



HERVEY BAYS FUTURE ?

Glen Winney - FCPIA president

AGENDA



Topic one: Growth

Topic two : Housing Shortfall

Topic three : Aging Population

Topic four : Youth Attraction

Topic five : What the future looks like



INTRODUCTION

Hervey Bay is a very different city post COVID and I don't think the business community or community leaders have really adapted to the changing future we now face.

We have aged , our property went up 75% in value , rents went up 67%, we have a housing shortage and a skill shortage , plus our infrastructure can't cope with the speed of our growth

"GOVERNMENTS THAT FAIL TO PLAN FOR AN AGEING POPULATION ARE HEADED FOR A DEMOGRAPHIC TIME BOMB" - Nicola Sturgeon



ACTUAL VERSUS PREDICTED GROWTH

Fraser Coast has 118,000 population, Hervey Bay approx 65,000

The Fraser Coast is set to triple (approx.) in 72 years.

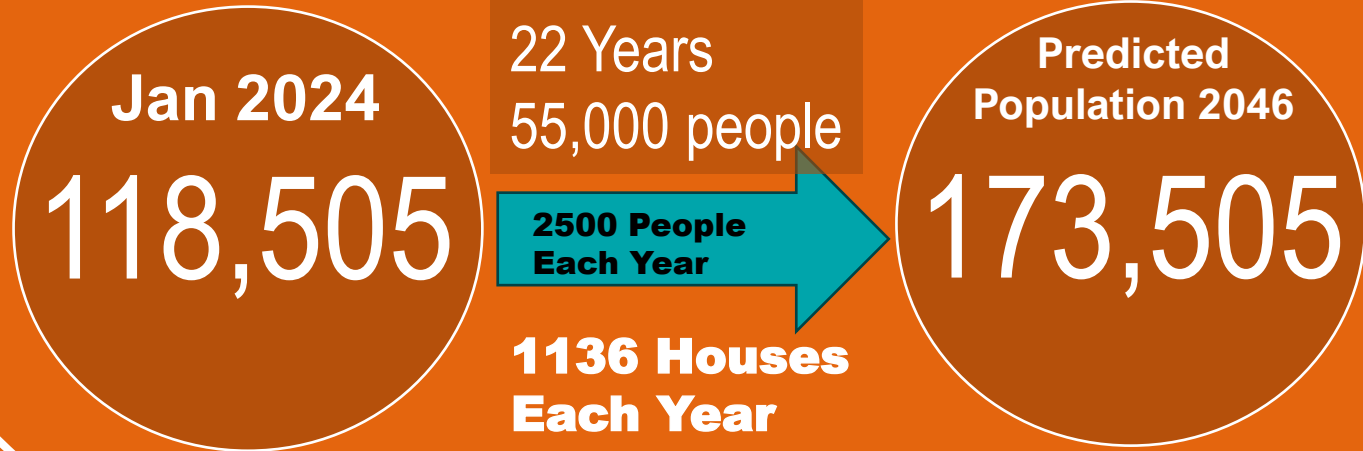
In 2096 = Fraser Coast 354,000 & Hervey Bay 195,000

But probably more like a 2/3 split because most will want to live by the water.

