Regional Development Australia - An Australian Government Initiative

Yorke and mid north

Investment Prospectus

June 2023

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**Acknowledgement of Country**

Regional Development Australia Yorke and Mid North would like to acknowledge the Nukunu, Nharangga, Kaurna and Ngadjuri people of whose ancestral land we live and work from, and pay our respects to their Elders past and present and extend that respect to other Aboriginal and Torres Strait Islander people.

**Disclaimer**

This report is current at the time of publishing. The document, and the information contained herein, is compiled based on intelligence gathered through engagement with proponents, governments and suppliers, as well as public information and market intelligence.

Whilst RDAYMN makes every effort to ensure the accuracy of the report, it makes no representations or accepts responsibility for the accuracy or veracity of this information. Users of this report should conduct their own due diligence before making any investment decisions.

# Regional Profile

The Yorke and Mid North region is one of Australia's most productive agricultural regions, as well as being home to a number of world-class tourism experiences and an extensive range of value-adding manufacturing operations servicing a range of sectors.

Reflecting these traditional (and more recent) areas of strength, our regional economy is experiencing an unprecedented period of growth and opportunity, with an aggregate pipeline of projects (either underway, in development or being planned) valued in excess of $12 billion across a diverse range of sectors and infrastructure categories.

These investments are being supported by our traditional industry bases (across primary production, food and beverage manufacturing, metals manufacturing), our quality infrastructure (across electricity transmission networks, road and rail transport networks, education and health) and emerging areas of advantage in our pristine natural and cultural heritage environments.

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| --- | --- | --- |
| Data | Figures | Source |
| Population | 78 529 | *ABS Estimated Resident Population 2022* |
| Median Age | 51 | *ABS 2021* |
| Resident's place of work | Residents work in the area - 84.9%  Live in the area but work outside - 10.2%  No fixed place of work - 5% | *ABS 2021* |
| Population Growth | 1.99% | *ABS Estimated Resident Population 2022 vs. 2017* |
| GRP | $4.27 billion | *NIEIR 2022* |
| Number of businesses | 7561 | *ABS 2022* |
| Number of jobs | 29,710 | *NIEIR 2022* |
| Top industries by counts of businesses | Agriculture, Forestry and Fishing - 2 932  Rental, Hiring and Real Estate Service - 975  Construction - 802  Retail Trade - 454  Transport, Postal and Warehousing - 347 | *ABS 2021* |
| Top industries by value added | Agriculture, Forestry and Fishing - $1.258m / 36.1%  Health Care and Social Assistance - $374.6m / 10.7%  Construction - $334.3m / 9.6%  Manufacturing - $196.4m / 5.6%  Education and Training - $185.9m / 5.3% | *NIEIR 2023* |
| Top industries by employment | Health Care and Social Assistance - 5 027  Agriculture, Forestry and Fishing - 4 729  Manufacturing - 2 821  Retail Trade - 2 785  Construction - 2 509 | *NIEIR 2023* |

# Investment pipeline

### Overview

The aggregate value investment being tracked by RDA Yorke and Mid North is estimated at **$12.21 billion** as of June 2023, with **68 projects** that are currently being investigated, planned, developed or underway included in the pipeline.

Specific examples of (private) projects included in the pipeline which are in the public domain include:

* Renewable energy generation and storage projects
  + AGL’s Barn Hill Windfarm ($185 million)
  + Neoen’s Blyth Battery Project ($270 million)
  + Brinkworth solar PV farm and battery project ($800 million)
* Mining
  + Rex Mineral’s Hillside project ($585 million)
* Intensive agricultural production
  + Baiada’s poultry breeder project ($10 million)
  + HB Rural’s feedlot expansion ($6 million)
* Manufacturing investments
  + Golden North’s freezer capacity expansion and redevelopment ($4 million)
  + Trafigura’s hydrogen production facility ($750 million)
  + CirPro’s advanced protein production project (c. $110 million)
* Accommodation and food and beverage offerings
  + Dockside Pt Vincent ($5.4 million)
  + Skillogalee luxury accommodation offering (tbc)
  + Wallaroo Shores development ($220 million)

The aggregate pipeline comprises private and public projects, as well as private projects receiving various forms of government assistance (including grant funding, equity investment and financing). Projects are typically included once they progress past a conceptual planning stage and are retired from the pipeline once they complete their commissioning phase (or are deferred or abandoned).

The threshold for inclusion in the pipeline is set at projects valued in excess of $1 million, with certain categories of investment (including land purchases and portfolio/existing asset purchases) generally omitted from the pipeline.

As part of a regular series of economic briefings, our CEO Daniel Willson recently delivered a webinar focused on unpacking the composition and opportunities in the investment pipeline for the Yorke and Mid North. This presentation provides a detailed understanding of how we compile the investment pipeline, as well as some of the uses and limitations of the information contained within the reporting.

[**You can watch the recording here**](https://bit.ly/YMN_2223InvestmentPipeline)

### Investment by industry

Large-scale renewable energy projects dominate the investment pipeline in the Yorke and Mid North, with 200MW-solar PV and wind projects totalling more than $7 billion accounting for the vast majority of planned (or current) investment underway in the region.

Beyond renewable energy, a significant number of projects are being pursued and developed to service the growing visitor economy across the Clare Valley, Yorke Peninsula and Southern Flinders tourism (sub) regions. The potential for further growth in the tourism sector is significant, with a number of projects included in the current pipeline having the potential to become catalysts for further investments once secured.

These catalytic opportunities include:

* New tourism infrastructure currently being delivered by the **Remarkable Southern Flinders** precinct enabling a significant expansion in the number, and quality, of nature-based and cultural tourism products throughout the Southern Flinders Ranges.
* The World Heritage Listing bid being progressed for the **Australian Cornish Mining Sites** across the Copper Coast and Burra, offering the chance to significantly increase the profile of these tourism assets and destinations.
* Luxury and boutique accommodation offerings being progressed in the **Clare Valley**, offering the potential to crowd-in a range of other tourism experience products catering for the highest-yielding segment of the visitor economy that may otherwise choose to travel to other destinations for a lack of suitable accommodation.

Figure : Investment pipeline by ANZSIC division, June 2023

### Investment by location

The distribution of investment across the Yorke and Mid North region is largely shaped by the sector(s) of investment and their requirements, with locations with suitable wind and solar profiles, relatively affordable land prices and strong connections to transmission capacity soaking up more than half the value of the investment pipeline.

The major solar PV, wind and battery energy storage systems being developed in the Regional Council of Goyder (and to a lesser extent in Port Pirie Regional Council, Yorke Peninsula Council and Wakefield Regional Council areas) are strong reflections of this.

Accommodation and recreation projects (and others related to the visitor economy) are dispersed more widely across the Yorke and Mid North, with Clare and Gilbert Valleys Council and Barunga West Council performing strongly in these areas.

Figure : Investment pipeline by local government area, June 2023

# How we can help

RDA Yorke and Mid North have a team of economic and workforce development specialists in the field to help secure and deliver projects in our region, and to connect project proponents with investors and markets. We tailor our support and advice based on partners’ requirements, with examples of the types of support provided including:

* Access to information and contacts to help explore and prepare investment opportunities.
* Support in undertaking feasibility and planning studies and business cases.
* Facilitation support to help deliver projects on the ground in-region.
* Help and assistance in obtaining funding through grants and financing.
* Connections to existing business groups and relevant regulatory and development functions of local, state and federal government to help navigate processes.

Contact us today to discuss how we can help you in investing in our region and developing your projects.

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