

Broadhectare study 2013 profile

Redland City

Introduction

The preliminary estimated resident population of Redland City (hereafter referred to as Redland) at 30 June 2012 was 145,500 persons (Source: ABS 3218.0). This is expected to increase to between 165,500 (low series) and 173,100 (high series) persons by 2021, representing population growth over the 2012–2021 period of between 20,000 (low series) and 27,600 (high series) (Source: Queensland Government Population Projections, 2013 edition).

Land stock

The total area of broadhectare land available in Redland for residential development is 595 hectares, representing only a very small percentage of the total land area (Tables 1 and 2). In addition to broadhectare land, further residential development is planned for the recently declared Priority development Areas sites of Toondah Harbour and Weinam Creek.

Broadhectare land is defined as the amount of unconstrained residential land under the current planning scheme including existing residential developments approved by council. For this study, land parcels are excluded that yield less than three dwellings.

Broadhectare land can be further classified as follows:

- urban residential broadhectare land — 587 hectares
- rural residential broadhectare land — 7 hectares.

The broadhectare study refers to 'rural residential' development as yielding three dwellings or less per hectare, or as otherwise described in the planning scheme. Whilst development at 'standard urban density' and 'higher density' is classified as yielding between 4 to 20 dwellings and greater than 20 dwellings per hectare respectively.

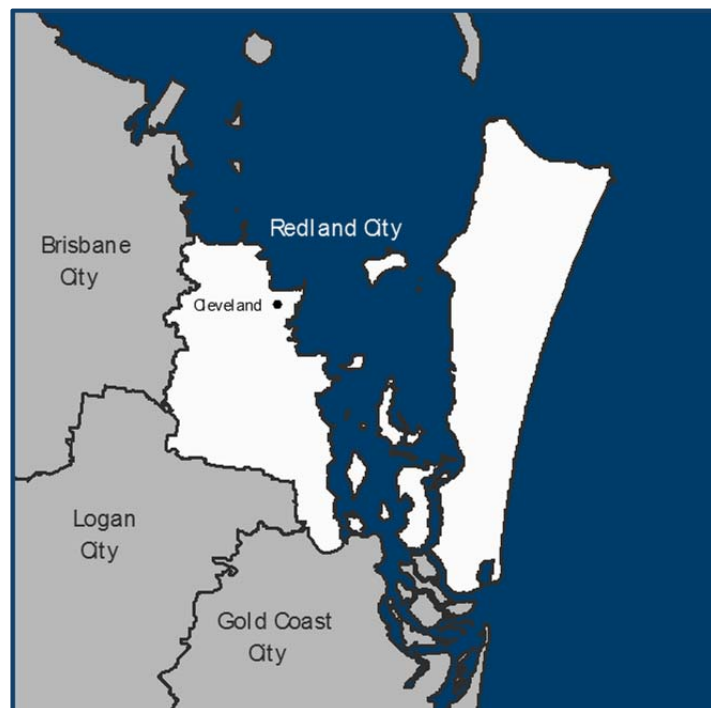


Table 1 Redland land use profile

Land use category	Area	% of total
Suitable for urban residential broadhectare development	587 ha	1.09%
Suitable for rural residential broadhectare development	7 ha	0.01%
Assumed existing urban residential use	4,417 ha	8.22%
Assumed existing rural residential use	1,410 ha	2.63%
Roads, watercourses and railway casements	4,395 ha	8.18%
Rural/Green/Open space	40,737 ha	75.84%
Balance area ^(a)	2,157 ha	4.02%

(a) Includes all land uses other than residential.

Dwelling yields

Table 2 shows 'theoretical dwelling yield' (the potential number of dwellings that could be constructed based on the identified land stock) and 'expected dwelling yield' (which takes into account factors affecting development of land such as ownership and land fragmentation).

Table 2 Redland broadhectare stock and dwelling yield ^(a)

Timeframe	Broadhectare stock (hectares)				Theoretical dwelling yield (dwellings) ^(b)	Expected dwelling yield (dwellings) ^(c)			
	Higher density	Standard urban density	Rural density	Total stock		Higher density	Standard urban density	Rural density	Total dwellings
0-<2 years	44	101	0	145	2,466	1,281	1,185	0	2,466
2-<5 years	32	93	0	125	2,311	1,023	1,253	0	2,276
5-<10 years	27	84	4	114	2,325	1,071	1,216	4	2,290
10+ years	24	66	4	93	2,119	1,275	820	4	2,098
Not specified	0	117	0	117	977	0	974	0	974
Total	126	461	7	595	10,199	4,650	5,448	7	10,105

(a) Components may not sum exactly to totals due to rounding.