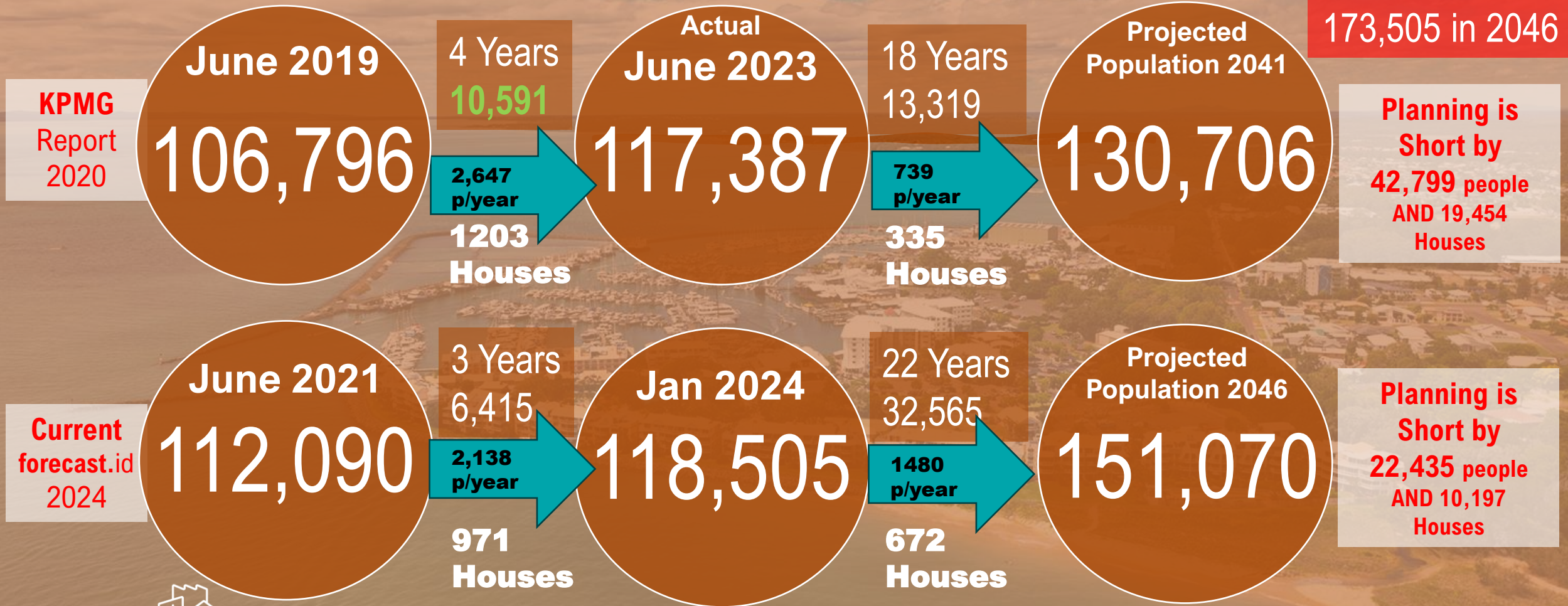
Overall, 230,000 in Hervey Bay



I PREDICT OVER 170,000
RESIDENTS BY 2046!



ACTUAL V'S PREDICTED GROWTH cont.



HOUSING SHORTFALLS

ACTUAL



2.2
Average
Household



Last 4 Years
Current forecast.id

PREDICTED 2019



2.2
Average
Household



22 Years
KPMG Report

PREDICTED 2021

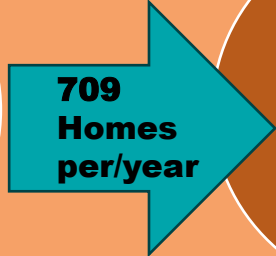


2.2
Average
Household



25 Years
Current forecast.id

Housing
Requirements



QUESTION:
If We Continue At 2500
People Per Year Till 2046,
Then Our Population Could
Be **173,000**
55,000 New People
And
1000 Plus Home Types A
Year...

