers will further increase traffic volumes. Potential exists for conflict between commuters and heavy vehicles, particularly during peak harvest/tourist season. A combination of engineering, education and enforcement measures will be essential for managing the ongoing safety and efficiency of the road network.
- **Public transport** is a critical issue for many residents. The Community Passenger Network annually transports nearly 9,000 people by private car for a fee. In addition, the Southern Yorke Peninsula Bus Service annually transports more than 2,000 people around Yorke Peninsula. Private bus services provide public transport access to and from Adelaide, with pensioners and seniors accounting for half of total patronage. The projected increase in the number of older people living in the region, including people migrating from metropolitan areas with different expectations, is likely to increase demand for public transport.
- **Cycling and walking** offer access within townships for those without a car. Councils have developed 'cycling plans' and maintain footpaths to support these modes of transport. The relatively flat terrain and scenic value of the region also provides an opportunity to develop cycling tourism.
- **Health services** are provided in many of the towns across the region. However, many specialist services require travel to Adelaide. Accessing facilities can be difficult due to limited public and community transport. Health and community services are a significant employer in the region with growth anticipated as the population ages. Attracting and retaining qualified workers to the region may be a challenge.
- **Education facilities** include TAFE Regional Institute campuses in Kadina, Yorketown and Narungga (at Point Pearce/Maitland), 36 government and non-government schools, and 26 child care centres.
- **Community Wastewater Management Systems (CWMS)** service a number of towns in the region. Future management of new and existing schemes will be undertaken in a manner consistent with directions set by CWMS management reforms developed by the CWMS Advisory Committee.
- **Water availability and quality** is a critical issue throughout the region. Northern Yorke Peninsula is dependent on water from the River Murray, while the area west of Warooka relies on aquifer and rainwater supplies. Most pipes were laid prior to the 1960s and are now ageing and nearing capacity. Recent growth in tourism and residential development will test the system's peak capacity. Additional reticulated water is required to support planned residential and industrial expansion. Some upgrade works have already been undertaken. New and alternative water supplies are being investigated and evaluated. Many of the Councils recycle waste and stormwater for use on parklands, ovals and golf courses.
- **Electricity** is supplied via the Hummocks sub-station. A 132 Kv transmission line runs to the Ardrossan West sub-station, which serves most of the Peninsula. There are currently six wind farms approved in the region, located from Wattle Point to Barunga, totalling approximately 560 MW.
- **Information and communications technology** (ICT) infrastructure has been upgraded through the Broadbanding Yorke Peninsula Project, improving coverage and reducing costs of telephone services. By 2007 there should be almost complete broadband coverage of the Yorke Peninsula Council area. The Central Local Government Region has completed a study into future demand for broadband across the region. Expressions of interest have been called to meet this demand and extend coverage across the region over the next couple of years. Public online broadband access is available from Telecentres at Yorketown and Maitland, and through libraries at Ardrossan, Balaklava, Moonta, Kadina, Maitland, Port Broughton, Snowtown, Wallaroo and Yorketown.
- **Waste Management** facilities include 15 landfills across the region, waste transfer facilities at Port Wakefield and Inkerman, and a recycling/waste transfer facility at Moonta. Weekly kerbside waste collection services are provided in major towns. District Council of Copper Coast also provide a fortnightly recycling collection service in Kadina, Wallaroo and Moonta, while Wakefield Regional Council provides an annual hard waste service.

THE ENVIRONMENT

Local communities and visitors alike value Yorke Peninsula's unspoilt coastlines and scenic rural landscapes. These landscapes support a diverse range of bio-regions and environmental systems. People and development will place increasing strain on the environment if not carefully managed.

A range of strategies, including the State Natural Resources Management Plan, Biodiversity Strategy and Living Coast Strategy provide mechanisms aimed at maintaining and enhancing the environmental qualities of the region.

Biodiversity

Yorke Peninsula region has a diverse range of habitats extending from coastal areas to open plains and low hills. Although much of the native vegetation has been lost across the region, some extremely valuable remnants remain many of which are not formally protected in conservation reserves and Heritage Agreements.

Three areas have been identified where species and ecosystems are at risk of extinction in less than 50 years unless actively protected - Warooka/Yorketown, Minlaton/Curramulka and the Mid North Grasslands. South West Yorke Peninsula is also important, being the largest area of intact native vegetation in the region. Half of this area is protected in conservation parks and through Heritage Agreements.

Current conservation reserves in the Yorke Peninsula region include the Innes National Park, the Althorpe Islands, Bird Islands, Clinton, Carribie, Goose Island, Leven Beach, Point Davenport, Troubridge Island, Wills Creek and Warrenben Conservation Parks, and Salt Creek/Coobowie Inlet. Conservation Parks are also proposed at Porters Scrub, Thidna and Ramsay Way.

Coastal, Estuarine and Marine Resources

Yorke Peninsula region also contains a number of significant coastal, estuarine and marine habitats. The habitats – including samphire, mangroves, sand dunes and seagrass – support many species, including fish nurseries for commercial and recreational fishing. Preventing pollution entering the marine environment from town effluent systems and stormwater drainage is a priority.

The Government is committed to creating 19 marine protected areas (or marine parks) by 2010, with four proposed in waters adjoining Yorke Peninsula. These marine parks are being developed with close involvement of the aquaculture industry so that mutually acceptable objectives can be achieved.

The Marine Planning Framework for South Australia has recently been established to guide the development of Marine Plans for all South Australian waters, including those surrounding Yorke Peninsula. The Draft Spencer Gulf Marine Plan is the first to be developed and was recently released for public comment.

Development, particularly along the coast, must be carefully planned and managed to minimise the impacts on the natural environment. Poorly located and designed developments in areas prone to natural processes, such as erosion, flooding, acid sulphate soil, and sand drift can also compromise public health and safety. It can also put infrastructure and property at risk of damage. The South Australian Government is working with local government to develop and implement Development Plan policies and criteria to better manage development in coastal areas of the state.

Water Resources

The limited availability of water on Yorke Peninsula has resulted in a culture of water conservation. Incorporating rainwater tanks and local treatment and reuse of water into the design of new developments and subdivisions ensures best use is made of available resources.

The main watercourses are the Broughton River and the Wakefield River. Groundwater resources are widely and variably spaced, with low yielding aquifers and variable storage capacity[3]. Management of dryland salinity and water protection areas will continue to be important to prevent further impacts on agricultural production, biodiversity and infrastructure. The Northern and Yorke Agricultural District has been identified under the National Action Plan for Salinity and Water Quality as a 'priority region' for action.

[3] State Water Plan 2000, Volume 2

THE ECONOMY AND ECONOMIC DEVELOPMENT OPPORTUNITIES

The region has a diverse industry structure, which has grown from a primary production base. Its natural and heritage assets offer potential for growth in tourism. Good access to national road and rail networks and deep sea ports support continued growth in the value adding of primary products for export.

Over the last decade, employment has grown in the construction industry, and services (property, business, health, community), retail and hospitality sectors.

Primary Production[4]

While field crops dominate primary production on Yorke Peninsula, the sector is continually diversifying with a focus on value adding for export markets. In 2001, the sector employed 2,752 people, representing 25% of the region's workforce.

Yorke Peninsula produces around a quarter of South Australia's grain harvest, contributing an average $300 million per annum. Wheat and barley account for two thirds of the total value of production, with peas, canola, beans and lentils the other major crops. Hay processing for export is another growth sector, supported by facilities at Bowmans, Paskeville and Wallaroo.

Livestock production (primarily sheep, pork and poultry) contributes a further $110 million to the economy. Significant expansion of the pork and poultry industry is planned over the next decade within the Wakefield Regional Council area.

Primo Abattoir is a high-technology export pig processing facility operating near Port Wakefield, with further expansion planned to meet growth in export livestock production bringing total production to 750,000 pigs per annum.

There are poultry production sheds near Owen, Port Wakefield, Riverton and Hamley Bridge. Several companies have plans for significant expansions. Feedmills in neighbouring regions support these industries.

Agricultural activities are complemented by an established and expanding fishing and aquaculture industry. Worth $30 million in annual sales, it is based on oysters, abalone, rock lobsters and scale fish. Yorke Peninsula is currently the base for 50 aquaculture operators, mainly producing oysters, with expansion possible at a number of locations including Port Giles, Tickera, Stansbury and Ardrossan. There are also a number of land-based aquaculture operators in the region.

Clean ocean waters, numerous protected bays and favourable climatic conditions suggest potential for further growth of the industry. Value-adding through linking the industry with tourism – fresh produce sales, homegrown produce trails, specialist restaurants and the like – is another opportunity yet to be fully realised.

Industries supporting primary production and processing are important to the economy, and are located throughout the region. These range from major agricultural equipment manufacturing to small scale engineering firms.

Continued growth and diversification of the primary production and processing sector will have a major impact on the region - particularly on transport, water and energy infrastructure, the environment, and demand for housing and associated services. Conversely poorly planned residential expansion could encroach on industrial areas, including primary production areas, compromising operations.

Planning and management are critical to ensure the long-term sustainability of these industries and others that emerge.

[4] Figures include District Council of Mallala

Tourism

Tourism is an important and rapidly growing element of the region's economy. In 2004, employment directly attributed to tourism provided 737 jobs[5].

Yorke Peninsula has more intrastate visitors than any other tourist region in South Australia outside Adelaide. In 2004, the region attracted 519,000 overnight visitors, staying more than 1.6 million nights, and a further 537,000 day-trip visitors. The value of domestic tourism alone is estimated to be $123 million per annum.

The tourism appeal of the region lies with its coast, particularly unspoilt landscapes and opportunities for water based activities such as recreational fishing, as well as its mining and maritime heritage and the character of townships. As the popularity of the region grows, the very elements that draw tourists to it may be put at risk.

Tourism also presents challenges. Local councils and communities often fund the provision of facilities to support tourism growth. Providing an acceptable level of infrastructure where there is significant seasonal variation in population is a challenge.

Tourism also contributes to increasing property values, and in turn rates; while this increases the capacity for local government to provide services, it can also impact on housing affordability. Tourism can also support business growth leading to increased investment in retail, restaurants and recreation facilities.

Holiday houses account for 40% of housing in some areas of the region (see Chart 3), and significantly contribute to population fluctuations, particularly over summer. The character and quality of these holiday homes are changing. Many traditional shacks are being replaced by more substantial houses.

Yorke Peninsula has the highest proportion of nights spent in own property (e.g. holiday home/shack) of all SA tourism regions and the second highest spent in caravan parks. Marinas, suburban-style estates and transportable buildings are also becoming popular.

Growing tourist demand is already placing great demand on available facilities and services, such as water and wastewater treatment. The current capacity will be further tested if there is increased tourism growth without adequate planning.

A clear vision for the future character of townships and landscapes will ensure a positive impact on the visual qualities and character of the region and enhance appeal of the region to visitors.

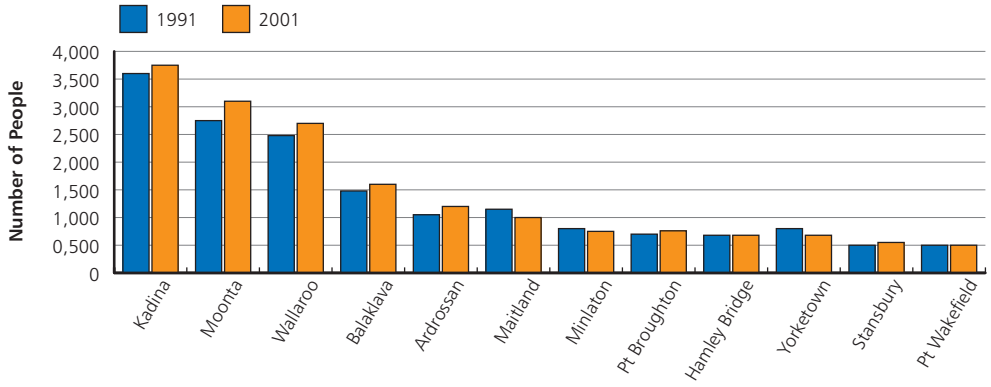
Mining

Mining is also significant to the area, providing more than 100 jobs. Salt, gypsum, dolomite, sand and limestone are key products. Geoscientific surveys revealing world class terrains for other minerals have stimulated increased mineral exploration.

Adelaide Brighton Cement ships over 2 million tonnes of limestone from Klein Point to Port Adelaide annually, contributing significantly to the regional economy. Price and Lochiel have long established salt extraction and processing industries.

[5] TTF National Tourism Employment Atlas 2004, www.ttf.org.au\research

Chart 2 – Population Main Towns, Yorke Peninsula Region, 1991 and 2001



Source: ABS Census of Population and Housing, 1991 & 2001

COMMUNITIES AND CHANGING SETTLEMENT PATTERNS

A Growing Region

Between 2001 and 2006 the region's population grew at 0.6% per annum compared with 0.2% per annum between 1996 - 01. The majority of this growth occurred in the Copper Coast (1.5% per annum) Council area, the fastest growing non-metro area of the state and Barunga West which grew at 0.6% per annum. Wakefield and Yorke Peninsula Council areas grew at 0.1% per annum – a shift from a decade of stable to declining populations. Statewide, the population grew by 0.6% per annum during the same period.

The populations of Maitland, Minlaton, Yorketown and Port Wakefield declined slightly between 1991 and 2001 Census[6]. Over the same period the region's largest townships – Kadina, Moonta, Wallaroo, Balaklava and Ardrossan – as well as the northern service town of Port Broughton, grew between 6% and 13%.

The majority of the permanent residents in the region are aged under 14 years and over 40 years. ABS data also indicates that nearly 10% of the population were born overseas and in excess of 2% of the population of the area are Aboriginal. Supporting the range of people who live in the area will continue to be a priority, building on the strong community spirit found across the region.

