

# Redland Housing Strategy

## 2024-2046

### Consultation summary

The Queensland Government has prepared the Redland Housing Strategy 2024-2046 to ensure everyone has access to the type of housing they need.

The Housing Strategy analyses current and future housing need and housing supply, reviews current planning provisions and policies and details a variety of implementation actions. It was developed with input and feedback from the community and stakeholder groups over two rounds of consultation.

It will help make sure that, over time, housing supply and diversity is delivered in the right areas and supports the lifestyle and character of the region. For more information and to view the finalised Strategy visit [planning.qld.gov.au/redland-housing-strategy](https://planning.qld.gov.au/redland-housing-strategy)



### Strategic directions



**FOCUS** housing supply near transport and activity centres



**PLAN** to meet the housing needs of households of all sizes



**INCENTIVISE** for more affordable housing where it is needed



**MONITOR** and report on housing supply and diversity in the Redland area

### Strategy timeline





## Community input

Development of the Redland Housing Strategy was informed by community and stakeholder feedback through two rounds of consultation.

### Round 1: Housing Needs consultation

May – June 2023

The Redland community and key stakeholders shared their local experience and knowledge on housing needs in Redland at in-person pop ups, via story cards and an online survey.

### Round 2: Draft Strategy feedback

October – November 2023

Feedback on the draft Strategy was collected through face-to-face and online events, an online survey and email submissions.



**230**

attendees at drop in events and information sessions



**2**

workshops with key stakeholder groups



**494**

people completed surveys



**8**

online talk-to-a-planner sessions



**268**

emails submitted

# What you told us

## Housing for those who need it

Most people agreed more housing is needed in Redland City to ensure that everybody has somewhere to live. There was concern, however, about housing being delivered in an ad hoc and unplanned manner, impacting Redland lifestyle and character.

### How the Strategy responds

Focus additional housing diversity in key locations. Support for apartments and terrace houses near activity centres where everyday services and transport can be accessed, while maintaining detached housing areas in the suburbs, including the option of larger blocks.

## Genuine choice

The need for more diverse housing options was acknowledged by many people. It was noted that genuine diversity means maintaining the availability of detached houses and larger lot options as well as providing smaller housing options.

The community told us that subdivisions in low density areas is not the preferred way to support additional housing. However, developers told us that subdivision is the more attractive development proposition under current planning provisions.

### How the Strategy responds

Remove barriers and provide incentives to focus additional housing supply, particularly apartments and freehold townhouses, around transport and activity centres.

## Align infrastructure and housing

Industry and the community told us infrastructure was essential to support increased housing supply and diversity.

### How the Strategy responds

Support housing in established areas close to existing and planned infrastructure, and model growth away from the islands.

## Preserve Redland's environment

Many people are passionate about supporting sustainable environmental outcomes for the Redland area.

### How the Strategy responds

Direct housing towards activity centres and established residential areas, to minimise impacts on the Redland coastline and natural environment.

## Suitable building design

The community told us they would like to see housing that maintains lifestyle, fosters a connection with natural environment, is climate responsive and protects character and heritage.

### How the Strategy responds

Design guidance to maintain quality and appearance of buildings and promote landscaping and trees.

# FAQs

Consultation revealed several commonly asked questions.

## How was the Strategy developed?

The Strategy took an evidence-based approach using a variety of inputs including population projections, demographic analysis, housing need analysis and community and stakeholder input. Actions were developed considering supply and demand for housing in the context of infrastructure servicing, feasibility and accessibility.

## Does the Strategy replace the Redland City Plan?

The Redland Housing Strategy was developed to inform changes to the Redland City Plan. It recommends a range of planning policy interventions to ensure planning supports the right number and mix of housing to 2046. Actions outlined in the Strategy will not take effect until they are incorporated into the Redland City Plan.

## Why does Redland City need a housing strategy?

The Redland Housing Strategy responds to forecast housing need. It provides a pathway for managing growth rather than accommodating growth. Developing a Strategy for the provision of sufficient housing is a proactive way to ensure Redland's suburbs grow in a considered and controlled manner, directing the right type of housing to the right areas.

## Redland's housing needs

The average household size in Redland is trending downwards and there is a need for more homes and smaller homes to house the changing population.

Households have already decreased to an average of 2.62 people per household. Meanwhile, 85% of Redland's homes have 3+ bedrooms. This mismatch between housing needs and housing supply contributes to decreasing affordability and will be worsened by Redland's ageing population. The 65+ year age group is the fastest growing segment of the Redland community.

The Redland Housing Strategy provides a pathway to meet the housing needs of everyone, whether they be young or elderly, singles, couples, or families. It is a plan to deliver housing supply over the long term, in a way that supports the valued Redland lifestyle, character and environmental values.

## Next steps

The Queensland Government will work with Redland City Council to bring the Strategy to life through updates to the Redland City Plan.

Changes to planning provisions are expected to be actioned in the short to medium term and will then guide future development to ensure the right type of housing is delivered in the right places.



Redland Housing Strategy



Queensland Government