KPMG Report **42,799**
SHORTFALL*

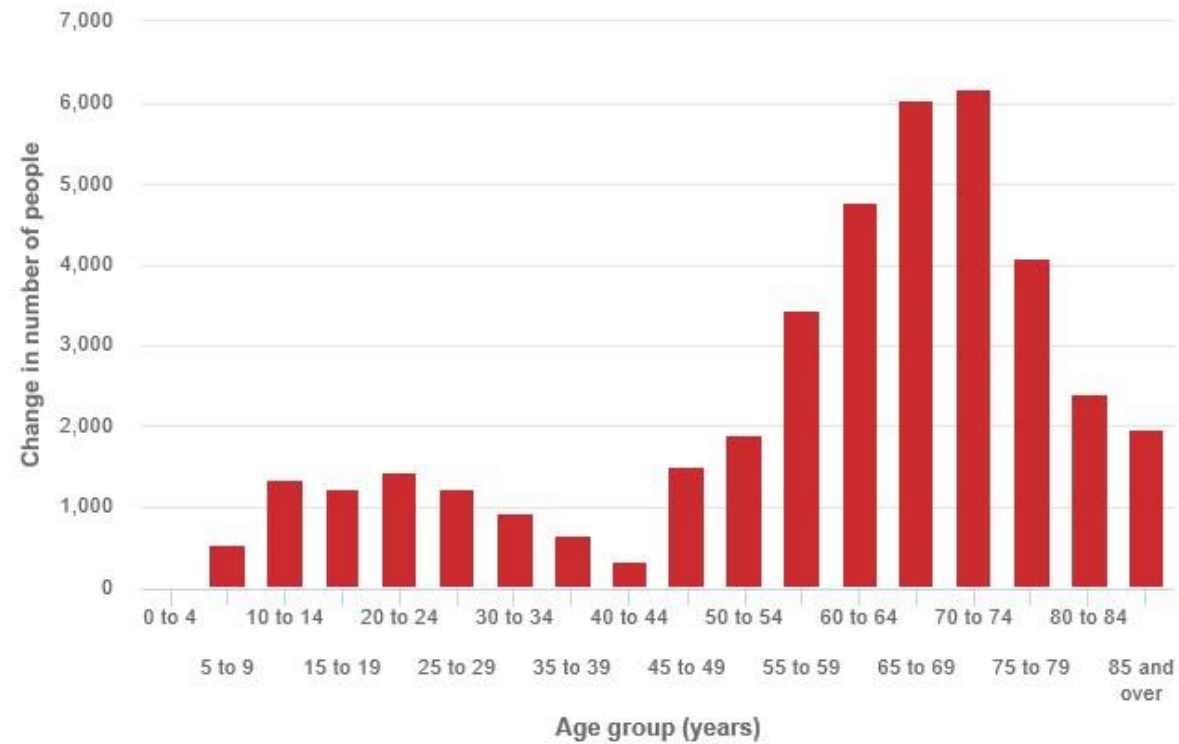
Forecast.id Report
under By **22,435***

10,197 - 19,454*
HOME SHORTFALL

2001 TO 2021 POPULATION GROWTHS BY AGE

Change in age structure - five year age groups, 2001 to 2021

Fraser Coast Regional Council - Total persons

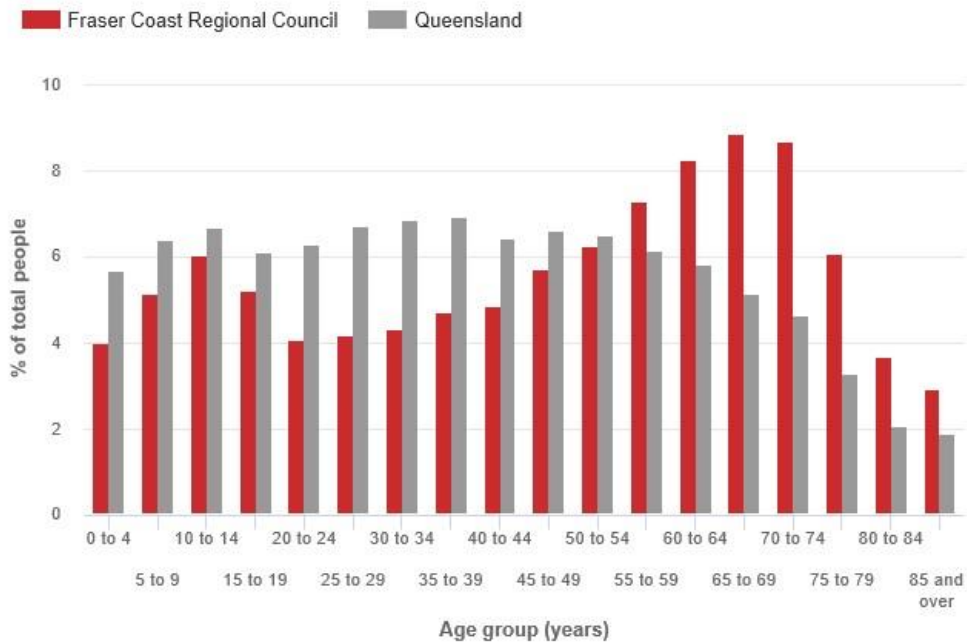


Source: Australian Bureau of Statistics, Census of Population and Housing, 2001 and 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