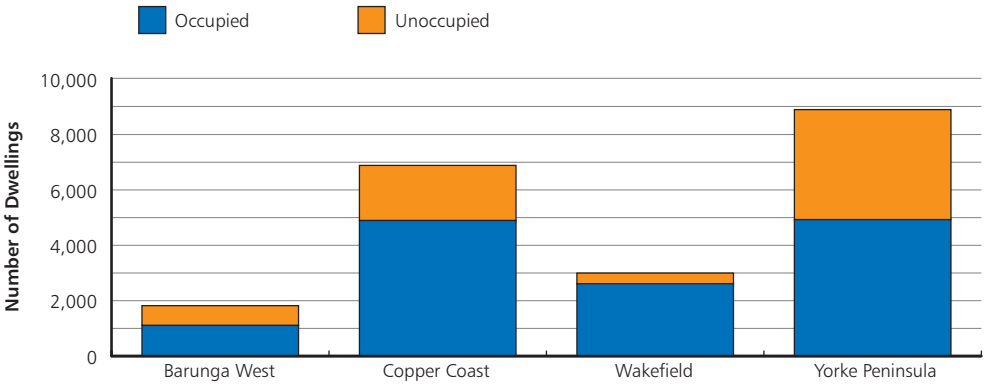
Permanent population figures do not reflect the demands on local and regional facilities made by visitors. For example, during peak tourist periods the population of the Port Broughton area swells from about 1,000 to 7,000 people. In terms of age groups, the region attracts visitors of all ages and is particularly popular with couples and family groups.

Building approval figures provide some insight into development and population pressures not captured by Census data. While only 992 people moved to live in the region over the last 5 years, almost 1,500 dwellings were approved for construction[7]. Around half of these were within the Copper Coast Council area.

[6] 2006 Census data for townships was not available at time of publishing

[7] Building approvals 1 July 2001 to 1 July 2005

Chart 3 – Occupied and Unoccupied Dwellings, Yorke Peninsula Region, 2006



Source: ABS Census of Population and Housing, 2006

The number of unoccupied dwellings in the region provides further insight into the pressures on local facilities. Many former holiday houses are increasingly being used by

permanent residents or rented out for much of the year – to seasonal workers or holiday makers – with biggest impacts being felt in coastal towns.

The Region is committed to protecting Aboriginal Heritage

Aboriginal peoples have a long and strong social, cultural and spiritual association with the land and waters of the Yorke Peninsula Region. Landscape is integral to their stories and values. Respect for the land and the Aboriginal sites and objects on it is an important contributor to improving Aboriginal wellbeing.

The South Australian Government and Councils in the Yorke Peninsula Region entered into an Indigenous Land Use Agreement (ILUA) with the Narungga people, represented by the Narungga Nations Aboriginal Corporation, in December 2004.

The ILUA is a symbol of respect and reconciliation, and a statutory contract made pursuant to the Native Title Act 1993. The ILUA sets out agreed processes for the manner of exercise of native title rights and interests, the doing of future acts, validation of past and intermediate acts, compensation, and future extinguishment, otherwise than according with the Native Title Act 1993.

In particular (see clauses 5, 6, 7), the ILUA sets out:
– the notification process for certain developments on sensitive land
– a detailed Aboriginal heritage protocol triggered by the notification
– a planning protocol.

The ILUA acknowledges that the relationship of Aboriginal people to land and waters is central to well being and commits the parties to work cooperatively to preserve and protect Narungga Country and heritage.

The Population is Ageing

Shifts in the demographic balance as the population ages and people move into the area from elsewhere in the state to retire will have implications for community services and facilities, including health and public transport. Aged care accommodation, hostel living and nursing homes are currently provided in many towns across the region. Further facilities are likely to be required to meet future needs and provide opportunities for people to stay in their local area as they age.

In 2006, one third of the people living in the Yorke Peninsula region were aged over 60 years, making it one of the 'oldest' populations in the state. The number of people over 60 is projected to increase for South Australia as a whole, and similar trends can be expected in this region.

Housing Affordability and Rental Accommodation

High demand for housing has significantly increased property values over the last decade. Whilst providing benefits to the region, it has also impacted on the capacity to attract and retain lower income workers and meet the housing needs of disadvantaged groups.

Purchasing a home may not be an option for many professionals working in the region for only a short time, low-income workers, single or young people, and much of the region's Aboriginal population. Ensuring an adequate supply of appropriate and affordable rental housing is a priority issue, particularly in light of proposed expansions of the pork and poultry industries.

Role and Function of Towns

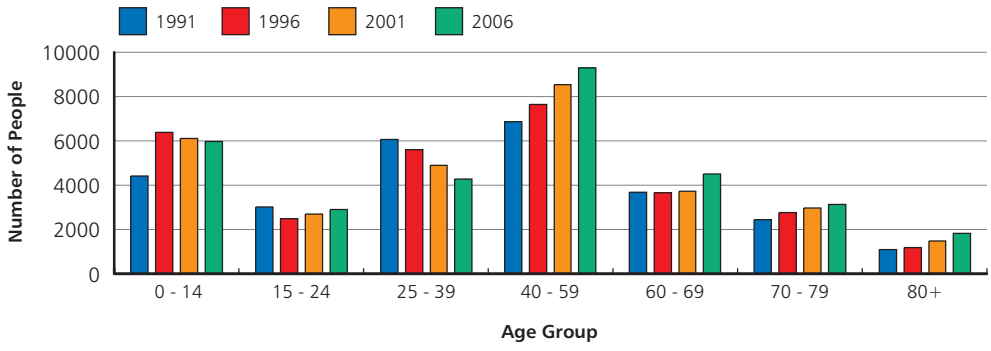
The communities within the Yorke Peninsula region are diverse and each has various connections within and outside the region. For instance:

- Copper Coast townships, Port Broughton and places on the eastern side of the Peninsula function in part as recreation/holiday areas for weekend tourists from Adelaide, Mid North and Port Pirie
- Kadina and Balaklava are key regional centres providing a range of services for communities across Yorke Peninsula and the Adelaide Plains
- Inland towns on the Peninsula, such as Yorketown, Minlaton and Maitland, service surrounding areas, provide affordable housing within proximity to coastal towns, and a range of tourist services
- Port Wakefield services travellers to/from Adelaide, Yorke Peninsula and Upper Spencer Gulf
- Bowmans is establishing itself as a centre of strategic importance to the state for primary industry related processing and manufacturing
- Inland townships to the northern and western side of the region, such as Bute, Hamley Bridge, Blyth and Owen, service inland areas and are becoming popular residential locations for people employed in Metropolitan Adelaide, the Barossa, Clare Valley and Adelaide Plains.

The population growth of towns may be constrained by physical constraints on township expansion and the surrounding natural environment. Managing the expectations of owners of land regarding their perceived 'right' to develop will be important in achieving orderly and sustainable township growth and retaining the coastal characteristics that attract people to the region.

The ability to provide adequate and reliable water and power supply, ensure adequate sewage treatments, ensure equitable access to services to meet future needs of communities, and protect strategically important primary production areas and industrial land, are some key determinants to be considered in planning future directions for urban development in the region.

Chart 4 – Population by Age, Yorke Peninsula Region, 1991 – 2006



Source: ABS Census of Population and Housing, various years

Opportunities and Challenges

The workshops held in Kadina in February and May 2006 involving representatives from the four Councils in the Region, the Natural Resource Management Board, Regional Development Board and a range of State Government Departments identified the strengths, weaknesses, opportunities and threats for the region with regards to future land use and development.

The key opportunities and challenges identified through this process are listed below under four themes. The Objectives, Areas of Focus, Strategies and Maps presented in Part 2 of this document were developed from the responses and direction provided by workshop participants.

Environment

- Environmental assets are valued, including water courses, coastal and marine habitats, and national and conservation parks
- Plan for the impacts of climate change, including rainfall levels, sea level rise and storm surges
- Ensure planning minimises risk to property and people, especially in low lying coastal areas subject to erosion and flooding
- Managing coastal development and tourism activities to ensure they do not adversely impact on landscape amenity, coastal habitats and fish stock
- Better management and greater re-use of wastewater and storm water
- Prevent further fragmentation of native vegetation essential for biodiversity

Economic Development

- Support economic development opportunities, building on regional strengths while preventing adverse impact on the natural environment and landscape amenity
- Address need for tourism facilities that can accommodate large groups
- Support for continued growth and expansion of mining, primary production and processing, recreational boating, aquaculture and wind farm industries
- Attracting and retaining skilled workforce (health professionals, trades, primary production and processing) critical for economic and population growth
- Ensure incompatible developments – particularly housing – do not encroach on good farming land or sites being used for intensive animal keeping, and manage residential/industrial interface
- Market the region to raise profile amongst industry and gain competitive edge

Population and Settlements

- The strong community spirit, progress associations and volunteers are valued
- Manage township growth to stop ad hoc development, improve functionality and strengthen distinctive character of townships and landscapes
- Showcase and market built heritage in many towns
- Maintain the good supply of residentially zoned land, make better use of vacant land, and address shortage in rental housing
- Manage coastal township growth to avoid inefficient linear development and exposure of people and property to hazards (eg flooding, coastal erosion)
- Improve environmental design of buildings and recycling of waste and storm water

Infrastructure and Services

- Consider implications of seasonal population fluctuations for services and infrastructure provision
- Public transport availability and access to health services are critical issues, particularly because of the increasing number of older people living and moving into the area
- Retain and make best use of key infrastructure assets – including freight transport, hospitals, aged care facilities, and coastal recreation facilities
- Extend existing broadband network, including to support distance education
- Development to support centres with existing infrastructure and services i.e. build on strengths of inland towns (Maitland, Minlaton, Yorketown and Ardrossan) as service centres for smaller coastal towns on both sides of the Peninsula
- Improve capacity of water, power and sewer (CWMS) to support population growth, peak tourist periods and economic development, with augmentation of water supply a critical issue
- Strong support for more wind farms and innovative means of accessing water, beyond reliance on the River Murray

PART 2
REGIONAL LAND USE FRAMEWORK: YORKE PENINSULA REGION

How Part 2 is arranged

Part 2 is arranged in five sections.

The **opening section** presents an integrated spatial vision for the growth and development of Yorke Peninsula Region. This is shown on Map 1.

The key elements of the integrated vision are:

- Population and industry growth – with a focus on the Copper Coast and Wakefield Plains
- Sustainable coastal growth
- Strengthened inland towns
- Conservation and nature-based tourism – in particular in western and southern Yorke Peninsula

The **next three sections** develop this vision – and identify priorities for achieving it – under the topic headings:

- Environmental and Cultural Assets
- Economic Development
- Population and Settlements

The opening of each of these three sections contains a map specific to the topic; an overview of the topic; a list of specific Objectives for the topic; and identifies priority 'Areas of Focus' for local councils.

The **Objectives** are the overarching targets/goals to be achieved through land use and development in the region. There are five separate Objectives in the Environmental and Cultural Assets section, 11 in the Economic Development section, and four in the Population and Settlements section.

Each Objective is then explored further, with local information provided to complement the section map and provide additional context. Specific **Strategies** are then outlined under each Objective. These are *ongoing directions* which need to be reflected in detailed Development Plan policies prepared by Councils (and are limited to those things which can be achieved via Development Plans and the planning system).

The **Areas of Focus** specify priorities identified during the workshops requiring particular attention when Councils prepare their Strategic Plans as required under Section 30 of the *Development Act 1993* (and *Local Government Act 1999*) and update their Development Plans over the next 2-5 years.

The **final section** of Part 2 discusses the implications of the Framework for infrastructure and service provision.

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Objective 2	Ensure efficient use of water and energy
Objective 3	Protect people and property from exposure to hazards
Objective 4	Ensure effective management of waste, wastewater and stormwater
Objective 5	Identify and protect places of heritage and cultural significance

Economic Development – supporting the value chain **30**

Map 3 : Economic Development

Objective 6	Protect and build on the region's strategic freight transport, storage and processing infrastructure
Objective 7	Provide serviced and well-sited industrial land to meet projected demand
Objective 8	Retain and support ongoing Defence industries operations
Objective 9	Retain and strengthen the economic potential of high quality agricultural land
Objective 10	Expand intensive livestock production and processing between Snowtown and Hamley Bridge
Objective 11	Strengthen local aquaculture and fishing industries
Objective 12	Safeguard mineral resources and encourage further exploration and mining
Objective 13	Reinforce Yorke Peninsula as a preferred coastal and nature-based tourist destination
Objective 14	Focus commercial development in key towns and ensure it is well sited and designed
Objective 15	Realise efficiencies in waste management and foster the resource recovery industry
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Population and Settlements – supporting communities **40**

Map 4 : Population and Settlements

Objective 17 Reinforce the role, functionality and vibrancy of towns and settlements

Objective 18 Strategically plan and manage township growth, with coastal areas a priority

Objective 19 Design towns to provide safe, healthy, accessible and appealing environments

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Vision

A Framework for Yorke Peninsula Region

An integrated spatial vision for the growth and development of Yorke Peninsula Region is shown on Map 1.

The integrated vision seeks to balance the needs of people today with the needs of future generations. It allows for communities to develop and grow, and supports initiatives that help retain the special qualities of the Yorke Peninsula Region while fostering vibrant and distinctive towns that support a range of lifestyles. Economic activities are also supported that benefit the local and regional economy, providing local employment and attracting people to the region.

The integrated vision also seeks to recognise the variation in geographic features, economic strengths and community aspirations across the Yorke Peninsula Region, and make the most of the different opportunities these present.

The key elements of the vision are:

- Population and industry growth – with a focus on the Copper Coast and Wakefield Plains
- Sustainable coastal growth
- Strengthened inland towns
- Conservation and nature-based tourism – in particular in western and southern Yorke Peninsula

The **next three sections** develop this vision - and identify priorities for achieving it - under the topic headings:

- Environmental and Cultural Assets
- Economic Development
- Population and Settlements

MAP 1 : AN INTEGRATED VISION FOR YORKE PENINSULA REGION

Environmental and Cultural Assets – a healthy and sustainable future

The natural environment and cultural assets play essential roles in guiding future development. Settlements and industry are inextricably dependent upon climate and water resources, as well as land and water dependent eco-systems. Equally sites and structures of significance to Aboriginal and non-Aboriginal heritage provide an essential sense of identity and connections with place.

The design, siting and management of **all** development must actively seek to prevent adverse impacts on these critical assets; it must also minimise the exposure of people and property to danger from natural hazards, such as flooding, bushfire and potential land slides. Achieving sustainable levels of demand for water and energy is also essential, including taking account of significant fluctuations in population associated with tourism.