(b) Yield if all broadhectare stock is developed irrespective of ownership and/or fragmentation.

(c) Yield has been reduced to account for likelihood of development due to factors such as ownership and fragmentation.

The main points from Table 2 are:

- Broadhectare land is likely to yield approximately 10,100 dwellings.
- Development at higher density accounts for 46 per cent of the total expected dwelling yield.
- Development at standard urban density will account for almost 54 per cent of the total expected dwelling yield.

Stock composition

The broadhectare stock in Redland is contained primarily within land parcels between 2.1 and 4.9 hectares in area (Table 3). For all broadhectare parcels, the difference between the overall parcel area (870 hectares) and the area available for development (595 hectares) indicates that some parcels are affected by physical or environmental constraints. The main points from Table 3 include:

- Residential stock is contained within 411 land parcels.
- Parcels less than or equal to 1.2 hectares account for almost 59 per cent of all parcels.
- Of the urban broadhectare stock, almost 34 per cent is contained in parcels sized between 2.1 and 4.9 hectares.
- Parcels sized between 2.1 and 4.9 hectares account for 31 per cent of the expected total dwelling yield from broadhectare land.

Table 3 Redland broadhectare stock composition ^(a)

Parcel size categories (hectares)	Land parcels (number)	Total area of parcels (hectares)	Broadhectare area (hectares)			Expected dwelling yield (number)		
			Urban residential ^(b)	Rural residential	Total stock	Urban residential ^(b)	Rural residential	Total dwellings
<= 1.2	241	115	108	0	108	2,540	0	2,540
1.3-2.0	40	69	45	0	45	1,132	0	1,132
2.1-4.9	83	282	199	7	207	3,127	7	3,134
5.0-9.9	39	270	177	0	177	2,316	0	2,316
10.0+	8	134	57	0	57	983	0	983
Total	411	870	587	7	595	10,097	7	10,105

(a) Components may not sum exactly to totals due to rounding.

(b) Includes dwellings at higher and standard urban densities.

Population capacity

Average household size for occupied private dwellings in Redland at the time of the 2011 Census was 2.8 and 1.7 persons for houses and attached dwellings respectively. Table 4 shows a range of possible population yields for the total identified broadhectare stock in each density category by a range of household sizes. The current household sizes at the time of the 2011 Census are highlighted.

The main finding from Table 4 is that, depending on average household size, land from broadhectare development could accommodate between 19,100 and 27,200 people. Further development in existing residential areas, where the parcel size is less than 2,500 square metres, could also accommodate additional population.

Table 4 Redland population yields based on a range of household sizes (persons) ^(a)

Development type	Number of dwellings	Household size (average persons per household)				
		2.4	2.6	2.8	3.0	3.2
Possible population yield						
Rural residential	7	18	19	21	22	24
Standard urban density residential	5,448	13,074	14,164	15,253	16,343	17,432
Household size (average persons per household)						
		1.3	1.5	1.7	1.9	2.1
Possible population yield						
Higher density residential	4,650	6,045	6,975	7,905	8,835	9,765
Total	10,105	19,137	21,158	23,179	25,200	27,221

(a) Count of all persons enumerated in the dwelling on census night, including visitors from inside Australia.

Excludes usual residents who were temporarily absent on census night.

Total potential dwelling yield

Land ownership and fragmentation of land are potential constraints to residential development, and adjustments have been made to the broadhectare stock by applying potential development rates to land parcels. Furthermore, to determine overall residential land supply for this study, existing vacant residential land stock below 2,500 square metres has been added to the broadhectare supply. Residential land supply based on these components indicates a total potential dwelling yield of approximately 11,200 dwellings (See Table 5).

It is important to note that this dwelling yield does not include dwellings that would have been achieved through infill and redevelopment of smaller parcels below the broadhectare model threshold.

Years' supply — illustrative only

Evidently, not all future dwelling demand will be met through development of broadhectare land. Nevertheless, an indicator of the adequacy of the supply of residential land (broadhectare and vacant lots) can be calculated by comparing the total supply as indicated above with future demand.

