

GOLD COAST CITY BROADHECTARE STUDY 2008

POINTS OF INTEREST

On July 17, the Queensland Government's Planning Information & Forecasting Unit (PIFU) presented the findings of the 2008 (sixth edition) Gold Coast City Broadhectare Study, which essentially involves measuring the capacity of the future residential land supply to accommodate the City's anticipated population growth.

The presentation focussed firstly on population and demographic projections for the Gold Coast and then on the results of the Broadhectare Study.

So what did this presentation forecast for the future of the Gold Coast? Here are some of the key findings.....

POPULATION

Population projections for the old Gold Coast (therefore prior to local government amalgamations) to 2026 were undertaken based on three growth scenarios –

Growth Scenario	Population Projection 2026
Low growth	706,917 persons;
Medium growth	762,523 persons;
High growth	833,850 persons.

These projections are considerably higher than those previously projected. Two reasons were given for this – 1. The increase in fertility (the number of births is anticipated to continue to rise in the short term); and 2. The increase in overseas net migration is anticipated to continue to address existing labour shortages.

Population projections (average annual growth) for the Gold Coast were estimated as per below -

Timeframe	Average Annual Growth (persons)
2006-2011	16,000
2011-2016	17,000
2016-2021	18,000
2021-2026	16,000

New population projections for LGAs are to be released by PIFU in the next three weeks.

DEMOGRAPHICS & HOUSING

Gold Coast household type is currently dominated by “couples without children” and “lone-person households” (two highest growth types); which are being driven by the ageing population. Trend lines for each of the household types are generally anticipated to stay fairly stable; however the proportion of “couples with children” may start to increase again with fertility on the rise.

Type of dwelling on the Gold Coast 1999-2007

	Units	Houses	Townhouses
1999	42%	45%	13%
2007	35%	34%	31%

Generally by 2007 an even spread developed across the three main housing types; with the proportion of units and houses decreasing substantially and townhouses increasing substantially between 1999 and 2007. This is a similar pattern for most of SEQ, except for Ipswich (90% detached); however very different to most of regional Queensland.

A question was raised regarding the accuracy of this data - an assumption was made that community title developments consist only of townhouse dwellings; whereas on the Gold Coast, community title is now used for a lot of detached dwelling residential developments?

The share of detached housing is expected to continue to decline.

LAND SUPPLY

The new Gold Coast (post-amalgamation) has a total land area of 131,200 hectares (the old Gold Coast was another 11% larger). Of the total land area, 60% is green/open space; 10% roads, canals and waterways and around 15% that is considered suitable for residential development or alternatively assumed to accommodate residential development (plus 15% balance area).

The Queensland Government has targeted 42 Greenfield sites in SEQ for bringing forward for residential development as part of the QLD Housing Affordability Strategy, five of which are located in the Gold Coast: Reedy Creek; Worongary; Ormeau; Helensvale West; and Coomera.

The Gold Coast has 1,033 broad hectare parcels, of which 38% are currently vacant. 103 parcels (10%) are over 10 hectares in size and contribute the majority of the total broadhectare land area; however parcels under 1.2 hectares (around 500) make up the majority of the parcels.

3,629 hectares, or 75% of total broadhectare land, is appropriate for urban development and will potentially contribute 96% of the total potential dwelling yield. The remaining 25% is more suited to lower density development and will contribute only 4% of the dwelling yield of broadhectare land. Average annual land consumption on the Gold Coast is 458 hectares

The estimated existing vacant land stock on the Gold Coast is 3,531 lots.

The Gold Coast broadhectare land stock is considered to consist of the following:

Timeframe for Devt	Urban (ha)	Rural (Ha)	Total Land (ha)
0-2 years	824	231	1055
2-5 years	1854	304	2158
5-10 years	565	374	939
10+ years	130	179	309
Not specified	256	157	413
Total	3629	1245	4878

Land consumption on the Gold Coast 2005 to 2007 based on residential subdivision approval -

Year	Urban			Low Density			Total		
	No. of Projects	No. of Lots	Area (ha)	No. of projects	No. of Lots	Area (ha)	No. of projects	No. of Lots	Area (ha)
2007	59	2140	312	19	185	193	78	2325	505
2006	69	3086	480	21	418	187	90	3504	667
2005	103	5184	581	17	175	90	120	5359	671
Total	231	10410	1373	57	778	470	288	11188	1843
Av. Annual	77	3470	458	19	259	157	96	3729	614

Land supply has been projected based on three growth scenarios -

Growth Scenarios	Years Supply	Growth Assumption
Low growth	10 years	based on 5,200 households per annum
Medium growth	8 years	based on 6,340 households per annum
High growth	7 years	based on 7,450 households per annum

The localities of Gilston and Pimpama account for 64 % of urban lots approved for development in 2007. Hot spots in terms of residential land stock are generally within the Gold Coast's "northern growth corridor" (Ormeau, Pimpama, Coomera, Hope Island etc) plus the areas around both Gilston and Reedy Creek. The top 3 suburbs in terms of lot registrations – 1. Upper Coomera (424); 2. Coomera (336); 3. Ormeau (291).

Gold Coast Broadhectare Summary -

Land Area	4,874 hectares
Potential Lots	49,909 lots
Population Capacity	130,700 persons

It is important to remember that this study and population capacity only take into account broadhectare land and not opportunities for infill and redevelopment, which remain a priority of the Queensland Government. Amendments to Council Planning Schemes and/or review of the Urban Footprint could result in additional lands being considered suitable for residential development and increase this dwelling and population capacity.