A number of key bodies and their plans provide guidance on the management of the environment, particularly State and regional Natural Resource Management Plans[8], Environment Protection Authority regulations and guidelines, the Living Coast Strategy, Coast Protection Board Policy, Biodiversity Strategy, Heritage Directions, State Greenhouse Strategy, the Marine Planning Program, and the Marine Protected Areas program.

Specific studies have been completed to provide further guidance to managing environmental resources in the Yorke Peninsula Region. These include a CSIRO study on regional impacts of climate change (2006), the Conservation Assessment of the Northern and Yorke Coast (2006), and the Biodiversity Plan for the Northern Agriculture Districts of South Australia.

These various plans and studies should be taken into account in the review and update of Development Plans.

Objectives (more on each of these follows)

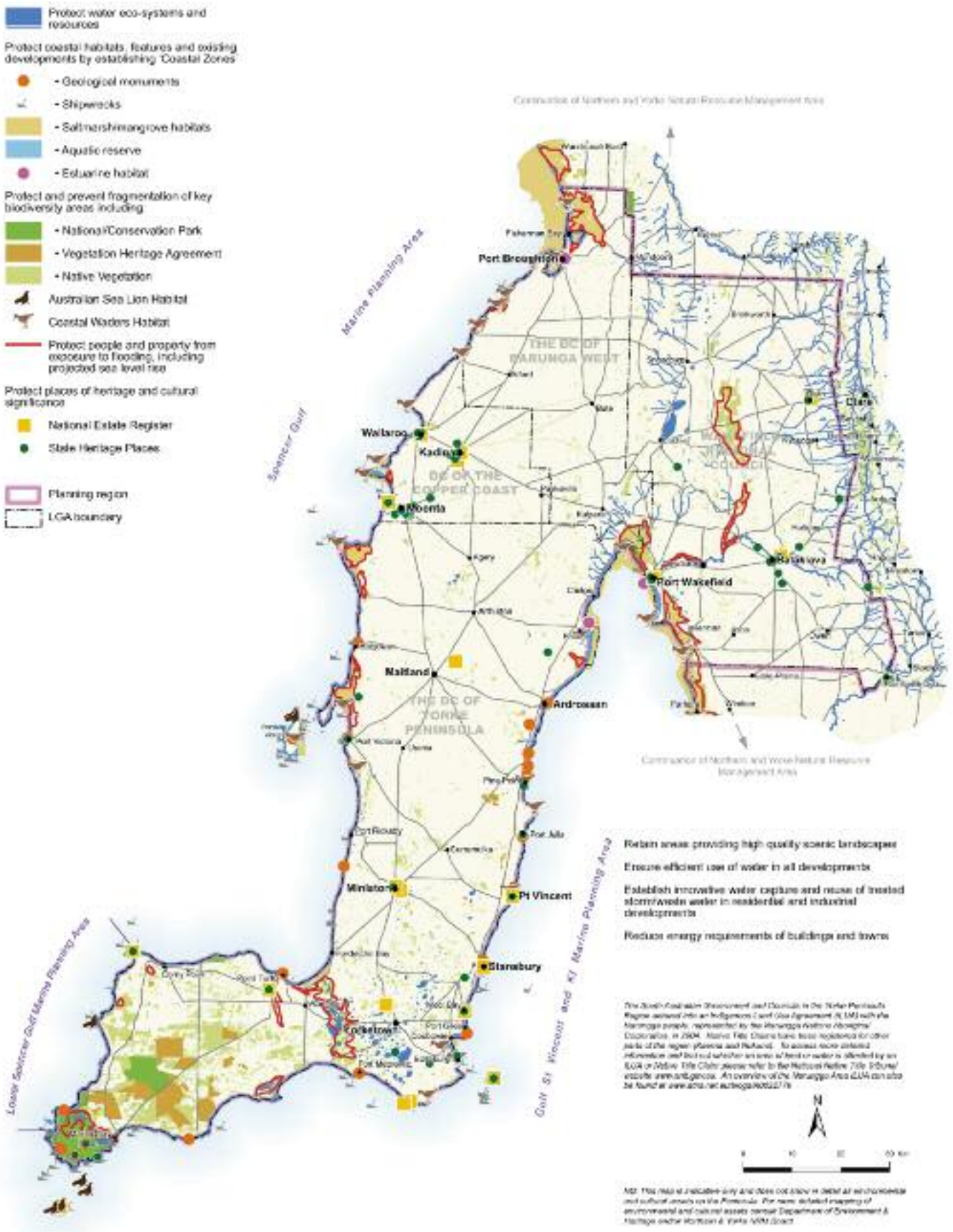
1. Recognise and protect the region's environmental assets
2. Ensure efficient use of water and energy
3. Protect people and property from exposure to hazards
4. Ensure effective management of waste and stormwater
5. Identify and protect places of heritage and cultural significance

Areas of Focus

- Establish and/or review Coastal Zones in Development Plans in conjunction with planning growth of coastal settlements - Edithburgh to Clinton; Wallaroo to Moonta/Port Hughes; Tickera to Port Broughton (also see *Population and Settlements*).
- Incorporate information from environment studies (e.g. sea level variation including effects of climate change, landscape mapping, conservation assessments) to inform the review/development of 'Coastal Zones' in Development Plans.
- Identify changes necessary to Development Plans to achieve desired conservation and targeted growth on the foot and western side of the Peninsula.
- Incorporate heritage listed sites and areas of high biodiversity value into Development Plans

[8] Regional Natural Resource Management Plans are to be developed by 2008, bringing together the work of former water catchment management boards, pest and plant boards, and soil conservation boards

MAP 2 : ENVIRONMENTAL AND CULTURAL ASSETS



Objective 1: Recognise and protect the Region's environmental assets

(SA Strategic Plan targets: T3.1 Lose no species; T3.4 Marine biodiversity)

Water

The Yorke Peninsula Region has significant water eco-systems, including water courses, wetlands, swamps and estuarine environments. The main water courses are the Broughton River and Wakefield River, while part of the Light River passes through Hamley Bridge. Groundwater resources can be found across the region, and have low yielding aquifers and variable storage capacity.

Water eco-systems play a critical role in the region, providing flood mitigation and scenic amenity, as well as supporting biodiversity. Land use and development decisions must seek to support the ongoing health of water eco-systems.

Strategies

1.1 Prevent adverse impacts of land use and development on the quality and functioning of water eco-systems, including dryland salinity, erosion of river banks, overuse of resources and pollution

1.2 Retain natural drainage patterns and design housing, roads and open space around watercourses and natural contours, and make provision for buffers

1.3 Where ecologically appropriate enable active recharge of water resources with treated stormwater

See also *Objective 2 – efficient water use; and Objective 16 – sustainable alternative water supply industry*

Coastal, estuarine and marine environments

The Yorke Peninsula Region has more than 700 kilometres of coastline. This is highly valued by local residents, and the more than one million people who visit annually. The land and water have particular significance for Aboriginal people, who have strong historic and current associations with the region.

Good management of coastal areas, offshore islands and the marine environment is essential for survival of a range of species, including some unique to the area. Wetlands, mangroves and saltmarsh areas are vital for many wading birds and also act as a nursery for fish. The Clinton, Wills Creek and Point Davenport wetlands and the entire northern reaches of Gulf St Vincent are habitats of national significance. Aboriginal sites and objects located near the coast, in dunes and in the waters, are protected by State law.

It is crucial that the natural beauty and environmental and cultural importance of the coast and marine environments are protected for future generations to enjoy in a way that also allows for population growth and economic development.

Marine Plans are being progressively developed to provide greater direction and ensure future development and use of the marine environment is sustainable. These Marine Plans will complement the Regional Land Use Framework and must be taken into account in the review and updating of Development Plans.

Strategies

1.4 Establish Coastal Zones and manage development to:

- Minimise the impact of development and land uses, including cumulative impacts, on natural processes and systems
- Limit development in areas of natural coasts of high conservation or landscape value unless the proposal has a neutral or beneficial effect (refer Eyre Peninsula Coastal Development Strategy)
- Prevent disturbance of natural coastal habitats and native vegetation
- Provide buffer areas of sufficient width to separate new development from the foreshore and sensitive coastal features, accommodating long term physical coastal processes (i.e. that may result in the movement of the coastline)

1.5 Developments such as marinas and port facilities should be considered as special cases which require specific and detailed studies, including environmental impact assessments

Coastal Zones can incorporate the following types of areas, taking account of projected impacts of climate change:

- Coastal features and habitats highly sensitive to the direct impacts of development including coastal dunes, coastal wetlands, samphire (tidal marsh), mangrove areas and other important habitat areas
- Important coastal geological features or other natural features of scientific, education, heritage or cultural importance (eg coastal cliffs)
- Buffers providing separation between development and sensitive coastal habitats or important marine fauna sites
- Areas exposed to coastal hazards (such as seawater flooding or erosion) where there are no provisions to resolve the deficiency (such as a council managed seawall or levee bank or a strategy to protect development in hazard areas)
- Coastal protection measures such as erosion buffer areas, seawalls and levee banks
- Very high quality landscapes fundamentally coastal in nature.

Land Biodiversity

In addition to coastal environments, the Yorke Peninsula Region has a range of important land habitats. State and Council conservation reserves and heritage agreements across the region play an important role in supporting biodiversity, as does the retention and management of native vegetation and habitats across the region on both public and private land.

The *Biodiversity Plan for the Northern Agricultural Districts* identifies three Threatened Habitat Areas (Warooka/Yorketown, Minlaton/Curramulka and the Mid North Grasslands) that have been extensively cleared and are poorly conserved, placing plant and animal species at threat from extinction in the shorter term unless actively protected and restored.

The south western part of the peninsula is also important, being the largest area of relatively intact and undisturbed native vegetation in the region. To protect this asset, development activity in this area is to be focussed within the townships of Marion Bay, Corny Point and Point Turton.

Strategies

1.6 Locate and design development to prevent further loss, degradation and fragmentation of native vegetation, on public and private land, including within townships

1.7 Provide buffers and create linkages between areas of biological significance

1.8 Undertake ecological investigations and impact assessment specific to areas proposed to be rezoned or developed, taking into account cumulative impacts

Scenic Landscapes

Whether it is the familiar terrain of 'home', an essential part of Aboriginal culture, or that unique quality that draws visitors to the region, many of the coastal and rural landscapes of Yorke Peninsula are highly valued.

A recent study (Coastal Viewscapes of South Australia, DEH 2005) was undertaken to determine the coastal landscapes people value most to enable better planning of development to preserve these locations. Similar work could be undertaken for non-coastal areas of the Yorke Peninsula Region to determine landscape aspirations for the region and incorporate these into development assessment processes.

Strategies

1.9 Preserve areas of high landscape and amenity value and areas forming an attractive background or entrance to towns or tourist developments, and along the coast

1.10 Prevent or design development to retain high quality landscapes that can be viewed from tourist routes, walking trails or the sea, including by addressing the location, height, material and colour of buildings

See also *Population & Settlements* for more on character and design

Objective 2: Ensure efficient use of water and energy

(SA Strategic Plan targets: T3.9 Sustainable water supply; T3.10 River Murray - flows; T3.5 Greenhouse emissions; T3.7 Ecological footprint; T3.14 Energy efficiency - dwellings)

Reducing demand on the River Murray and local water resources is a priority for both the state and nationally.

The limited availability of water on Yorke Peninsula, particularly Port Broughton and the Peninsula itself, has resulted in a culture of water conservation. Rainwater tanks and re-use of stormwater and wastewater is occurring across the region. Emerging technologies provide an opportunity to build on these efforts.

Energy supply is also limited in many parts of the region. Building design and innovative local energy supplies (e.g. solar, co-generation – see information box) can assist in making best use of available and planned energy supplies.

Growing residential demand is placing stress on available energy and water supplies with further pressure during holiday seasons. Permanent resident population figures do not reflect the demand on local facilities made by visitors. For example, during peak tourist periods the populations of Port Broughton, Copper Coast and the Yorke Peninsula increase by up to 500%.

Managing demand for water and energy use by raising awareness amongst new residents and holiday home owners – as well as infrequent visitors – is essential to achieving South Australia's sustainable water and energy efficiency targets.

Strategies

2.1 Incorporate efficient use of water into the design and planning of residential and industrial developments and clusters/subdivisions, including innovative water capture, treatment, storage and re-use practices

2.2 Maximise the use of rainwater, treated wastewater and stormwater in industrial, commercial, residential and recreation developments

2.3 Reduce energy requirements of industrial and residential buildings and estates by:

- Requiring energy efficient design to ensure buildings are cooler in summer and warmer in winter
- Actively supporting the use of renewable energy options in building designs and subdivisions
- Consolidating townships and strengthening the role and function of centres to reduce the need to travel, support regional passenger transport networks, and enable people to undertake a number of activities in one location
- Strategically clustering and locating export industries in locations with high proximity to freight corridors, ports and intermodals to increase the efficiency of freight movement
- Providing for walking and cycling within townships through the provision of safe and convenient linkages and bicycle parking facilities

See also *Economic Development Objective 16* – sustainable alternative water and energy supply industry

How Can We Improve Water and Energy Efficiency?

There are many approaches to the design of buildings and subdivisions which maximise the re-use of storm and waste water in residential and industrial developments. For example, at Mawson Lakes in Adelaide stormwater is filtered and plumbed back into houses for use in toilets, while Salisbury Council is aiming to have stormwater treated to drinking quality within three years. Some industries also reuses waste and stormwater for cooling or washing down machinery.

Reducing energy demand can be achieved through innovative housing design and methods such as co-generation (that allows electricity and heat to be produced in a single process). More information is available on the Energy SA website http://www.sustainable.energy.sa.gov.au. The Energy Smart Toolbox provides tools for industry in reducing energy costs http://www.energysmart.com.au/sedatoolbox

Objective 3: Protect people, property and the environment from exposure to hazards

(SA Strategic Plan targets: T2.4 Healthy South Australians; T2.5 Aboriginal healthy life expectancy; T2.7 Psychological wellbeing)

Yorke Peninsula, as with all places, is exposed to many hazards, both natural and resulting from development activity. Hazards include flooding, acid sulphate soils, bushfires, erosion, salinity, land slides, as well as water, air and noise pollution and site contamination. Inappropriately located or designed development and land uses can increase exposure and impact of hazards. The potential impacts of climate change, such as storm surges and sea level rise, are likely to increase the risk of hazards in affected locations.

