



# YORKE PENINSULA AND MID NORTH REGIONAL PLAN

**Summary**  
February 2025



STATE  
PLANNING  
COMMISSION





## **Acknowledgment of Country**

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

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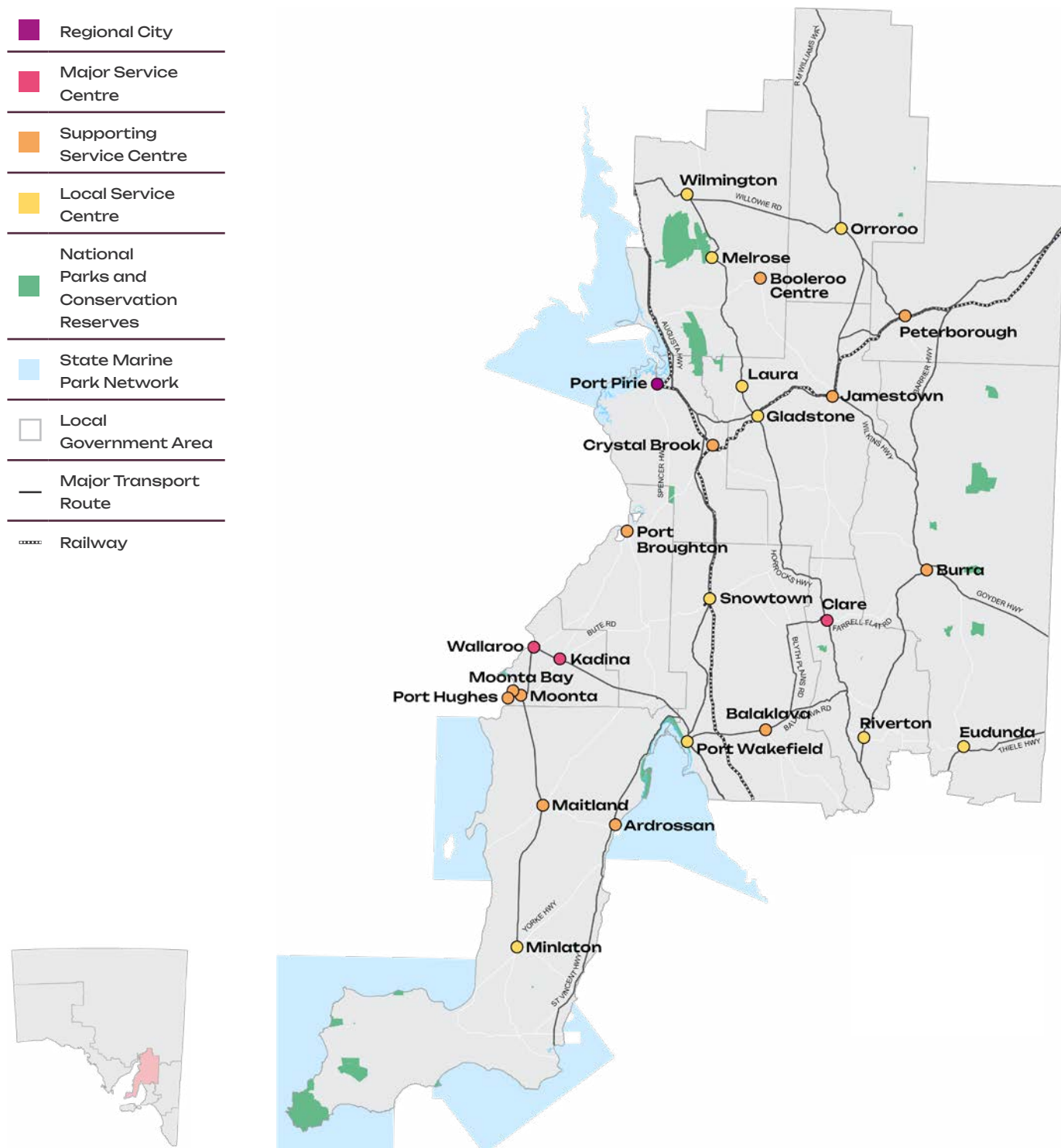
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## Yorke Peninsula and Mid North planning region