To make an assessment of future demand and determine whether there is an adequate supply of residential land, three scenarios of dwelling projections have been used based on the Queensland Government's population projection series — low, medium and high. Figure 1 and Table 5 show, based on these scenarios, the amount of land supply in terms of years remaining.

Figure 1 Redland projected demand for land stock based on dwelling projections

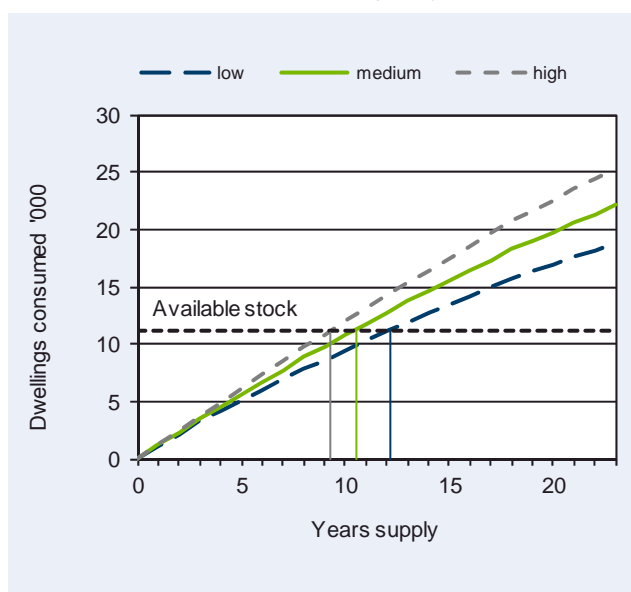


Table 5 also shows that developed land parcels that are vacant account for more than nine per cent of the total potential dwelling yield.

Table 5 Redland broadhectare supply scenarios

Dwelling production scenario ^(a)	Demand for residential lots	Supply - Stock of residential lots			
	Dwellings required to 2036 ^(b)	Broadhectare dwelling yield ^(c)	Existing vacant land parcels ^(d)	Total potential dwellings ^(e)	Years supply ^(f)
Low trend	18,803	10,105	1,050	11,155	12
Medium trend	22,131	10,105	1,050	11,155	10
High trend	25,365	10,105	1,050	11,155	9

(a) Based on dwelling projection levels produced in 2013.

(b) Dwellings required to 2036 based on Government Statistician dwelling projections.

(c) Adjusted to take into account the propensity of development.

(d) Estimate of vacant residential parcels at September 2013.

(e) Supply of residential lots.