Strategies

3.1 Design and plan for development in accordance with the risk management hierarchy of:

- Avoidance: avoiding permanent development within and adjacent to areas at risk from hazards
- Adaptation: designing buildings and infrastructure to minimise risk in the long term
- Protection: the establishment of protection works to protect existing development or facilitate major development

3.2 Plan development to prevent the creation of hazards - including through erosion, site contamination, air and noise pollution, disturbing or mobilising acid sulphate soils, diversion of water courses or impeding the flow of flood waters

Objective 4: Effectively manage waste, wastewater and stormwater

(SA Strategic Plan targets: T3.8 Zero waste; T3.9 Sustainable water supply)

- Environment Protection guidelines and building codes provide guidance on the management of waste, wastewater and stormwater to prevent risk to public and environmental health. Protecting water quality and marine life from the impacts of stormwater, pollution and the release of nutrients is a priority. The emerging understanding of the potential of these waste sources for increasing water supply and as inputs to the recycling industry are also a priority to be considered in planning, including collecting stormwater on site for reuse.

Strategies

4.1 Manage waste in accordance with the principles of reducing, recovering and recycling, by ensuring settlements and developments incorporate appropriate space, facilities, access and construction methods

4.2 Manage stormwater to reduce risk of flood and pollution, improve water quality, and maximise opportunities for reuse

4.3 Plan for effective wastewater disposal through mains sewer and Community Wastewater Management Systems (CWMS), and maximise reuse opportunities

See also *Economic Development Objective 15 – waste management industry*

Objective 5: Identify and protect places of heritage and cultural significance

(SA Strategic Plan targets: T6.1 Aboriginal wellbeing; T2.4 Psychological wellbeing; T5.9 Regional population levels)

Heritage and cultural buildings and places link communities with attitudes and values that have shaped the Region. Identification and careful management of these sites enliven history, engender a sense of identity and provide a glimpse of the past which can help guide us in the future. It is essential that heritage places be protected and preserved in a way that retains their heritage value. The *Aboriginal Heritage Act 1988* prohibits any damage, disturbance or interference with Aboriginal sites, objects or remains without an authorisation by the Minister for Aboriginal Affairs and Reconciliation.

Non-Aboriginal heritage places of national and state significance are generally registered under various Acts, providing ready identification. Many places of significance to Indigenous people are not on a formal register.

Input from Aboriginal people in identifying and protecting important locations can be sought from Native Title Management Committees, the Narungga Nation Aboriginal Corporation as signatories to an Indigenous Land Use Agreement, and the State Aboriginal Heritage Committee. The Narungga Area Indigenous Land Use Agreement sets out a notification process, heritage protocol and planning protocol (clauses 5, 6 and 7) that must be followed for certain developments on sensitive land – see the ILUA for details of affected land and processes.

Strategies

5.1 Protect and conserve place of heritage and cultural value, including local and registered (State and National) sites

5.2 Involve Aboriginal people and the State Government's Aboriginal Affairs and Reconciliation Division early in the planning or development process, to assist in identifying and protecting sites of cultural significance and for guidance in relation to Native Title and Indigenous Land Use Agreement requirements

Economic Development – supporting the value chain

The Yorke Peninsula Region has a diverse industry structure which has grown from a primary production base. The region is well positioned to increase employment opportunities, export production and tourist numbers, as well as contribute to emerging sustainable energy, water and waste industries.

Unemployment rates across most of the region are generally lower than the state average. Recent employment growth has centred on the construction industry, the service sector (property, business, health, community), and retail and hospitality sectors (with direct links to the tourism industry). Job growth in these sectors is likely to continue as the population grows and ages, and tourism expands.

In addition, mining and agriculture provide both ongoing and seasonal employment. The expansion of grain and livestock production and processing industries, driven by State Food Plan targets, are providing further employment opportunities. Industries supporting aquaculture and recreational boating are other key growth sectors.

Economic development in the region is underpinned by high quality export infrastructure and close proximity to the expanding industrial areas of northern metropolitan Adelaide (Edinburgh Parks etc), the Clare and Barossa wine regions, and the farming areas of the Mid North and Adelaide Plains.

Adapting to climate change will be a challenge for primary production in the region. The Department of Primary Industry and Resources SA will continue modelling and monitoring changes in temperature, rainfall and sea levels to inform future planning for agriculture, aquaculture and fishing.

The Yorke Regional Development Board (RDB) and Government agencies working closely with industry (eg DTEI, PIRSA, SATC, DTED) have contributed significantly to this Framework. A range of industry strategic plans have also informed the document, including primary industry sector plans (eg grains, livestock, aquaculture, mining), the South Australian Tourism Plan, and the State Food Plan. Detailed Development Plan policies will also be informed by industry, the RDB and relevant Government agencies.

In addition to supportive Development Plan policies, investment in infrastructure, expanding local training opportunities, and attracting skilled labour will be critical to realising regional economic development opportunities.

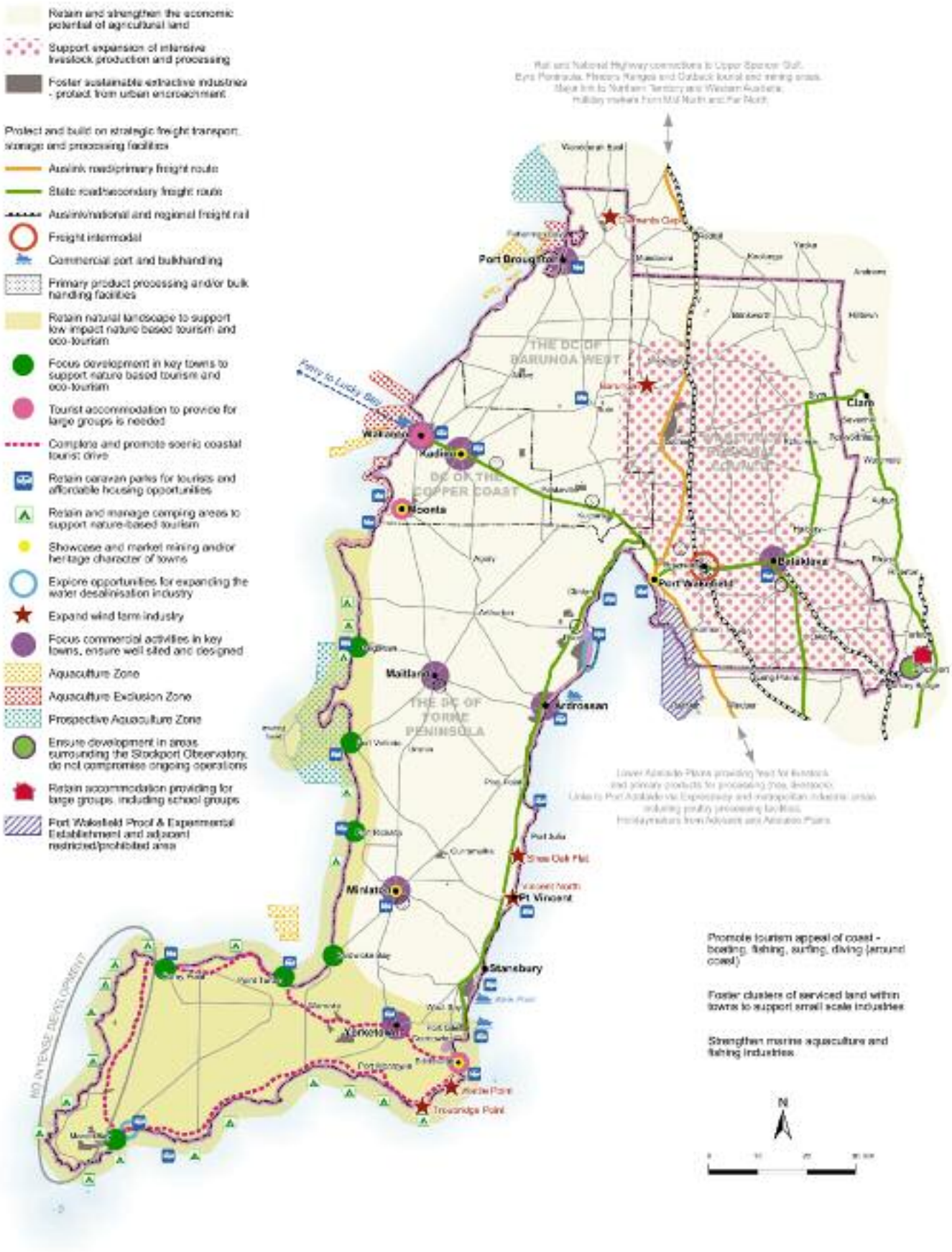
Objectives (more on each of these follows)

6. Protect and build on the Region's strategic freight transport, storage and processing infrastructure
7. Provide serviced and well-sited industrial land to meet projected demand
8. Retain and support ongoing Defence industries operations
9. Retain and strengthen the economic potential of high quality agricultural land
10. Expand intensive livestock production and processing between Snowtown and Hamley Bridge
11. Strengthen local aquaculture and fishing industries
12. Safeguard mineral resources and encourage further exploration and mining
13. Reinforce Yorke Peninsula as a preferred coastal and nature-based tourist destination
14. Focus commercial development in key towns and ensure it is well sited and designed
15. Strategically plan for future waste management requirements and foster the resource recovery industry
16. Foster sustainable alternative energy and water supply industries

Areas of Focus

- Reflect in Development Plans the outcomes of the industry/government working group that is guiding pork and poultry industry expansion across the Wakefield Plains and the horticulture industries on the Adelaide Plains
- Ensure the Development Plan policies covering southern and western Yorke Peninsula complement the completion of the scenic tourist drive loop by limiting development to targeted locations, and are based on the Responsible Nature-based Tourism Strategy (2004-2009) to ensure high quality and sustainable design
- Further investigate the feasibility, on environmental, social and economic grounds, of establishing a desalinisation plant near Ardrossan
- Strategically plan for aquaculture and industrial land requirements for small/supporting industries in conjunction with coastal township planning (see Population and Settlements)
- Undertake urban design studies for Copper Coast towns and Ardrossan to identify desired future character, build on highly valued built assets to retain appeal to tourists, and plan for industrial and commercial activities
- Reflect in Development Plans the directions of the proposed Regional Tourism Strategy that will address positioning and branding, tourism infrastructure priorities, partnerships and development opportunities
- Ensure Development Plans reflect the need for developments to not compromise the ongoing operations at the Astronomical Observatory at Stockport

MAP 3 : ECONOMIC DEVELOPMENT



Supporting the Value Chain

The term 'value chain' refers to the range of value-adding activities of every industry sector – from primary production, processing, storage, packaging, transport, to marketing and sales. Competitive advantage is gained by improving the movement of goods from raw product through to consumer purchase. Combining spatial analysis with value chain analysis provides a powerful tool for strategic land use planning. Such analysis involves identifying key infrastructure, and synergies or potential conflicts between activities to inform the optimal locations for land uses and developments to maximise the economic competitiveness of a region.

Objective 6: Protect and build on the Region's strategic freight transport, storage and processing infrastructure

(SA Strategic Plan targets: T1.1 Economic growth; T1.14 Total exports; T1.21 Strategic infrastructure)

Competitive freight transport, storage and processing facilities are a strength of the Yorke Peninsula Region. These facilities are crucial elements in the value chain providing comparative advantage to local agricultural, mining, aquaculture and fishing industries. They enable the region to build on the opportunities presented by close proximity to the expanding industrial areas of northern metropolitan Adelaide (eg Edinburgh Parks), the neighbouring Clare and Barossa wine regions, and the agriculture activities in the Mid North.

Protecting these assets and providing for the expansion of export related and value-adding industry near these hubs will enable capitalisation on investment in these assets, provide opportunities for more industry to move into the region, and provide support and certainty for existing industries.

Key infrastructure and facilities are:

- Sea ports and associated bulk handling facilities at Wallaroo, Ardrossan and Port Giles (grain and fertilisers), and Klein Point (limestone)
- Primary and secondary freight routes (road and rail): Wallaroo to Port Wakefield, Port Wakefield to Port Giles, and Adelaide to Perth/Darwin
- Bowmans road-rail intermodal and associated storage/processing hub
- Inland bulk handling and grain processing facilities, including Snowtown, Kulpara, Maitland, Price, Minlaton and Balaklava[9]
- Jetties, boat ramps and processing facilities supporting the fishing and aquaculture industries
- Critical road links between primary production/mining areas and processing facilities, including in neighbouring regions (e.g. feedmills at Daveyston and Wasleys; access to quarries)

Strategies

6.1 Cluster primary production, processing and storage activities in strategic locations, particularly key freight transport nodes, to maximise transport efficiencies

6.2 Provide for future expansion of industry clusters and establish appropriate buffers to protect strategic infrastructure from encroachment by sensitive uses

6.3 Manage interfaces with residential areas and other sensitive uses

6.4 Provide for the development of small scale value-adding (processing and storage) activities that complement local agriculture, livestock, aquaculture, fishing, and mining activities

[9] Bulkhandling facilities are regularly reviewed to meet market demand. Consult industry to inform amendments to Development Plans.

Objective 7: Provide serviced and well-sited industrial land to meet projected demand

(SA Strategic Plan targets: T1.1 Economic growth; T1.10 Jobs; T1.14 Total exports)

Industries supporting primary production and processing play a critical role in the regional economy, providing local employment and strengthening the comparative advantage of the region. These industries range from major agricultural equipment manufacturing to small scale engineering firms and home based trades. Proactive identification of suitable sites for these activities and ensuring appropriate zoning to meet demand will assist in processing of development approvals and inform the planning and provision of infrastructure.

In addition to industry clusters around the strategic transport hubs mentioned in Objective 6, other major hubs identified for industrial activities are Kadina, Balaklava, Blyth and Ardrossan. The industry zone at Maitland could also be expanded to build on bulk handling facilities. Many smaller firms will continue to require suitable sites in towns across the region.