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# Introduction

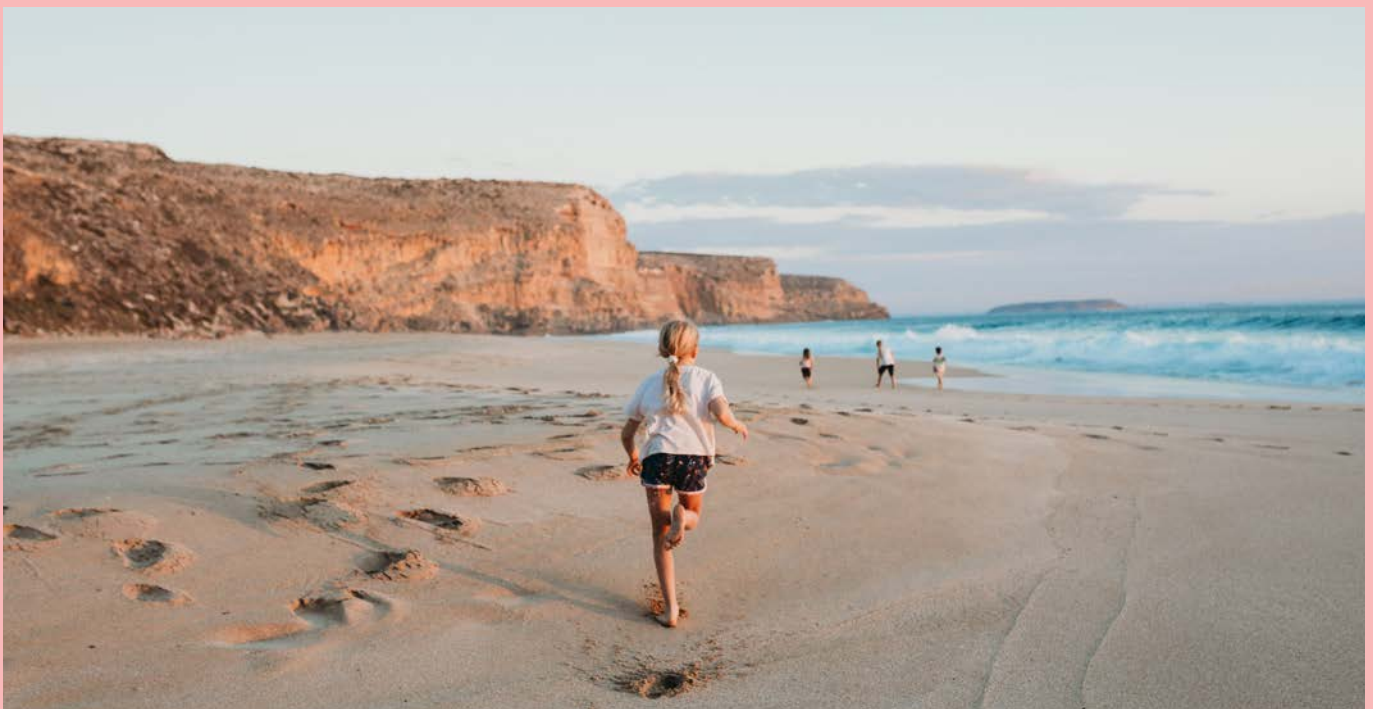
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**The Yorke Peninsula and Mid North region covers an approximate area of 35,000 square kilometres. The arid north is delineated from the more fertile south-east of the region by Goyder's Line. The ancient Flinders Ranges begin at Crystal Brook and form a long ridgeline along the east coast of the Spencer Gulf, commanding the region's landscape. There are extensive plains and scenic valleys, such as the renowned Clare Valley wine region. The coastline of the Yorke Peninsula is spectacular, offering safe havens and challenges for seafarers and beachgoers alike.**

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The Yorke Peninsula and Mid North Regional Plan (Plan) maps the government's long-term planning vision for the region to 2051 and beyond. It provides governments, businesses, industry and not-for-profit organisations with the data and direction to better plan for and respond to growth and change in our community and towns, while achieving our conservation goals. The Plan will be hosted on the Regional Planning Portal, a digital platform designed to be customised to meet the user's needs.