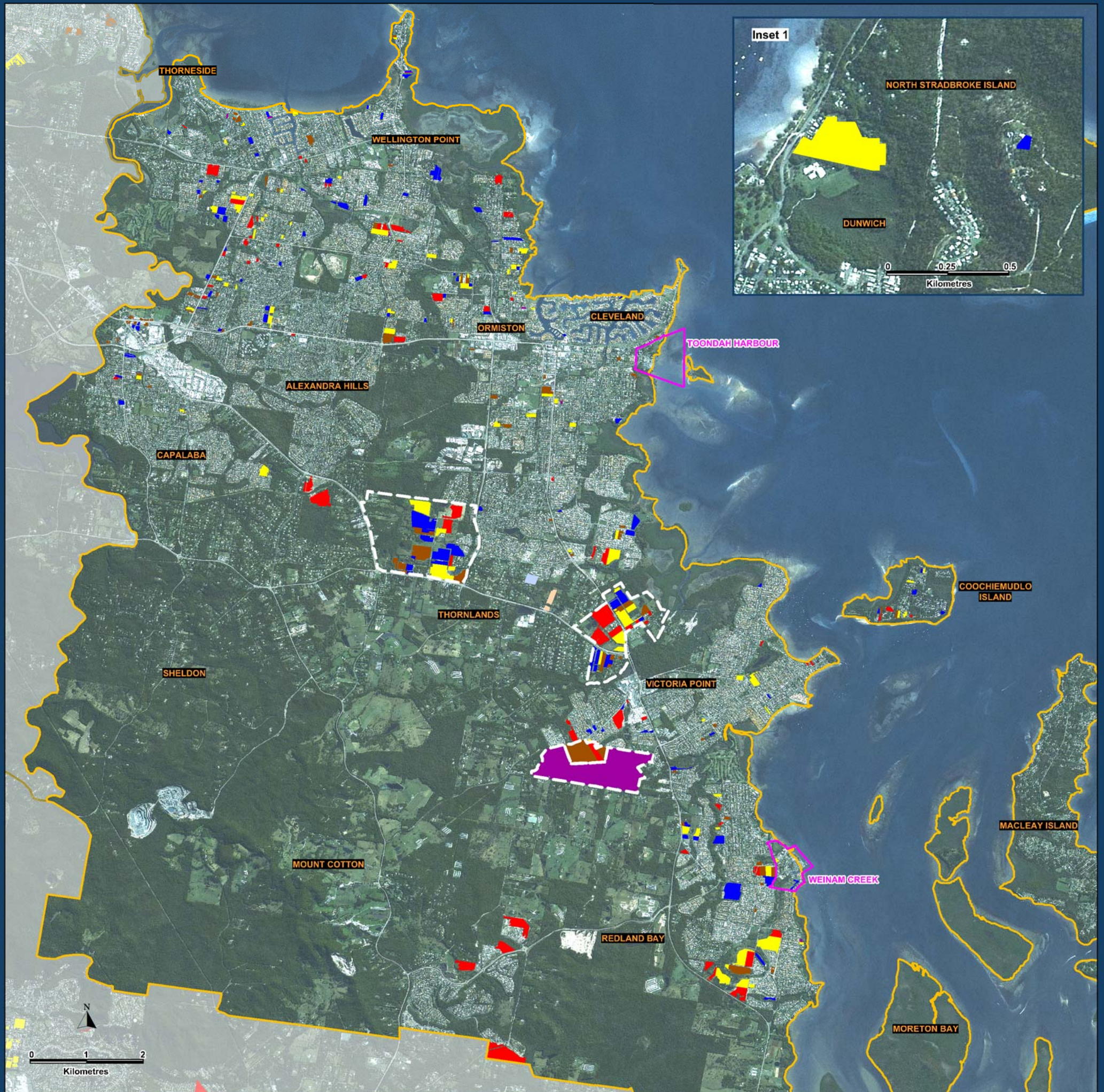
(f) Illustrative only, if no development occurs outside of broadhectare land.

Conclusion — Redland City

The study has estimated that the total area of broadhectare land available for residential development is 595 hectares. If this land were fully developed it has the potential to yield approximately 10,100 dwellings and accommodate 23,200 people, using current average household sizes.

Based on current medium series household projections and the expected broadhectare dwelling yield, the available residential land stock indicates approximately 10 years of supply.

Broadhectare study 2013 - Redland City



Legend

Broadhectare land

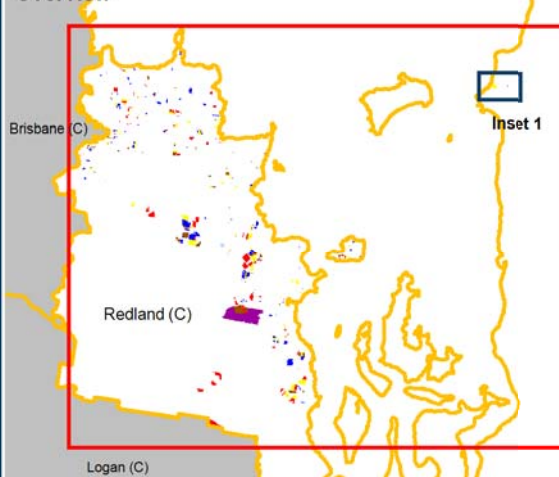
Timeframe	Urban residential	Rural residential
0 – 2 years	145ha	0ha
2 – 5 years	125ha	0ha
5 – 10 years	111ha	4ha
10+ years	90ha	4ha
Not specified	117ha	0ha

Land suitable and potentially available for residential development. Timeframes are indicative only.

Other map features

- Local government boundaries
- Priority Development Area
- Major roads
- Structure Plan Area
- Local Development Area

Overview



Notes

This map indicates the areas which are suitable and potentially available for residential development. This map does not commit council to approve developments within these identified areas or within the indicated timeframes. This map forms part of the Broadhectare Study and is to be read in conjunction with the main text of the profile.

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This edition of the Broadhectare Study was based on the Digital Cadastral Database, September 2013.

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