AGING POPULATION SINCE COVID OUR AVERAGE AGE WENT FROM 48 TO 51

Age structure - five year age groups, 2021

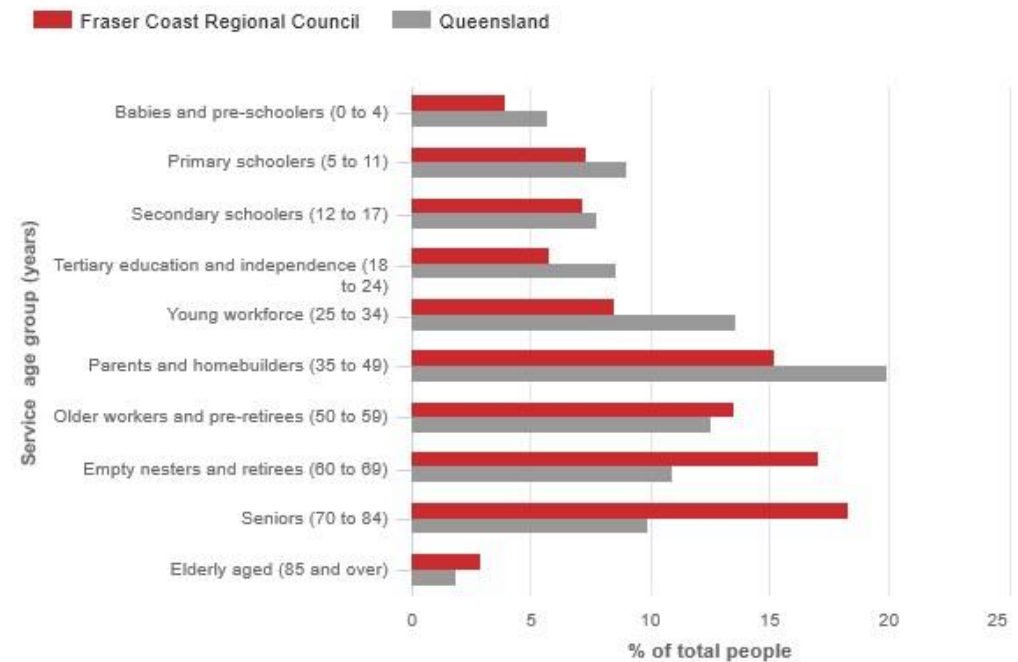
Total persons



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

Age structure - service age groups, 2021

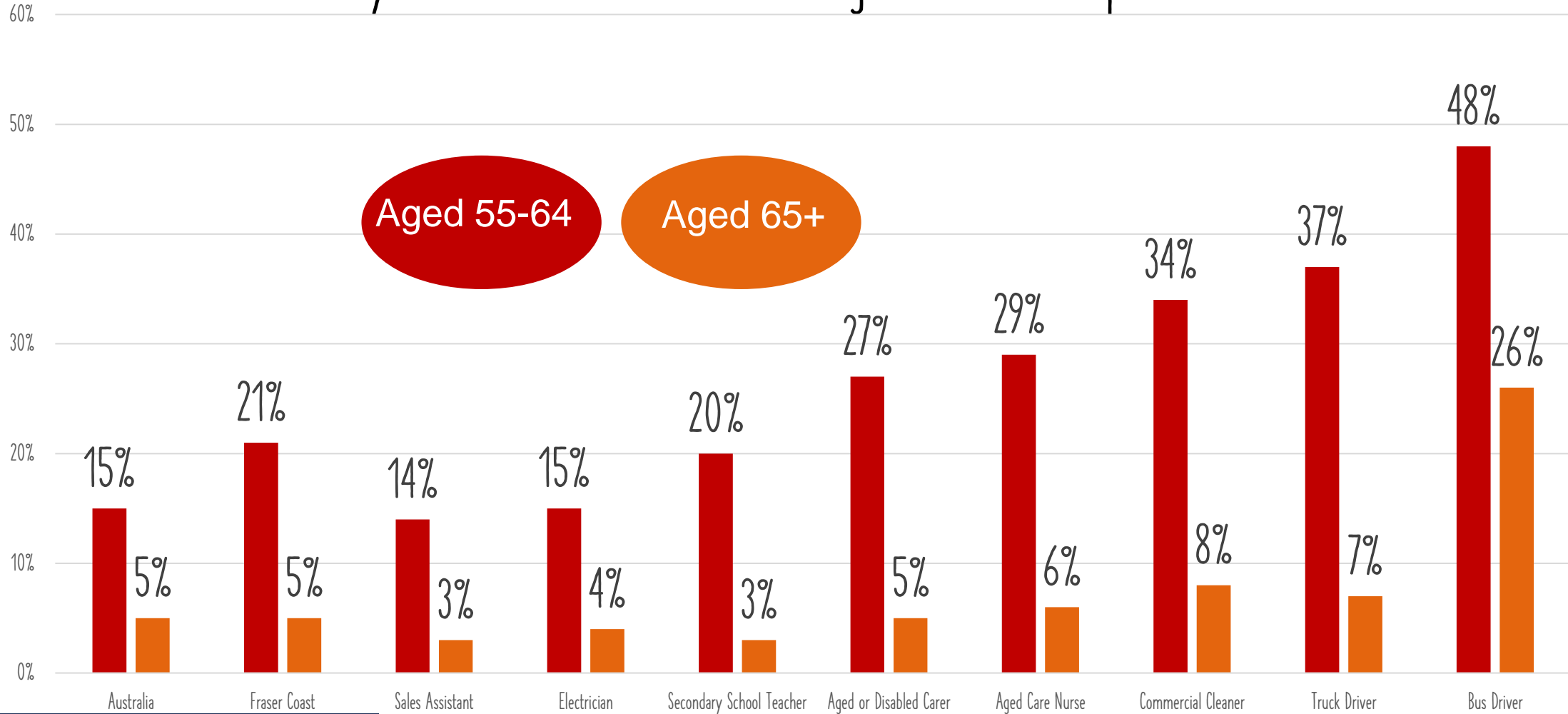
Total persons



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

Currently a LARGE proportion of our local workforce are due to RETIRE in the next 20 years

Many Jobs in the Fraser Coast Region face a steep retirement cliff



Share of Selected Professions in the Fraser Coast LGA aged 55-64 and 65+; ABS Census 2021

INFASTRUCTURE CHALLENGES

1

WIDEBAY
REGIONAL PLAN
FLAWED

NEEDS
A FULL REVIEW

2

COUNCIL NEW
TOWN
PLANNING

UNDERPLANNING ON
POPULATION
PREDICTIONS
Based on Pre-COVID Numbers

3

MAIN ROAD'S

HEAD IN THE SAND
ABOUT HERVEY BAY
GROWTH & NEEDS

4

POLITITIONS
IGNORING
INFASTRUCTURE
FOR DECADES

LACKING POLITICAL
LEADERSHIP ON ALL
LEVELS OF
GOVERNMENT

5

FOUNDATIONS
ON QUICKSAND

WE ARE DESIGNING
INFASTRUCTURE
NEEDS ON A FLAWED
FORMULA

FCPIA PRIORITY LIST

1. HERVEY BAY'S BRUCE HIGHWAY CONNECTOR – "FRASER COAST GATEWAY"

- Planning for a direct connector from the Bruce Highway to Hervey Bay
- Identify land and location
- Fund feasibility study
- Embed in Wide Bay Regional Plan & Main Roads Fraser Coast Integrated Transport Strategy