Strategies

7.1 Provide a supply of well-sited and serviced industrial land within Kadina, Balaklava, Blyth and Ardrossan and encourage clustering of related industries

7.2 Ensure an adequate supply of appropriately located industrial land to provide opportunities for small-scale and home-based industries within townships across the region

7.3 Site and locate industrial land to ensure:

- management of interfaces with residential areas and protection from encroachment
- provision for future expansion
- accordance with Environmental Protection Authority requirements and guidelines
- an efficient road freight network and impacts of freight movements on neighbouring areas are minimised

7.4 Use on-site generation of alternative energy and/or water resources where energy or water infrastructure is the limiting factor to development

Objective 8: Retain and support ongoing Defence industry operations

(SA Strategic Plan targets: T1.13 Employment in the Defence Industry; T1.20 Defence industry)

The Port Wakefield Proof and Experimental Establishment (P&EE) will continue to be a significant and essential site for Defence activities in the longer term. Covering 5000 hectares, the P&EE provides world-class dynamic weapon system testing and investigative support. The unique coastal and tidal attributes of the site make it one of only two locations in the world where detailed munitions testing can be undertaken. As such it is fundamental that the P&EE operational environment not be compromised by inappropriate land use or development nearby.

Testing of munitions involves live firing at both onshore and offshore targets, and generates noise and vibrations in surrounding areas. A restricted/prohibited area has been established adjacent to the P&EE to ensure safety of the community and support ongoing operation of the facility. Many activities, such as recreational boating, are prohibited at all times in this area.

Strategies

8.1 Retain, and provide for future expansion of, the Defence facilities and adjacent restricted/prohibited area to support ongoing operations, manage impacts of externalities (noise, vibrations, public safety), and ensure public safety

8.2 Provide for future expansion and establish appropriate buffers to protect from encroachment by other land uses

Grains Industry Goals to support the Australian Grain Industry's Single Vision 2005 – 2025 and South Australia's Strategic Plan Export/Food Plan targets (T1.14):

- South Australia's grain productions systems are environmentally sustainable
- South Australia's grains satisfy emerging demand for specific purpose grains
- Maximum value is added to South Australia's grain before it leaves the State
- South Australia's grain industry value chain is internationally competitive
- Changes in the nature and scope of the grains industry generate beneficial social outcomes for rural and regional South Australia

(Source: Growing South Australia's Grains Industry Together, PIRSA, Nov 2005)

Objective 9: Retain and strengthen the economic potential of high quality agricultural land

(SA Strategic Plan targets: T1.1 Economic growth; T1.10 Jobs; T1.14 Total exports)

Retaining the productive agricultural land found across the Yorke Peninsula Region is a priority. The Yorke Peninsula Region consistently produces a quarter of South Australia's grain harvest, sustained by favourable soils and climatic conditions. Marginal cropping areas tend only to be found along the coast (e.g. coastal side of Port Wakefield Road) and west of Yorketown. The high grade barley for which the region is internationally renowned grows especially well along the spine of the Peninsula.

Grain production continues to diversify to capture emerging opportunities in export and domestic markets, and will continue to be a core industry underpinning the regional and state economies. Local demand is increasing as processing industries continue to locate and expand across the north-west part of the region and nearby areas, including hay processing, livestock feed mills and biofuel plants. High quality freight and storage infrastructure and efficiencies associated with co-locating with grain production are major drawcards.

Sheep and wool production contributes around half of Yorke Peninsula's income from livestock production. This export industry is also dependent upon the continued availability of broadacre agricultural land.

Conversion of productive agricultural land to residential and other sensitive uses – through poorly planned township expansion or subdivision into 'rural living' areas – is strongly discouraged as this has the potential to create conflicts at interfaces and compromise farm operations.

Strategies

9.1 Prevent loss of productive agricultural land to other uses and through potential conflict with incompatible uses by:

- focusing housing (including rural living) and industrial development within townships and industrial estates, unless directly related to primary industry
- preventing fragmentation of agricultural land
- managing interfaces with residential areas

Objective 10: Expand intensive livestock production and processing between Snowtown and Hamley Bridge

(SA Strategic Plan targets: T1.1 Economic growth; T1.10 Jobs; T1.14 Total exports)

Piggeries and poultry sheds are scattered across the north-east part of the Region, and are a significant employer.

State-wide, the chicken meat industry is aiming to triple gross food revenue from $324m to $956m by 2015, creating an additional 3600 direct and supporting jobs[10]. To achieve this aim the industry is expanding processing facilities in northern metropolitan Adelaide and establishing new poultry farms, particularly in locations with flat land away from housing and within two hour commute of processing plants. The northern Adelaide Plains are a prime location.

The SA pork industry is also investing heavily to strengthen South Australia's share of growing domestic and export markets. The northern Adelaide Plains is a target for much of this investment. Key draw cards are the region's ideal climate, reliable feed grain supply and the Primo Abattoir (export pork processing facility and largest employer in the region). An expansion of Primo is currently underway to take exports to 750,000 pigs per annum, and create up to 300 additional jobs.

This Framework supports the expansion of intensive livestock production between Snowtown and Hamley Bridge as shown on Map 3. This will build on existing and planned energy, water and waste management infrastructure, as well as proximity to feedmills and processing facilities. Planning for the expansion of intensive livestock activities should seek to support existing primary industry activities, complement scenic landscapes, and prevent conflict with sensitive uses (e.g. residential).

Strategies

10.1 Establish and maintain functional buffers between residential uses and existing/potential areas for intensive animal keeping

10.2 Focus the expansion of intensive animal keeping in locations that maximise the use of existing and planned infrastructure (e.g. water, energy, waste facilities)

10.3 Plan for intensive livestock production in accord with PIRSA, EPA and NRM guidelines to meet biosecurity, environmental and public health requirements

10.4 Maximise opportunities for processing of animal waste at Everard waste depot, and the establishment of other 'downstream' industries

Attracting, training, and providing housing for workers are other priorities – see *Population and Settlements*.

[10] Poultry Meat in South Australia: strategic directions 2005-2015

Stockport Astronomical Observatory

The Stockport Observatory is South Australia's largest public astronomical observatory and recognised nationally as an important scientific facility. The observatory currently has three permanent telescopes and is currently constructing a new world-class 1 metre telescope. These facilities are used for research in collaboration with international organisations, as well as for education and training purposes by schools and universities, and tours for the general public.

Keeping the site as dark as possible is crucial to the observatory's ongoing operations. The observatory is near the boundary of the Yorke Peninsula Region and some larger developments may have some light impacts. Design for developments near the Stockport area will need to ensure that they have properly shielded lights to protect this unique facility.

What are Aquaculture Policies and Zones?

Aquaculture Policies are:

- documents which identify where specific classes of aquaculture can and cannot occur in State waters
- developed in accordance with the process set out in the Aquaculture Act 2001 involving consultation and extensive consideration of environmental, social, equity and economic impacts
- developed to provide clear direction to prospective aquaculture operators, including specific criteria or conditions associated with operating in certain waters to ensure activities are ecologically sustainable

The different types of zones identified in Aquaculture Policies include:

- aquaculture zones: areas of State waters in which specified classes of aquaculture can be permitted
- prospective aquaculture zones: areas of State waters subject to investigation (for no more than 3 years) to determine if they are suitable to become an aquaculture zone
- aquaculture exclusion zones: areas of State waters in which no aquaculture will be permitted

Objective 11: Strengthen local aquaculture and fishing industries

(SA Strategic Plan targets: T1.1 Economic growth; T1.10 Jobs; T1.14 Total exports)

The western seaboard is the focus of marine aquaculture activities with a number of 'aquaculture zones' established in Spencer Gulf (refer Map 3). On the eastern seaboard, Stansbury, Port Giles and Ardrossan are key aquaculture sites, while commercial fishing centres on Port Broughton and Wallaroo. Recreational fishing by tourists and residents is popular across the region.

Development Plan policies need to recognise the different requirements of different sectors of the aquaculture and fishing industries in terms of site, infrastructure and environmental conditions. For example, hatcheries and grow out facilities need to be located close to the coast where pipe access to sea water is available, and the cost and energy associated with pumping are minimised. Marine aquaculture and commercial fishing need to be supported by a range of on-land industries, such as storage, waste management and processing. Efficiencies can be gained in minimising the distance between the marine based sites and processing facilities.

Strategies

11.1 Provide for land-based processing clusters at Wallaroo, Port Broughton, Port Giles, Ardrossan and Stansbury, in accordance with environmental requirements including provisions for land-based waste disposal facilities

11.2 Locate commercial boat launching facilities in areas adjoining townships or in locations that support marine aquaculture licenses and discourage boat launching across the beach

See also *Objective 6 – Protect and build on the Region's strategic freight transport, storage and processing infrastructure*; and *13 – Reinforce Yorke Peninsula as a preferred coastal and nature-based tourist destination*

Objective 12: Safeguard mineral resources and encourage further exploration and mining

(SA Strategic Plan targets: T1.17 Minerals exploration; T1.18 Minerals production; T1.10 Jobs)

Mining and associated processing industries remain key employers in the region. The Peninsula is a key source of raw building materials for the South Australian market. For example Adelaide Brighton Cement ships over two million tonnes of limestone from Klein Point to Port Adelaide annually. BHP/One Steel dolomite export operations at Ardrossan are also significant. Protecting existing and potential local sites of raw building materials from encroachment by development will assist in keeping South Australia's construction industry competitive and housing affordable.

Salt, gypsum and sand are other key products, with sites at Kulpara, Klein Point, Curramulka, Price, Lochiel and Bute. Collectively the industry provides more than 100 jobs in the region with expansion planned over the next decade at existing sites.

Strategies

12.1 Establish and maintain buffers around mines and mineral resources to prevent encroachment by housing and other development which may affect the viability of extracting the resource

See also *Objective 6 – Protect and build on the Region's strategic freight transport, storage and processing infrastructure*

Objective 13: Reinforce Yorke Peninsula as a preferred coastal and nature-based tourist destination

(SA Strategic Plan targets: T5.9 Regional population levels; T1.5 Business investment; T1.21 Strategic infrastructure)

The tourism appeal of the Region lies with its coast – particularly unspoilt landscapes and opportunities for water based activities such as fishing – as well as its mining heritage and the character of townships. To support future growth of the industry, the planning and design of townships, buildings and land uses must seek to protect and build on these elements that draw visitors to the region. Consideration will need to be given to the location, scale, character and design of developments and towns.

SA Tourism Commission strategic directions for the region include building on the theme of 'a place to relax', with niche tourism opportunities in adventure, fishing and diving[11].

A fundamental issue affecting tourism is the availability of good quality accommodation, particularly:

- Developing quality accommodation catering for large tour groups at Edithburgh and Copper Coast, linking with existing and planned scenic tourist drives
- Maintaining and upgrading existing accommodation, including caravan parks and camping facilities, to contemporary standards
- Providing environmentally sound and affordable accommodation that is linked to the natural coastal landscape and/or character of townships, particularly on the rugged western and southern coasts

The *Responsible Nature-based Tourism Strategy 2004-2009* has been developed to provide detailed guidance in the future development of nature-based tourism, including detailed design guidelines and case studies. The *South Australian Tourism Plan 2003-2008* provides broader direction for the marketing and management of the industry. Further, the Yorke Regional Recreation, Sport and Open Space Strategy provides direction for development of facilities and public spaces to support recreation tourism and should be given regard in updating Development Plans.

Strategies

13.1 Protect, enhance and promote those qualities of the Region that attract tourists and are of value to the community, including:

- coastal landscapes, marine environment, foreshore, jetties and boat ramps
- open space, trails networks, scenic tourist drives
- natural and rural landscapes
- heritage, cultural and/or built character of towns, including town approaches
- seafront caravan parks and campsites, including provisions for motorhomes (e.g. large recreational vehicles)

13.2 Reinforce the desired roles of various towns and locations in the Yorke Peninsula tourist experience:

- Ardrossan as the visitor gateway to Yorke Peninsula, and Minlaton as the visitor gateway to southern Yorke Peninsula
- Port Wakefield as a visitor gateway to northern and western Australia, as well as many South Australian tourist regions including the Flinders Ranges, Eyre Peninsula and Yorke Peninsula
- Edithburgh, Wallaroo and Moonta-Port Hughes as potential overnight stays for large bus groups
- The west coast and foot of the Peninsula for adventure, Aboriginal, nature-based and eco-tourism experiences
- Showcasing built, marine, Cornish and mining heritage elements of Moonta, Kadina, Wallaroo, Port Wakefield, Minlaton, Maitland and Edithburgh
- Minlaton and Yorketown as service towns for tourists
- Port Broughton, Port Vincent and Stansbury as key hubs for coastal tourism

See also *Population and Settlements*

What is meant by 'sustainable tourism'?

Sustainable Tourism is…

Tourist development that meets the present needs of tourists and local regions while protecting and enhancing opportunities for the future. It involves management of all resources in such a way that economic, social and aesthetic needs can be fulfilled while maintaining cultural integrity, essential ecological processes, biological diversity and life support systems.

Nature-based Tourism is…

Any sustainable tourism activity or experience that relates to the natural environment, whether for relaxation, discovery or adventure.

Ecotourism is…

A niche nature-based segment where the key motivation is learning, appreciation and conservation. It is a specialised low-capacity, discrete, 'educational', conservation-minded and returns tangible benefits to the local community or natural resource.

(Source: SA Tourism Commission)

[11] SATC Regional Branding Research, Oct 2000 and audit of regional brochures

Objective 14: Focus commercial development in key towns and ensure it is well sited and designed

(SA Strategic Plan targets: T5.9 Regional population levels; T1.21 Strategic infrastructure; T1.15 Business investment)

The business and administrative services, retail and wholesale sectors provide jobs for a third of the Region's workforce. With continued population and tourist growth, employment in this sector will continue to expand.

In development planning terms, these sectors are referred to as 'commercial activities'. Activities include shops, banks, retail showrooms, personal services, and government services. Note: industrial developments, including home based trades, are discussed under Objective 7.

Focussing major commercial activities that service the region or major sub-regions (e.g. all of Wakefield Plains) in a selected number of towns supports the ongoing viability of these activities and enables people to undertake a number of activities in one location. This approach also aims to support the provision of public transport services.