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# Key themes

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## People, housing and liveability

- Preparing for a 38.3% population increase by 2054, driven by job growth in tourism, agriculture, and mining, alongside a rising demand for retirement living.
- Prioritising affordable and diverse housing to meet the needs of an ageing population, smaller families, and seasonal workers.

## Productive economy

- Supporting economic projects like Port Pirie's Green Hydrogen Project and the Hillside iron oxide copper gold deposit.
- Focusing on greener industries while ensuring the necessary infrastructure and housing are in place for workers.
- Supporting primary industries including horticulture, viticulture and livestock, through value-adding opportunities and sustainable land management practices.

## Environment, natural resources and landscapes

- Protecting biodiversity, conservation and coastal ecosystems.
- Carrying out biodiversity mapping, ensuring water security and implementing climate change mitigation.

## Transport and infrastructure

- Ensuring regional connectivity and access to services with targeted upgrades to roads, rail and ports.
- Developing housing near employment hubs like Port Pirie and Clare to support population growth.
- Building climate resilient infrastructure to adapt to hotter, drier conditions.

## Implementation and delivery

- Ongoing collaboration between local, regional and state authorities to ensure that the infrastructure is in place to support population growth.
  - Ongoing collaboration with state agencies to align with the Transport Strategy, Port Pirie green hydrogen initiative and the 20-Year State Infrastructure Strategy.
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## What is the Yorke Peninsula and Mid North Regional Plan?

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

The State Planning Commission (Commission) developed the Plan using insights gathered from the community and stakeholders in the previous engagement phase, ensuring that local perspectives are reflected in the planning process.

The Plan is aligned with and supported by various regional, state and federal policies. This includes the South Australian Government Climate Change Action Plan, the 20-Year State Infrastructure Strategy, the Transport Strategy and the South Australian Economic Statement.

Implementing the Plan will provide clarity to the community, local councils and the development sector regarding the region's long-term growth.

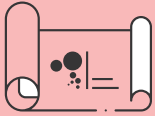


**It is crucial that the region's community, industry and stakeholders provide feedback on the Plan during the engagement period. This feedback will ensure that the final Plan can be best tailored to meet the needs and complexities of the region.**

**The Plan will be finalised in late 2025.**

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# A snapshot of the Plan

**The Plan is guided by the unique and changing profile of the region's population, environment and economy across its vast rural and varied township contexts.**

**The region's population is expected to grow by 38.3% by 2054. This increase will be driven by job opportunities in tourism, agriculture, and mining, as well as people retiring to areas like Clare, Moonta, and Wallaroo.**

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

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

The region is home to a wide variety of native plants, animals, and ecosystems, from inland areas to the coast and sea. It has over 1,000 kilometres of coastline and 15,500 square kilometres of protected marine areas. About half the region is covered by native vegetation, much of it protected in national parks and reserves. However, many native plants are under threat, and less than 30% of native vegetation remains in farming areas.

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

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

The Hillside Project on Yorke Peninsula is one of Australia's biggest undeveloped copper sites and will create new job opportunities.

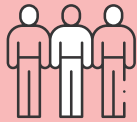
The Plan will make sure industrial areas have the infrastructure and worker housing they need. With many workers in the region aged 45-64, attracting younger workers through housing and job opportunities is vital for the future.

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

Port Pirie, home to one of the country's largest metal smelters, will continue to be a key employer as it transitions to greener industries like the Port Pirie Green Hydrogen Project.

The Port Pirie Master Plan focuses on transforming the city into an appealing and functional regional service centre, with key improvements designed to revitalise the area. This work will inform the Plan, ensuring strategic alignment.

Consultation on the Port Pirie Master Plan will be led by the Department for Energy and Mining, with support from the State Planning Commission and Planning and Land Use Services.



