

Population

2018



14,975 people

2041



High growth scenario:

27,000 people

Historical average growth scenario:

20,500 people

Housing

2018



7,667 dwellings

66% occupancy rate

2041

4,630 new dwellings

12,297 total dwellings

Occupancy rates

to reach **75.6%**

What we have previously heard from the community

- View parks as an integral part of the urban setting to provide shade from the Pilbara sun, to beautify areas and to create community spaces
- Desire more investment in amenity and upgrades, to the foreshore, spoilbank and South Hedland Square
- Believe there needs to be a greater focus on enhancing the local character through built form, green star ratings and more options for mixed and affordable housing

Industrial Land

Land Supply and Demand

- 5,950 ha land zoned industrial of which 4,600 ha Crown land set aside for strategic port industry (Boodarie)
- 190 ha (3.2%) is considered developed
- 251 ha of general/light industrial land available within Wedgefield
- Additional service and light industrial land available within Kingsford Smith Business Park and future airport industrial precincts
- Zoned industrial land considered sufficient to meet demand to 2041 and beyond
- Key constraint to land development is resolution of native title

Known major projects to drive demand

- Asian Renewable Energy Hub
- Pilbara Minerals (Stages 2 and 3)
- FMG (Iron Bridge)
- Santos (Dorado)
- BHP (South Flank)

Other factors to determine demand

- Mining support services – anticipated growth in line with mining growth
- Construction projects – residential / other
- Growth in local manufacturing

Where could noxious industry be located?

Land Use Considerations

- 192 lots within Wedgefield have approved caretakers' dwellings and anecdotally further dwellings exist within the estate
- Wedgefield and Redbank noxious industry conflicts with residential / caretakers' dwellings
- High capital expenditure to develop Boodarie for strategic and noxious industrial land uses

Where could logistics based transport industry be located?

Transport and Logistics Considerations

- Road network west of Pinga Street in Wedgefield does not support heavy vehicle access – consider relocation of logistics based industry to other suitable industrial precincts

Commercial and Retail Land

Land Supply and Demand

- 120 ha of land zoned for commercial purposes, of which 58% is developed
- Current oversupply of retail floorspace
- While there is substantial land zoned for commercial (office) floorspace, there is a general shortage of built tenancy floorspace
- Anticipated demand for an additional 16,650 sqm of commercial / retail floorspace by 2041

Where could new shops be located?

Retail and Commercial Considerations

- Substantial opportunity for retail and commercial expansion within South Hedland
- Shortage of built commercial office floorspace has resulted in vacant retail tenancies being used for offices

Residential Land

Where could future housing be located?

Housing Considerations

- Future residential land in Port Hedland is substantially constrained due to inundation and other factors
- Serviced and zoned residential land is immediately available in South Hedland
- There is a need to develop a logical approach to the staged release of residential land
- There is a need to provide land for housing that is able to respond to fluctuations in population as a result of the cyclic nature of the mining industry
- Need to address housing affordability and diversity that meets the needs of the community
- Limited demand for further rural-residential lot product
- Need to actively encourage residential workforce and manage social impacts of required workforce accommodation camps