2. HERVEY BAY ESPLANADE

- Significantly reduce vehicle traffic on the Esplanade
- More Pedestrian, Bicycle and Scooter Friendly
- Enhanced Recreation Hub / Night Life Economy
- Remove Torquay forshore caravan park for community recreational space
- Funding to deliver master plan, including Esplanade footpath widening, cycle lanes and underground works

3. FRASER COAST SPORTS AND RECREATION PRECINCT

- Funding to undertake detailed design and construction of a multi function indoor sports facility
- Address shortfalls in Indoor and Outdoor sports facilities
- 10,000 Seat Stadium

PRIORITIES (CONT.)

4. HERVEY BAY / MARYBOROUGH WATER GRID

- Protecting our water supply by linking the Burrum River and Mary River Catchments - \$60 Million (Stage 1)
 - Improve resilience and drought proofing our community
- Securing water beyond 2050

5. MARYBOROUGH HERVEY BAY ROAD - Chapel Road Intersection

- Plan and upgrade the intersection
- Allow for another school in the area
- Cater for growth South of the ridge line/Nikenbah
- Provide missing Connection - Maryborough Rail Trail

6. YOUTH RETENTION

- Job opportunities
- Night life economy
- Change Housing Model (Right Sizing)
- Education that suits jobs

7. HERVEY BAY MEDICAL PRECINCT

- Set Up a Fraser Coast Health Board
- Set Up a Cardio Ward and Other Age appropriate Services
- Future Infrastructure for Post-COVID Growth and Aging
- Create Masterplan including TAFE area

PRIORITIES (CONT.)

8. HERVEY BAY MARINA

- Complete master plan and fund outcomes
- Streamline the multiple leases
- Create freehold opportunities for Development
- Expand to Harbour to Cater for Growth
- Increase tourism facilities & Maritime Services Hub

9. HERVEY BAY CBD

- Create an Education Precinct
- Rename it 'Hervey Bay' as a Suburb
- Bring in State Government Departments (Regional Head Offices)
- Bring TAFE into CBD to Reignite Youth Retention
- Create a night life Economy and Food Precinct

10. WIDE BAY REGIONAL PLAN

- Needs a complete review
- Growth Figures need to be updated
- Include Schools, Road upgrades & Health in Hervey bay
- Fraser Coast will be the main growth centre of Wide Bay
- Need to identify current and future infrastructure needs



YOUTH ATTRACTION

We have to reverse our trajectory
or we are in **SERIOUS** trouble
in 20 Years or **LESS**



WHAT WILL HAPPEN

If we do Nothing....

- Aging Population.
- .Decrease in Workers
- .More affordability Issues
- Loss of young talent
- Declining Economy
- Lack of infrastructure

If we start to plan ahead...

- Align education with job opportunities.
- .Create a night Economy
- .Build appropriate infrastructure
- Have a Vision which makes a cohesive community
- Increase property value & Diversity
- A Sustainable Economy

"HERVEY BAY'S FUTURE HINGES ON
RIGHT SIZING OUR HOUSING MARKET.
WE MUST DIVERSIFY HOUSING OPTIONS TO
ATTRACT AND RETAIN YOUNGER PEOPLE,
FOSTERING A VIBRANT, BALANCED
COMMUNITY.

Let's build modern, affordable
homes that cater to all ages,
ensuring a dynamic and
prosperous future for our city."