Kadina, together with Clare and Port Pirie in neighbouring regions, will continue to be the focus for major commercial activities serving the Yorke Peninsula Region. Ardrossan, Maitland, Wallaroo, Port Broughton and Balaklava will be the preferred locations for secondary commercial activities. Minlaton and Yorketown will continue to be the focus for commercial activities servicing the southern half of the Peninsula. Local/small scale commercial facilities will continue to be located in other towns of the region.

Strategies

14.1 Reinforce the primary commercial role of Kadina, the secondary commercial role of Ardrossan, Wallaroo, Maitland, Port Broughton and Balaklava, and the local commercial role of Minlaton and Yorketown, and:

- locate commercial uses in town centres or existing commercial zones
- design development to be consistent with desired future character of town, or that part of town
- prevent linear/ribbon development along major roads to support an efficient road network

14.2 Proposals for major commercial areas in towns other than those identified above must demonstrate that they are supportive of and complement the commercial functions of these identified towns, including incrementally or cumulatively in the longer term

14.3 In general, commercial facilities should be clustered in main streets and/or local/town centres

14.4 Commercial areas proposed outside of town centres must demonstrate that they:

- will not have adverse incremental or cumulative impacts on existing town centres
- are clustered rather than linear development
- are convenient and equitable to access
- are supportive of the desired future character of the town
- are not using land of strategic importance to industry

See *Population and Settlements* regarding locating health, education and community services and facilities

See *Objective 13.2* regarding tourist accommodation and related services and facilities

Objective 15: Strategically plan for future waste management requirements and foster the resource recovery industry

(SA Strategic Plan targets: T3.8 Zero waste)

Waste management facilities are located across the Region and include land fills, transfer depots and recycling depots. All of these facilities conduct some degree of waste salvaging (e.g. steel, green waste, oil) to on-sell. The landfill at Everard has been expanded to provide for the safe disposal of animal waste from local piggeries and poultry sheds, and has been identified as a site for future composting/recycling of this waste. Recycling activities contribute to both the regional economy and reducing the amount of waste going into landfill.

A Regional Waste Management Plan is being developed to identify opportunities for improving efficiencies in waste management across the Mid North and Yorke Peninsula. Once finalised the directions of the Plan will be reflected in local Development Plans.

Strategies

15.1 Identify land suitable for waste management and resource recovery facilities to optimise opportunities for re-use and recycling of waste while maximising economic efficiencies, and protect this land from encroachment by sensitive land uses (e.g. housing)

15.2 Provide for the establishment of facilities in appropriate locations to support new markets/products for recycled materials and animal waste products

Objective 16: Foster sustainable alternative energy and water supply industries

(SA Strategic Plan targets: T3.12 Renewable Energy; T3.7 Ecological footprint; T4.7 Business innovation)

Yorke Peninsula is recognised as a leader in the development of alternative energy and water supplies.

The Region's first wind farm at Wattle Point came into operation in 2005. A further five wind farms have been approved for construction across the region. Opportunities for other alternative energy options (including co-generation and geo-thermal) should also be explored and provided for in planning of subdivisions and developments.

Further capacity in the electricity network is required for the Yorke Peninsula Region to realise its potential as an important energy provider for the State and key contributor to achieving South Australia's Strategic Plan target (3.2) of leading the nation in wind power generation within 10 years[12].

Water availability is a critical issue for the region, chiefly on the Peninsula itself and Port Broughton. Despite rainwater tanks and increasing reuse of wastewater and stormwater, shortages still occur. This situation is aggravated during holiday periods when the population increases substantially.

All of the local councils in the region operate a range of effluent treatment and stormwater catchment schemes, providing a significant alternative to mains water supply and servicing the needs of many communities. The District Council of Yorke Peninsula has also commissioned the development of a desalinisation plant at Marion Bay, and further investigations are underway for a similar plant at Ardrossan to reduce demand on the Murray-Darling Basin system.

Strategies

16.1 Provide for development of alternative and innovative energy generation and water supply facilities, including guidance on environmental assessment requirements

16.2 Provide for the incorporation of sustainable energy generation and water supplies into the design of developments and subdivisions (e.g. stormwater re-use, co-generation)

[12] South Australia's Strategic Plan p34: Target 3.2 Reduce energy consumption in Government buildings by 25% within 10 years and lead Australia in wind and solar power generation within 10 years.

Population and Settlements – supporting communities

The Yorke Peninsula Region has the fastest growing population of any country area of the state, and housing development has outpaced population growth.

The close proximity of the region to northern metropolitan Adelaide, as well as commuting distance to job opportunities in the Clare and Barossa Valleys, has seen people seeking rural lifestyles moving into the northern/western parts of the region. Employment opportunities in the area have also been a drawcard, including with people from overseas. Up to 100 overseas migrants are expected to settle in the Wakefield and Copper Coast parts of the Region over the next year or two. Many farmers retiring from the Mid North and Adelaide Plains are also settling in the region as they move from 'the land' into coastal and inland townships.

The high level of unoccupied dwellings in the region indicates the demand on residential land and local facilities not reflected in permanent resident population figures. Much of this housing, primarily in Yorke Peninsula District Council and The Copper Coast District Council areas, provides rental housing for seasonal workers and holiday makers throughout the year.

The attraction of people to Yorke Peninsula brings opportunity to local communities. However, housing and township design must be carefully managed and planned. Such planning will ensure growth in population and visitor numbers does not compromise the very elements that attract people to the region, including its spectacular coastline, and enables effective provision of infrastructure and services.

This Regional Land Use Framework provides a first step in strategically and spatially planning for growth across the region to provide places to live, visit and enjoy, while protecting the environment and supporting economic development. Detailed master planning of key townships by Councils will provide further direction.

Such planning must consider total population, demographic changes and visitor numbers. Most notably, Yorke Peninsula has more residents aged over 55 years of age than any other region in the state. The other main age groups are under 14 years, and between 40 and 55 years. About 10% of the population were born overseas and more than 2% of the population of the area are Aboriginal.

As the population continues to age there is likely to be increased demand for public transport, health services and smaller and/or supportive housing. At the same time increasing employment opportunities - primary industries, construction, health and other services – will help to retain and attract younger people, and people from overseas, to the region.

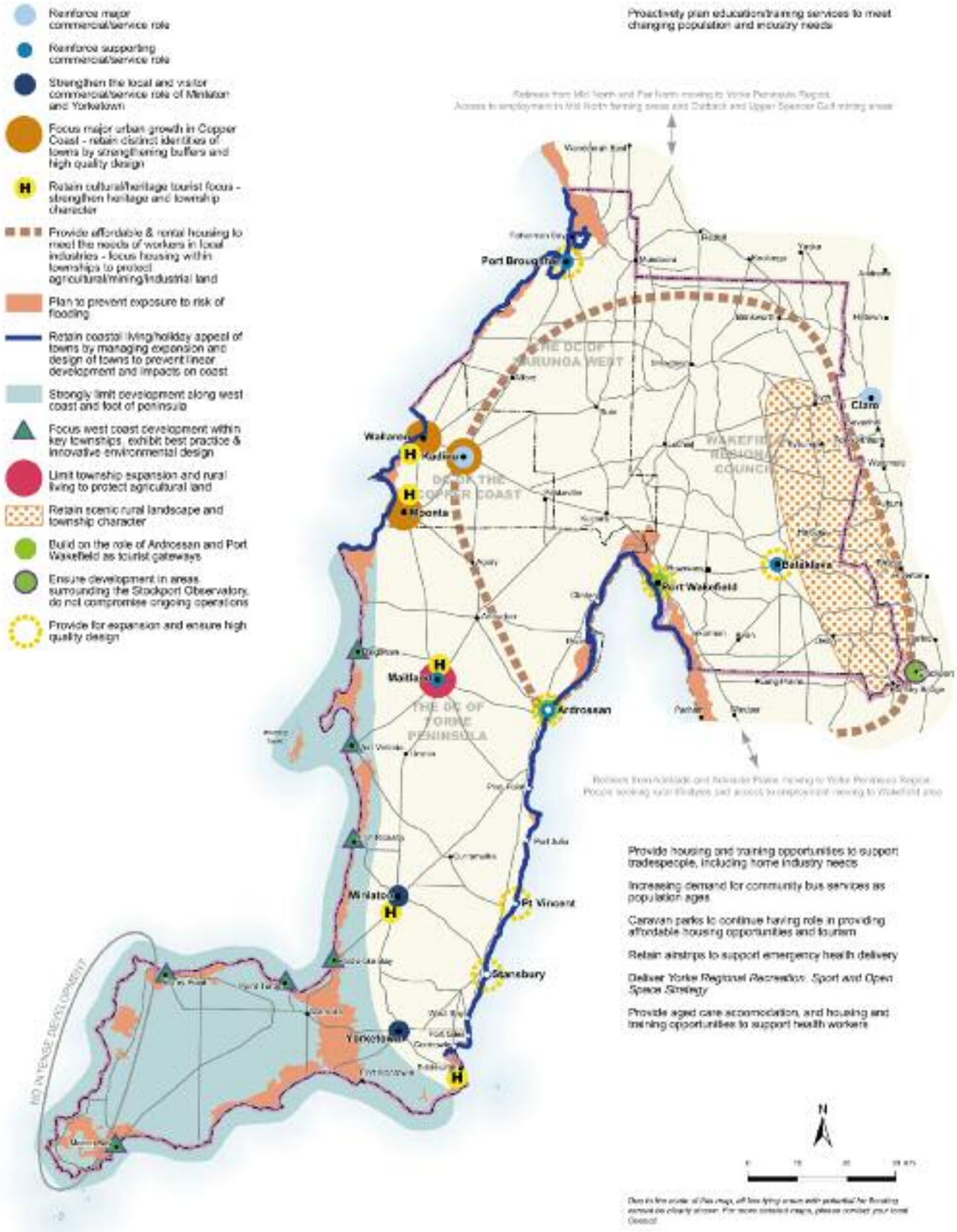
Objectives (more on each of these follows)

17. Reinforce the role, functionality and vibrancy of towns and settlements
18. Strategically plan and manage township growth, with coastal areas a priority
19. Design towns to provide safe, healthy, accessible and appealing environments
20. Provide residential land to enable a supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors

Areas of Focus

- Undertake master planning for settlements along the eastern coast of the peninsula and Port Broughton, to establish Coastal Zones and identify constraints, opportunities and future directions for growth (see also *Environmental and Cultural Assets*)
- Identify desired character of towns (and parts of towns) to guide design of buildings and public places
- Undertake an urban design study for Wallaroo to improve functionality and amenity, including strengthening links between the town centre and the waterfront
- Undertake an audit of housing needs of older people and current supply to identify gaps in this segment of the housing market
- Address the housing needs of lower income workers in the expanding livestock and primary processing industries across the Wakefield Plains (see also *Economic Development*)

MAP 4 : POPULATION AND SETTLEMENTS



Objective 17: Reinforce the role, functionality and vibrancy of towns and settlements

(SA Strategic Plan targets: T1.22 Total population; T1.21 Strategic infrastructure; T5.9 Regional population levels)

Clarifying the current and desired future roles different towns play in supporting businesses and communities throughout the Region was a driving force for the preparation of this Regional Land Use Framework. The future functioning and vibrancy of the Region depends on ensuring a considered balance and mix of township roles and functions.

Key considerations are location of existing and planned social and economic infrastructure, travel distance and population/visitor numbers, and the surrounding natural environment and productive land.

The roles and functions range from the larger commercial centre of Kadina, to tourist focussed towns along the coast, towns providing essential local services, and smaller residential settlements.

Strategies

17.1 Reinforce the major commercial and service role of Kadina, as the focus of major retail, commercial, administrative, education, health, justice and recreational developments in the region

17.2 Reinforce the supporting commercial and service roles of Ardrossan, Port Broughton, Balaklava, Wallaroo and Maitland, as the foci of secondary retail, commercial, administrative, education, health, justice and recreational developments in the region and build on Minlaton's role as the tourist gateway to southern Yorke Peninsula

17.3 Strengthen the local and visitor commercial/service role role of Minlaton and Yorketown

17.4 Build on Ardrossan's role as a tourist gateway to the Yorke Peninsula

17.5 Build on Port Wakefield's role as a tourist gateway to northern and western Australia and South Australian tourist regions, including consideration of expanded residential and water-based recreation opportunities

17.6 Provide for urban growth of Wallaroo, Moonta and Kadina while retaining distinct identities of each of the towns – prevent intensive development between the towns and ensure high quality design

17.7 Retain the cultural/heritage tourist focus of Moonta, Port Wakefield, Ardrossan, Edithburgh, Wallaroo, Minlaton and Maitland by strengthening heritage and township character

17.8 Retain coastal living and holiday appeal of towns of Port Broughton, Wallaroo, Moonta Bay, Port Hughes, Port Wakefield, and townships between Ardrossan and Edithburgh

17.9 Limit expansion of towns on western coast of Peninsula, south of Port Hughes, to provide housing and nature-based/low-key tourist experiences – focussing development in existing townships of Point Turton, Corny Point, Marion Bay, Balgowan, Port Victoria, Port Rickaby and Hardwicke Bay

17.10 Provide additional aged care accommodation across the region, and retain existing facilities

See also *Objective 6 – strategic infrastructure; Objective 7 – industrial land; Objective 14 – commercial land*

Objective 18: Strategically plan and manage township growth, with master planning for coastal areas a priority

(SA Strategic Plan targets: T1.22 Total population; T3.7 Ecological Footprint; T5.9 Regional population levels)

Population growth in the Region over the last decade has chiefly occurred around Wallaroo, Kadina, Moonta/Port Hughes and Port Broughton. Increasing demand for holiday homes has placed further pressures on these towns, as well as the coastal towns of the Yorke Peninsula District Council area. More recently, industry expansion across the Wakefield Plains and in neighbouring areas (e.g. northern metropolitan area, Barossa and Clare Valleys) is generating new interest in housing development in this part of the region.

Managing the growth of coastal townships is a priority. Attention also needs to be given to any expansion of inland towns, including protecting scenic landscapes, protecting productive agricultural land, and building on the strong structural form of the towns.

A planned approach to development seeks to balance the range of competing interests. This strategy supports the focussing of development in existing settlements and towns to build on existing and planned business, service and infrastructure investment while protecting coastlines of importance to tourism and environmental protection, and rural land of importance to industry.