**79k**

**population  
today**



**98k**

**2051 population  
projection**



**18%**

**region's population  
live in Port Pirie**



### Upper Spencer Gulf

A large portion of the Upper Spencer Gulf sits within the Yorke Peninsula and Mid North region. The Upper Spencer Gulf is now at the forefront of South Australia's ambitious national and global green energy initiatives. Boasting world-class wind and solar resources, along with abundant deposits of copper, magnetite, and other critical minerals vital for industrial decarbonisation, the region is a key focus for investment in Australia's sustainable future. Supported by significant projects from the South Australian and Australian Governments, the Upper Spencer Gulf is poised to drive the nation's clean energy transition and advance climate change adaptation. Major initiatives, such as the Northern Water, and the transition to green steel, underline its central role.



# Key initiatives and projects

## 1. Rex Minerals Hillside Project

The Hillside Project is located 12 kilometres south of Ardrossan. It is an iron oxide copper gold deposit in the Gawler Craton and is one of the largest undeveloped copper projects in Australia. The project has an estimated \$854 million development value. The project will require a workforce of 500 people at construction and create 400 ongoing positions.

## 2. Burra and Moonta Mines World Heritage Bid

A Joint initiative with the Regional Council of Goyder and the Copper Coast Council for UNESCO World Heritage Status for Cornish mining sites at Burra and Moonta.

## 3. Nyrstar Port Pirie Green Hydrogen Project

A large-scale renewablebased 'green' hydrogen facility to be integrated with the Nyrstar Port Pirie multi-metal processing facility. Estimated development value of \$750 million for the full-scale project. At full production capacity, the facility will produce 100 tonnes per day.

## 4. Bungama Solar

Bungama 2 Solar is a large scale solar and battery storage project, located 5 kilometres east of Port Pirie and includes 280 megawatt (MW) AC utility scale solar and 250MW/500 megawatt-hours (MWh) of battery storage.

## 5. South Australia and New South Wales electricity interconnector (Project EnergyConnect)

A 900 kilometre high-voltage transmission line connecting SA and NSW power networks. 330/275 kilovolt (kV) substation, located approximately 15 kilometres northeast of Robertstown, will provide the linkage to the South Australian electricity market.

## 6. Goyder Renewables Zone (Neoen)

Two separate projects: Goyder North (north of Burra) in planning stages is comprised of up to 1000MW of wind power and up to 900MW/3600MWh of battery storage. Goyder South (south of Burra) comprises 1000MW wind, 600MW solar and 900MW battery storage. If all stages are realised, the project could generate electricity sufficient to power 1.1 million homes, with each stage generating up to 300 construction jobs.

## 7. EPS Energy/AMP Energy Robertstown East Solar project

Located approximately 10 kilometres north-east of Robertstown, the project is a large scale 300MW solar farm with connection to the national electricity grid.

## 8. ZEN Energy Solar River battery and solar farm

Large scale solar and battery storage project located 9 kilometres north-east of Robertstown and includes 425MW AC utility scale solar and 3200MWh of battery storage.





# Get involved: have your say

**Consultation on the regional plan  
is open for 12 weeks until 5pm on  
Wednesday 7 May 2025.**

## Have your say

- Visit [yoursay.sa.gov.au/yorke-peninsula-and-mid-north-regional-plan](https://yoursay.sa.gov.au/yorke-peninsula-and-mid-north-regional-plan) to provide your feedback
- Fill out our [Easy Read survey](#)
- Complete the [online submission form](#)
- Email [plansasubmissions@sa.gov.au](mailto:plansasubmissions@sa.gov.au)  
(Subject: Submission – Yorke Peninsula and Mid North Regional Plan)
- Post your submission to:  
Planning and Land Use Services  
Attention: Growth Management Team  
Department for Housing and Urban Development  
GPO BOX 1815  
ADELAIDE SA 5001

## Need help?

Join one of our online briefing sessions to hear directly from our planners.  
Register at [plansaevents.eventbrite.com](https://plansaevents.eventbrite.com)

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# Next steps

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Once consultation has concluded, feedback will be collated, summarised and the Plan will be updated.

The updated Plan will be provided to the State Planning Commission for endorsement with the final version expected to be released late 2025.

The Plan will be fully digital and accessible via the Regional Planning Portal.

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