

Port Hedland Regional Land Supply Assessment

Prepared as part of the Western Australian Planning Commission's Urban Development Program, Regional Land Supply Assessments assess the stocks of land available for residential, industrial and commercial purposes, and identify key land use planning and infrastructure provision required to meet demand across selected regional centres.

Estimated resident population
at 30 June 2020

14,804

Average annual growth rate
2011-2020

0.6%

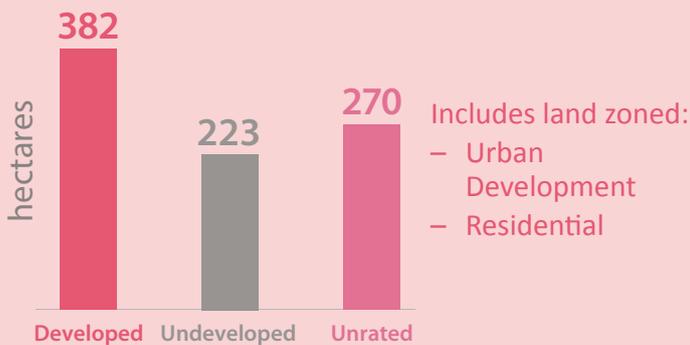
Pilbara (0.7 per cent)
Western Australia (1.5 per cent)

Percentage of rented dwellings,
in the Town, at the 2016 Census

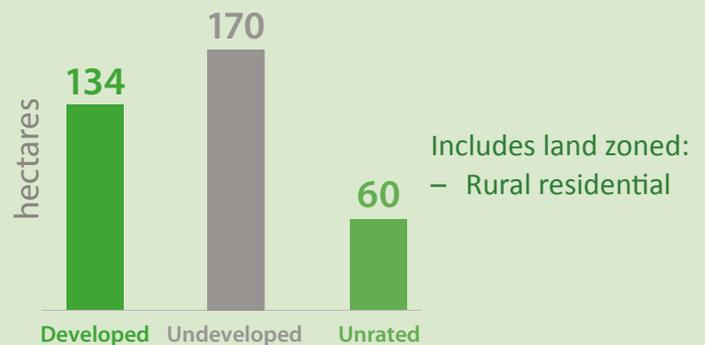
79%

WA average was 28.3 per cent

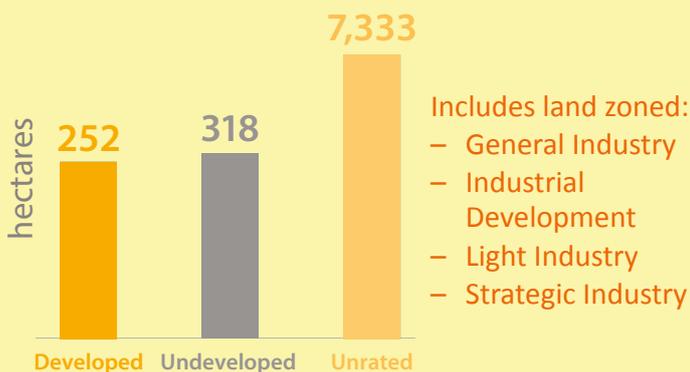
Stock of land zoned for residential purposes



Stock of land zoned for rural living purposes



Stock of land zoned for industrial purposes



Stock of land zoned for commercial purposes



* *Unrated* refers to lots that are zoned for development for the purpose of the specified primary land use category for which no vacant land or premises valuation information has been captured in Landgate's property valuation database.

Key points

Over the decade to 30 June 2020, the townsites of Port Hedland and South Hedland (townsites) population grew at an average annual rate of 0.6 per cent; lower than the average annual growth rate for Western Australia (1.5 per cent) and marginally lower than the Pilbara region (0.7%). The townsite's population is forecasted to reach 16,465 people in 2031 under the WA Tomorrow Band D forecast.

Development areas identified a hypothetical temporal land supply with a capacity to support a population of approximately 26,000 persons. There are adequate stocks of land identified for residential development to accommodate median population growth into the long term.

Approximately 84 per cent of proposed dwelling stocks over the next 20 years are to be located within the South Hedland townsite on the eastern and western edges of the established urban area. Short-term residential development is planned for sites in close proximity to the South Hedland town centre in the localities of Walnut Grove, Lawson, Shellborough, Cassia and Koombana. Medium-term stocks have been planned for key sites in the East End Urban Village and Spinifex Hill in the Port Hedland townsite.