Strategies

18.1 Focus development in existing towns and settlements based on role and function (see *Objective 17*)

18.2 Base expansions of towns on clear and structured master planning that:

- supports the role, function and desired character of the town
- ensures new areas are continuous with and form compact extensions of existing built up areas
- prevents linear development along the coast and arterial roads
- does not encroach upon areas of importance to economic development (see *Objectives 6-16*)
- supports equitable access to health, community and education services and facilities, including future needs of the community taking into account projected demographic changes
- supports cost-effective provision of infrastructure and services (e.g. health, education), including avoidance of unnecessary expansion or duplication of existing regional infrastructure and services
- promotes strong linkages between all parts of the town, particularly between residential areas, town centres, sporting and recreational facilities, and open space
- supports the provision of passenger/public transport within and between towns
- in coastal settlements, retains public access to the coast, promotes strong linkages with the coast, and better defines 'coastal zones' (refer *Objective 1*)
- protects places of heritage and cultural value, minimises adverse environmental and aesthetic impacts, and prevents exposure of people and property to risk of hazards (e.g. flooding, erosion) (see *Objectives 1-5*)
- promotes development on existing vacant land and surplus government land prior to providing further broadacre/greenfield sites
- locates land for rural living (large residential allotments) within townships in such a way that it retains opportunities for future town expansion

18.3 Cluster activities along the coast in distinctive and compact coastal towns, and strongly discourage linear development

18.4 Retain a functional and visual separation between townships, including Moonta/Port Hughes, Wallaroo and Kadina

18.5 Development in areas remote from infrastructure should be self sufficient in energy, water supplies, and wastewater management

18.6 Discourage significant development along the western coast (south of Port Hughes) and foot of the peninsula, and focus future development in this area within the townships of Point Turton, Corny Point and Marion Bay, Balgowan, Port Victoria, Hardwicke Bay and Port Rickaby

18.7 Provide for compact expansion of Port Broughton, Wallaroo, Moonta/Port Hughes and Balaklava

18.8 Provide for limited compact expansion of Ardrossan, Port Wakefield, Port Vincent and Stansbury. For all other townships along the eastern coast of the Peninsula focus future development within existing townships

Objective 19: Design towns to provide safe, healthy, accessible and appealing environments

(SA Strategic Plan targets: T2.4 Healthy South Australians; Aboriginal healthy life expectancy; T2.8 Statewide crime rates; T2.3 Sport and recreation)

The way in which towns across the Yorke Peninsula Region are designed influences not only how they look, but also how well they function. The ease and safety of getting around town, the accessibility of services and facilities, and a sense of community and civic pride, are all determined by the way a town is designed.

Towns, and parts of towns, can develop a strong identity and sense of place which can build on local history, unique natural features (i.e. coastline, hills), and future aspirations. This should be determined, in part, by those who live there.

Features such as building height, rooflines, scale and building setbacks can be used in new developments to contribute, rather than detract from, township and landscape character.

Strategies

19.1 Involve local communities in identifying the desired character of towns, encompassing those elements considered important for amenity, identity, sense of community, and attracting visitors

19.2 Reinforce those elements (natural and built) that contribute to the unique character and identity of towns, including landscapes, building and streetscape design, and built heritage

19.3 Establish and retain distinct and attractive entrances to townships

19.4 Retain town centres as the foci of retail, commercial, recreation, entertainment and civic activities in accordance with role and function of the town

19.5 Connect town centres, health, recreation and education facilities with residential and tourist areas to provide easy access by walking and/or cycling for people of all age groups and abilities

19.6 Co-locate health/community facilities and services where possible to make them easier to access

19.7 In coastal towns, provide strong linkage between town centres and the coast

19.8 Manage interfaces between residential, town centres and industrial areas to avoid potential conflicts

19.9 Encourage active lifestyles and social opportunities for communities by:

- providing a range of open space and recreation facilities within towns and the Region in accordance with the Yorke Regional Recreation, Sport and Open Space Strategy (October 2004)
- providing for walking and cycling within townships, giving consideration to the needs of people of different ages and physical and intellectual abilities

19.10 Develop safer towns by incorporating the principles set out in 'Designing Out Crime' guidelines (Planning SA 2004) and through consultation with South Australia Police, Barossa Yorke Local Service Area

19.11 Design all developments – housing, holiday homes, commercial, industrial – so they are functional, attractive, contribute to the desired character of the area, and are sympathetic to cultural and landscape features

See also *Environmental and Cultural Assets and Economic Development*

Objective 20: Provide residential land to enable a supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors

(SA Strategic Plan targets: T1.22 Total population; T6.7 Affordable housing, T6.8 Housing stress; T5.9 Regional population levels; T6.9 Aboriginal Housing; T6.10 Housing for people with disabilities; T1.24 Overseas migration)

Considered planning is required to ensure a supply of housing to meet the needs of people who live and work in the region, taking into account demographic changes, while also addressing demand for holiday homes particularly in coastal settlements. Anticipated changes in demographics include increasing numbers of older people, and more newly arrived overseas migrants in the Copper Coast and Wakefield Plains areas.

Industry expansion will lead to increasing demand for housing – particularly in towns within one hour commuting distance of the proposed expansion of the livestock industries across the Wakefield Plains. The catchment stretches from Brinkworth and Alford in the north, Price and Clinton in the south, Kadina in the west, and all areas of Wakefield Regional Council (refer Map 4).

People have different housing needs depending upon such things as age, health, income and cultural background. People also have different housing preferences. Across the Region, locations within towns need to be identified to provide a range of housing types, ensuring compatibility with township character, landscapes, environmental and industry needs, and availability of infrastructure and services.

Strategies

20.1 Focus housing within townships, including 'rural living' (large residential allotments), to prevent encroachment on sensitive environments, agriculture, mining and industrial land, exposure to risks (e.g. flooding, bushfire, pollution) and to best utilise strategic infrastructure

20.2 Locate land for rural living within townships in such a way that it retains opportunities for future township expansion

20.3 Ensure housing is designed in accordance with desired character of the area

20.4 Ensure zoning promotes a range of housing types and densities to enable people to stay within their community as their housing needs change – young people, couples, families, older people

20.5 Locate higher density housing near town centres of larger service towns

20.6 Provide a range of accommodation for older people and people with a disability

20.7 Ensure that land is made available for public and social housing in towns with a service role

20.8 Encourage provision of rental housing in locations where there is high demand from people employed in various local industries - professionals, tradespeople and labourers

20.9 Provide for 15% affordable housing, including a 5% component for high needs housing, in all significant new housing developments

20.10 Actively involve Aboriginal people and newly arrived overseas migrants in planning for housing supply to ensure needs are met

20.11 Retain caravan parks, and support a proportion of parks being used to provide affordable rental housing opportunities, particularly for temporary accommodation

20.12 Ensure housing is designed to maximise energy and water efficiency, and minimise adverse impacts on the local environment (also see *Objective 2*)

Coordinating Infrastructure & Service Provision

The State Government recognises the importance of integrating land use and infrastructure planning. This approach aims to build strong and healthy communities and ensure industrial and commercial land supplies remain competitive by making best use of existing infrastructure capacity and ensuring new infrastructure and services are strategically planned for and proceed in a timely manner.

The *Strategic Infrastructure Plan for South Australia (2004)* is the first step in developing a coordinated long-term approach to infrastructure and service provision throughout the State. It provides a framework, rather than a program, for planning and delivery of infrastructure and services by all government and private sector providers.

The priorities identified for Yorke Peninsula in the *Strategic Infrastructure Plan for South Australia* are listed on pages 48-49.

This Yorke Peninsula Regional Land Use Framework confirms these priorities; provides further clarification as to where specifically in the region these infrastructure and services are most required; and identifies other potential pressures on infrastructure and services.

Generally infrastructure is the responsibility of the owner of the land (with the exception of headworks). Given the long lead times associated with industrial development, the State needs to plan, coordinate and budget for infrastructure. This is particularly important with larger parcels of land that have been identified as key future supply sites, but have significant constraints on this account.

Further, infrastructure provision should link with the Regional Land Use Framework to ensure industrial and commercial land is market-ready when it is needed, and appropriate services are provided to support the population and visitors. This is crucial to ensure firstly that funding is not prematurely invested in infrastructure and services provided ahead of demand and, secondly, to avoid underutilisation. This reinforces the need for ongoing information gathering and liaison with the private sector and local government on industry and community needs.

Priorities for Yorke Peninsula Region identified in the Strategic Infrastructure Plan for South Australia, Regional Overview, 2005/06 – 2014/15

Land (Economic Development):

- The expansion of intensive animal keeping and processing
- Development of industrial estates at Blyth and regional centres to support wine (in adjacent Clare wine region) and agricultural industries
- Development of accommodation and recreational facilities to cater for increased tourist demand

Energy

- Increase the generation capacity of Hallett Power station and upgrade sub-stations to improve reliability of supply
- Support the development of licensed wind power generators
- Identify commercial desalinisation opportunities from the windfarms
- Identify potential demand for gas to support economic development in Wakefield Regional Council Area

Augmentation of the electricity system to meet demand has been made more difficult by privatisation. Recent review of the Distribution Code focused upon the augmentation portion of charges. An outcome of this review is that extension and connection charges are now cost based and able to be sourced on a competitive basis.

Water and Waste Water

- Construct and augment Balaklava/Bowmans/Port Wakefield water main to support growth in residential and industrial demand
- Augment water supplies on Yorke Peninsula to support residential development

Transport

- Establish Port Wakefield bypass
- Continue to give priority to maintenance of the east coast road on Yorke Peninsula

Information and Communication Technologies (ICT)

- Encourage towns to aggregate demand and develop a business case to support installation of broadband
- Improve telecommunications to southern Yorke Peninsula through "Connecting Yorke Peninsula" project

Broadband services (in particular, wireless) are available to be developed and/or extended in all locations where there is sufficient demand.

Health

- Continue to upgrade hospital facilities to support the co-located delivery of primary health care services including general practice, allied health, mental health and Aboriginal health programs
- Provide more aged care and residential facilities and services to meet the increased number of retirees moving to the region

Country Health SA's Patient Journey Initiative has identified public transport availability and broadband access as priorities for improving access to health services in the region, particularly as the population ages. ICT improvements could reduce the number of avoidable journeys away from the area to access health services, enabling remote consulting, diagnostic support and ongoing monitoring.

Education and Training

- Rejuvenate local schools to support improved utilisation and integration of services
- Replace TAFE facilities at Narrunga
- Ensure that future infrastructure requirements of TAFE, including ICT, support the expected growth in the primary and allied industries
- Expand the capacity of childcare facilities

Housing

- Provide affordable housing for seasonal workers in the required areas

Waste Management

- Develop a composting site for waste management for the intensive animal keeping industry
- Develop a regional waste management strategy including potential for a new central disposal site

Further pressures identified through the Yorke Peninsula Land Use Framework planning process are:

- Potential increased demand for public transport services as the population ages – particularly in improving access to health services locally, regionally and in Adelaide
- The strategic significance to the state of grain handling and port facilities at Wallaroo and Port Giles, and the intermodal container facility at Bowmans
- Increasing pressure on waste water facilities associated with residential development and tourist facilities (i.e. CWMS)
- Potential increase in freight movements on east-west routes in Wakefield and Barunga West
- A need to manage potential conflicts associated with projected increases in freight and tourist vehicle volumes along the eastern Yorke Peninsula Road – possibly through developing overtaking lanes
- Increasing demand for services and support for newly arrived overseas migrants moving into the region, particularly in the Wakefield and Copper Coast areas
- Growing resident and tourist numbers will potentially place pressure on recreation and sporting facilities

APPENDICES
Appendix A

Appendix A: Related Reports, Strategies and Plans

Various plans, strategies and research have been considered during the development of the Yorke Peninsula Regional Land Use Framework. Many of these reports were developed in consultation with industry and the local community. The detailed research and analysis contained in these documents underpin and complement this Framework:

- Central Local Government Region of SA (forthcoming) *Regional Waste Management Plan for the Central Local Government Region*
- Connor Holmes Consulting & GSI Consulting (2003) *Tourism Accommodation Study* prepared for Wakefield Regional Council, Mallala District Council, Two Wells and District Tourism and Trade Association
- Connor Holmes Consulting & GSI Consulting (2003) *Housing and Industrial Land Feasibility Study*, prepared for Wakefield Regional Council
- Department for Environment and Heritage (2001) *Summary – Biodiversity Plan for the Northern Agricultural Districts*
- Department for Environment and Heritage (2003) *Heritage Directions: A Future for Built Heritage in South Australia*
- Department for Environment and Heritage (2003) *NatureLinks – Implementing the WildCountry philosophy in South Australia*
- Department for Environment and Heritage (forthcoming) *Estuaries Policy and Action Plan for South Australia*
- Department of Environment and Heritage (2006) *Conservation Assessment of the Northern and Yorke Coast*
- Department for Environment and Heritage (2006) *The Marine Planning Framework for South Australia*
- Department for Transport, Energy and Infrastructure (2006) *Sea Freight Export Report: South Australia 2004/05*
- Department for Water Resources (2000) *State Water Plan*
- Department of Housing and Urban Development (1994) *Human Services Planning Kit*, (2nd ed) South Australian Urban Land Trust
- Department of Human Services and Environment Protection Agency (1999) *South Australian Reclaimed Water Guidelines*
- Lothian, A. (2005) Coastal Viewscapes of South Australia (prepared for DEH)
- South Australian Chicken Meat Council/Primary Industries and Resources SA (2005) *Poultry Meat in South Australia: strategic directions 2005-2015*
- Economic Development Board (2003) *A Framework for Economic Development in South Australia*
- Environment Australia (1999) *Strategic Plan of Action for the National Representative System of Marine Protected Areas: A Guide for Action*, Department of Environment and Heritage
- Environment Protection Agency (1998) *EPA Guidelines Major Solid Waste Landfill Depots*