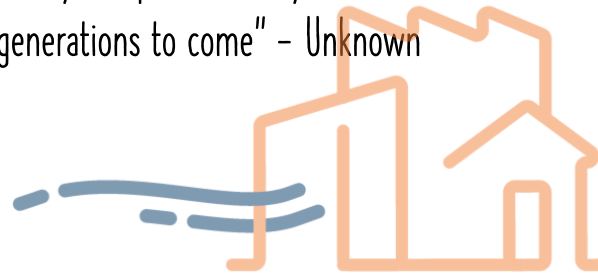
WITH THE END IN MIND



WHAT DO WE WANT HERVEY BAY TO LOOK LIKE IN 2050 OR 2100

130,000 - 230,000 PLUS Population

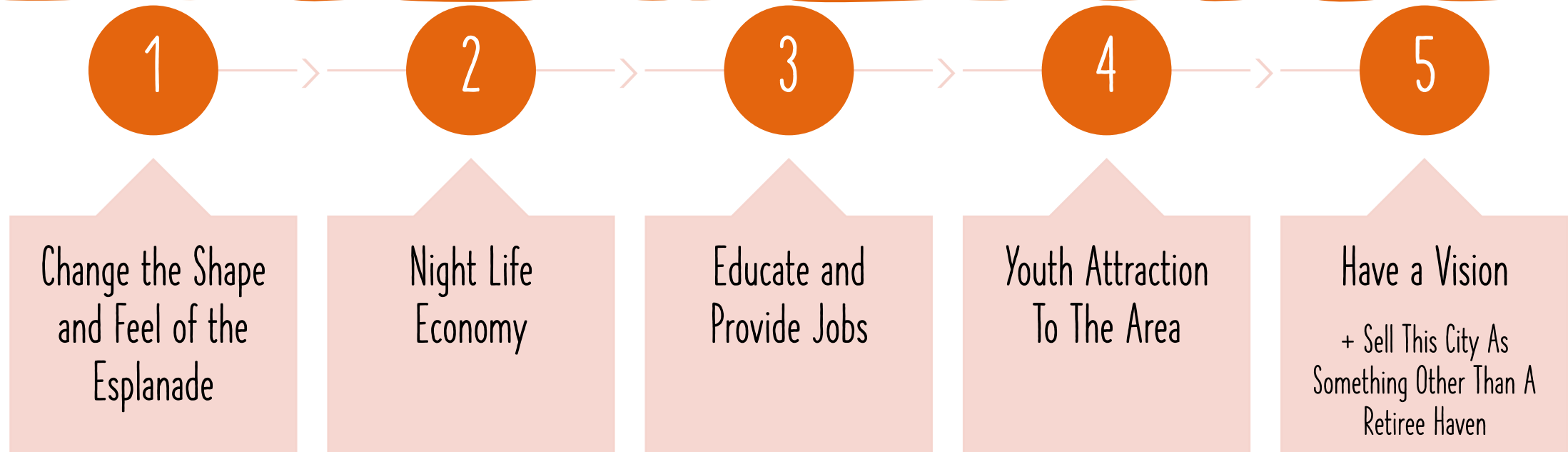
"By embracing necessary changes today, We pave the way for a brighter, More prosperous future for generations to come" - Unknown



WE HAVE BEEN CATERING FOR RETIREES FOR DECADES
- OUR FOCUS NEEDS TO CHANGE



WHAT CAN WE DO TO CHANGE COURSE "A PARADIGM SHIFT"



A PARDIGM SHIFT OCCURS WHEN A COMMUNITY OR GOVERNMENT RECOGNIZES
THE NECESSITY OF CHANGE

AND HAS THE COURAGE TO FORCE A NEW PATH FOR THE BETTERMENT OF ALL - STEPHEN COVEY

Q & A



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JOIN TODAY



YOUR PROPERTY VOICE FOR THE FRASER COAST

JOIN US NOW AS A MEMBER!

FCPIA are a Fraser Coast based organisation that serve to represent the whole property sector.

Our goal is to represent the industry, improve outcomes for the Fraser Coast, and contribute to the greater development of our community and economy.

BOOK TODAY FOR OUR ANNUAL EVENT - WOMEN IN HEELS



Women in Heels 2024

**Listen, Learn, And Be Inspired
By Hervey Bay's Leading Women In Business**

The Clubhouse - Friday 30th August

Hervey Bay Golf Club

Doors Open 11.30 am

Seated 12.00pm - 4pm

1 COURSE LUNCHEON

Also enjoy Raffle Tickets / Auction /
Prizes for Best Heels (or Boots for Blokes)

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Out

The

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