Appendix A continued

- Environment Protection Agency (2001) *Environmental Guidelines Resource Recovery and Waste Transfer Depots*
- Environment Protection Authority (1997) *Stormwater Pollution Prevention Code of Practice for Local, State and Federal Government*
- Environment Protection Authority (1997) *Stormwater Pollution Prevention Code of Practice for the Community*
- Environment Protection Authority (1999) *Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry*
- Environment Protection Authority (2003) *Environment Protection (Water Quality) Policy and Explanatory Report 2003*
- Environment Protection Authority (2003) *The State of our Environment: State of the Environment report for South Australia*
- Eyre Peninsula Local Government Association (2006) *Draft Eyre Peninsula Coastal Development Strategy*
- Government of South Australia – Department of Justice (various) *Crime Prevention Through Environmental Design Program. Refer* Crime Prevention Unit www.cpu.sa.gov.au/cpted.html
- Government of South Australia (2001) *State Food Plan 2001 2004*
- Government of South Australia (2003) *South Australia's Draft Transport Plan*
- Government of South Australia (2004) *Blueprint for the South Australian Representative System of Marine Protected Areas* (DEH)
- Government of South Australia (2004) *Prosperity Through People: a population policy for South Australia*
- Government of South Australia (2004) *South Australia's Broadband Strategy*
- Government of South Australia (2004) *South Australia's Strategic Plan, Creating Opportunity*
- Government of South Australia (2004) *Unlocking South Australia's Mineral and Energy Potential: a plan for accelerating exploration*
- Government of South Australia - PIRSA (2005) *Eastern Spencer Gulf Aquaculture Management Policy Report (Gazetted on 15 December 2005)*
- Government of South Australia - PIRSA (2005) *Growing South Australia's Grains Industry Together: a framework for industry development Discussion Paper*
- Government of South Australia (2005) *Housing Plan for South Australia*
- Government of South Australia (June 2005) *South Australia's Strategic Plan: preliminary community engagement report*
- Government of South Australia - Zero Waste SA (2005) *South Australia's Waste Strategy 2005-2010*
- Government of South Australia (2005) *The Strategic Infrastructure Plan for South Australia: Regional Overview 2005/06 – 2014/15*
- Government of South Australia - DFEEST (2005) *Yorke Regional Profile*
- Government of South Australia (2006) *Tackling Climate Change: South Australia's draft greenhouse strategy*
- GSI Consulting (unpublished) *Future Infrastructure and Development Requirements Relating to Intensive Livestock Growth in South Australia* prepared for PIRSA, DTEI, Yorke RDB, Mid North RDB, Murraylands RDB, Barossa RDB
- Helen Smith Consulting (2003) *Port Wakefield Strategic Plan 2003-2006*
- Marine and Estuarine Steering Committee (1998) *Our Seas & Coast: A Marine & Estuarine Strategy for South Australia*
- McInnes K.L., Suppiah R., Whetton P.H., Hennessy K.J. & Jones R.N. (2003) *Climate Change in South Australia - Report on: Assessment of climate change, impacts and possible adaptation strategies relevant to South Australia*, CSIRO Atmospheric Research
- Nolan Rumsby Planners and Access Planning (2004) *Wallaroo Township and North Beach Residential Growth Investigations* (prepared for Copper Coast Council)

Appendix A continued

- Northern and Yorke Agricultural District Integrated Natural Resource Management Committee Inc (2003) *Integrated Natural Resource Management Plan for the Northern and Yorke Agricultural District*
- Planning SA (1998) *Planning Bulletin Industrial Development*
- Planning SA (1999) *Good Residential Design SA: A Resource for Planning, Designing and Developing Neighbourhoods and Homes*
- Planning SA (2000) *Planning Bulletin Waste Infrastructure – Resource Recovery Centres*
- Planning SA (2001) *Planning Bulletin – Development in Rural Areas*
- Planning SA (2003) *Planning Strategy for Regional South Australia*
- Planning SA (2003) *Planning Bulletin – Extractive Industries*
- Planning SA (2004) *Designing Out Crime: design solutions for safer neighbourhoods*
- Planning SA (2006) *Planning Strategy for Metropolitan Adelaide*
- Planning SA (2006) *Planning Strategy for Outer Metropolitan Adelaide Region*
- Primary Industries and Resources SA (2001) *State Dryland Salinity Strategy and Directions for Managing Salinity in South Australia*
- Seaman R.L. (2002) *Wetland Inventory Mount Lofty Ranges: An assessment of selected wetlands*
- South Australian Coast Protection Board (1992) *Coastline: Coastal erosion, flooding and sea level rise standards and protection policy*
- South Australian Coastal Protection Board (2002) *Coast Protection Board Policy Document*
- South Australian Coast Protection Board (2003) *Coastline: A Strategy for Implementing CPB Policies on Coastal Acid Sulfate Soils in South Australia*
- South Australian Tourism Commission (2002) *South Australian Tourism Plan 2003-2008: Inspiring Partnerships for Sustainable Tourism*
- South Australian Tourism Commission (2005) *Design Guidelines for Sustainable Tourism Development (draft for consultation)*
- South Australian Tourism Commission and Department for Environment and Heritage (2003) *Responsible Nature-based Tourism Strategy 2004-2009*
- South Australian Freight Council (2005) *Notes of Yorke Peninsula Regional Freight Forum, held Ardrossan, November 2005*
- Suter & Associates Leisure & Tourism Planners and Jensen Planning & Design (2004) *Yorke Regional Recreation, Sport and Open Space Strategy*
- Marketing the Adelaide Plains Management Committee and Virginia Horticulture Centre (2005) *Marketing Plan for the Adelaide Plains Region 2005-2008* (see also www.adelaideplainsmarketing.com.au)
- Wakefield Regional Council (2006) *Agriculture, Business and Population Mobility in the Wakefield Regional Council Area*
- Yorke Regional Development Board (2004) *Yorke Region Employment and Skills Formation Key Research Project*

APPENDICES
Appendix B

Appendix B: South Australia's Strategic Plan

During 2006, South Australia's Strategic Plan Update Team oversaw a community engagement program to: improve understanding of what is in South Australia's Strategic Plan (SASP); update the community about what has been done so far to make progress on the targets; foster partnerships around the targets; and obtain considered input from interest groups, community organisations and individuals around South Australia about what they would like to see reflected in this whole-of-state plan. The Update Team is comprised of 26 community leaders drawn from key Government advisory boards.

The engagement program, conducted under the banner of 'Have Your Say SA' over the period April-June 2006 comprised 14 regional consultations at venues across South Australia ('Talking Regions'), meetings structure around the six objectives of SASP ('Talking Targets'), ten public meetings across the state ('Community Forums'), additional presentations to various groups and organisations and written submissions, including emails and a website survey. Over 1600 South Australians attended the various meetings across the state. A further 369 written submissions were received – via post, website, email, SMS or the hotline as a part of the process.

At least one regional planning day, called Talking Regions, was held in each of the state's seven Local Government Association regions. The sessions generally consisted of a 10am-4pm Planning Day. Invitations were sent to a broad range of local leaders representing a broad cross section of the community.

Each meeting included the following elements:

- a presentation by Jeff Tryens, Executive Director, SASP Community Connection, on regional data and background information relevant to SASP
- presentations by local leaders, who could speak with authority, knowledge and experience on that region's perspective on key SASP objectives and targets
- a survey of participants to gauge their perceptions of their region's strengths
- break-out sessions to consider local concerns and actions needed to address these
- identification of the priority issues for the region

On 24 January 2007, the Premier launched the update of South Australia's Strategic Plan reflecting many of the suggestions raised during the community engagement program. Copies of 'South Australia's Strategic Plan 2007' are available online at
http://www.saplan.org.au/documents/South_Australia_Strategic_Plan_2007_001.pdf

Appendix B continued

The following are summaries of the 'Talking Regions' sessions held by the SASP Update Team in Clare and Maitland to identify priorities for the Mid-North/Yorke Region relating to the SASP, and gather ideas of how SASP could be improved. The issues raised in these sessions were also considered in preparation of the Yorke Peninsula Regional Land Use Framework.

For further information refer www.saplan.org.au/documents/PreliminaryCommunity Engagement Report-2006.pdf

Clare

Date: 28 April 2006
Planning Day Attendees: 72
Community Forum Attendees: 0
Update Team Members Attending: Peter Blacker, Ingrid Day, Alwyn McKenzie, John Rich, Niki Vincent and Brenton Wright

Perception Survey Results:
Participants see the region as relatively strong in most aspects of SASP. The region is pro-growth, export focused with innovative businesses. People are healthy. Communities are safe and civic minded with a strong sustainability ethic. Like most other regions, infrastructure leads the list of regional challenges followed closely by workforce and competitive business climate. Education orientation of the community, social inclusiveness and community services were also considered challenges.

Priority Issues:
Three issues topped this group's list: Infrastructure, health care and planning. Like most other regions infrastructure was considered the most pressing issue. Participants were particularly concerned with the state government's unwillingness to borrow for infrastructure investment. Health concerns focused on preventative services and the under serviced. This region was the only one to make "regionalising" SASP a top tier concern. Other priority issues included workforce, balancing environment and development, regional public transport and energy needs. For the full transcript of the day,see http://www.saplan.org.au/documents/Transcript-Mid_North- Yorke_Peninsula_28_April_2006.pdf

Other Issues:
Not all development is positive (e.g. gambling). Need to promote industry that contributes to the community. A tightening of planning regulations and guidelines to protect agricultural land against residential growth into rural areas is important. "Forget the AAA rating – live with a mortgage like the rest of us."

Region-specific Issues:
Region needs to develop a "can do" attitude like the Limestone Coast and the West Coast.

Community Forum Issues: None

Maitland

(Supplemental meeting organised at the request of the Yorke Regional Development Board)

Date: 1 June 2006
Attendees: 20
Update Team Member Attending: Peter Blacker

Perception Survey Results:
Like their Clare counterparts, Maitland attendees viewed the region as generally strong in SASP related areas. Civic mindedness of the community received an especially high ranking. The relatively small group ranked infrastructure as at the lowest level of any meeting with almost everyone in the room perceiving it as very inadequate on the Yorke Peninsula. And, like other rural areas, workforce availability was a close second. Education orientation of the community was also considered a challenge.

Priority Issues:
Infrastructure, water availability and the need for greater emphasis on agriculture in SASP were the top tier issues for this group. The negative image of agriculture was seen as a reason why the area was losing many of its youth, a second tier priority issue. Better collaboration between industry and the education community; adequate funding for local government and housing affordability/home ownership filled out the group of second tier priorities. For a complete list of the priorities see below. For the full transcript of the day, see http://www.saplan.org.au/documents/Transcript_Maitland_1_June_2006.pdf

Other issues:
Raise the awareness of safety at work with farmers and small business (particularly family farms). Need to raise awareness about the importance of keeping the region's strong rate of volunteering. Liability concerns are negatively affecting volunteerism. Cost shifting is an issue and a greater capacity for local government to deliver is required.

Region-specific Issues:
Does the region have too many unsealed roads that require local government maintenance but are barely used?

Table 1: Linkages with South Australia's Strategic Plan

Yorke Peninsula Regional Spatial Plan Objective	South Australia's Strategic Plan Target
Environmental & Cultural Assets	
1. Recognise and protect the region's environmental assets	T3.1 Lose no species; T3.4 Marine biodiversity
2. Ensure efficient use of water and energy	T3.9 Sustainable water supply; T3.10 River Murray – flows; T3.5 Greenhouse emissions; T3.7 Ecological footprint; T3.14 Energy efficiency - dwellings
3. Protect people, property and the environment from exposure to hazards	T2.4 Healthy South Australians; T2.5 Aboriginal healthy life expectancy; T2.7 Psychological wellbeing
4. Effectively manage waste, wastewater and stormwater	T3.8 Zero waste; T3.9 Sustainable water supply
5. Identify and protect places of heritage and cultural significance	T6.1 Aboriginal wellbeing; T2.4 Psychological wellbeing; T5.9 Regional population levels
Economic Development	
6. Protect and build on the Region's strategic freight transport, storage and processing infrastructure	T1.1 Economic growth; T1.2 Competitive business environment; T1.14 Total exports; T1.21 Strategic infrastructure
7. Provide serviced and well-sited industrial land to meet projected demand	T1.1 Economic growth; T1.2 Competitive business environment; T1.5 Business investment; T1.10 Jobs; T1.14 Total exports
8. Retain and support ongoing Defence industry operations	T1.13 Employment in the Defence Industry; T1.20 Defence industry
9. Retain and strengthen the economic potential of high value agricultural land	T1.1 Economic growth; T1.10 Jobs; T1.14 Total exports
10. Expand intensive livestock production and processing between Snowtown and Hamley Bridge	T1.1 Economic growth; T1.10 Jobs; T1.14 Total exports
11. Strengthen local aquaculture and fishing industries	T1.1 Economic growth; T1.10 Jobs; T1.14 Total exports
12. Safeguard mineral resources and encourage further exploration and mining	T1.17 Minerals exploration; T1.18 Minerals production; T1.10 Jobs
13. Reinforce Yorke Peninsula as a preferred coastal and nature-based tourist destination	T1.15 Tourism industry; T1.10 Jobs
14. Focus commercial development in Kadina, Maitland, Port Broughton, Wallaroo and Balaklava	T1.1 Economic growth; T1.5 Business investment; T1.10 Jobs; T5.9 Regional population levels
15. Strategically plan for future waste management requirements and foster the resource recovery industry	T3.8 Zero waste
16. Foster sustainable alternative energy and water supply industries	T3.12 Renewable energy; T3.7 Ecological footprint; T4.7 Business innovation
Population and Settlements	
17. Reinforce the role, functionality and vibrancy of towns and settlements	T1.22 Total population; T1.21 Strategic infrastructure; T5.9 Regional population levels
18. Strategically plan and manage township growth, with master planning for coastal areas a priority	T1.22 Total population; T3.7 Ecological footprint; T5.9 Regional population levels
19. Design towns to provide safe, healthy, accessible and appealing environments	T2.4 Healthy South Australians; T2.5 Aboriginal healthy life expectancy; T2.8 Statewide crime rates; T2.3 Sport and recreation
20. Provide residential land to enable a supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors	T1.22 Total population; T6.7 Affordable housing; T6.8 Housing stress; T5.9 Regional population levels; T6.9 Aboriginal housing; T6.10 Housing for people with disabilities; T1.24 Overseas migration