



## Partnering with Our Redlands Coast Community

Starting in mid-2022, Fiteni undertook comprehensive community consultation to better understand the future housing needs of the Redlands Coast and ask the community for their ideas about the future redevelopment of the former Botanix lifestyle and garden center site at Wellington Point. The community engagement activities had three stages.

### Stage 1 - The Future of Home

The Future of Home research study was undertaken by Fiteni in 2022. This work aimed improve our understanding of community views about the future housing needs of the Redlands Coast. It also sought to understand how we can protect and enhance what makes the Redlands special. Community engagement was conducted both as an online survey and face to face to reach a variety of community members.

As of 2021:

**89%** of homes in the Redlands are detached houses

**51%** have 4 or more bedrooms

**60%** of our homes have 1 or 2 occupants

**31%**

Would prefer something other than a stand alone house when they next move.

That's almost one in three

**However... Over 60%** Said there is not enough housing diversity in their neighbourhood



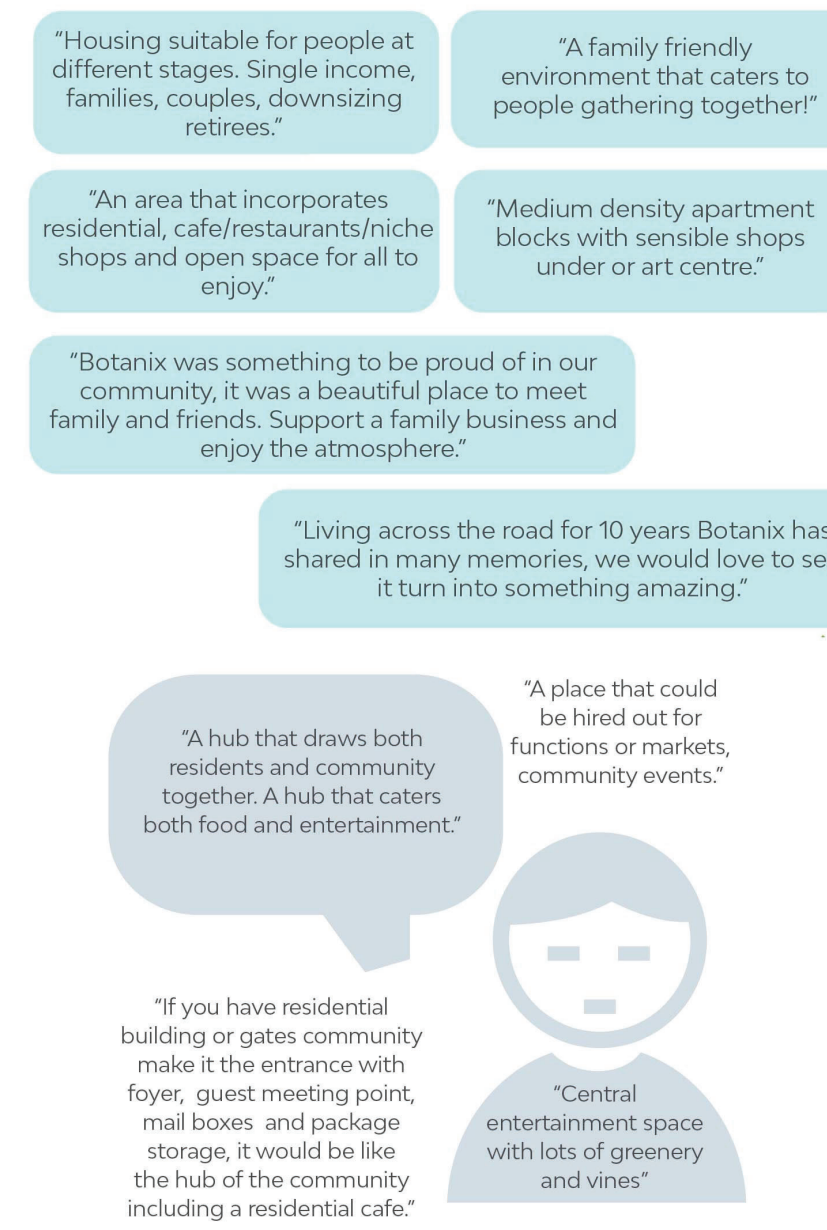
### Stage 2 - Botanix Reimagined

Building on what we learned in the Future of Home, Fiteni asked the community for their ideas about how to best turn the former Botanix garden and lifestyle centre site into a vibrant new neighbourhood. This information was used to inform the design of the Botanix master plan. Community engagement included a second survey, school workshops and a community open day allowing for face to face discussions and other activities.

**85%** Prefer horizontal housing such as townhouses. 15% Preferred vertical housing such as apartments.

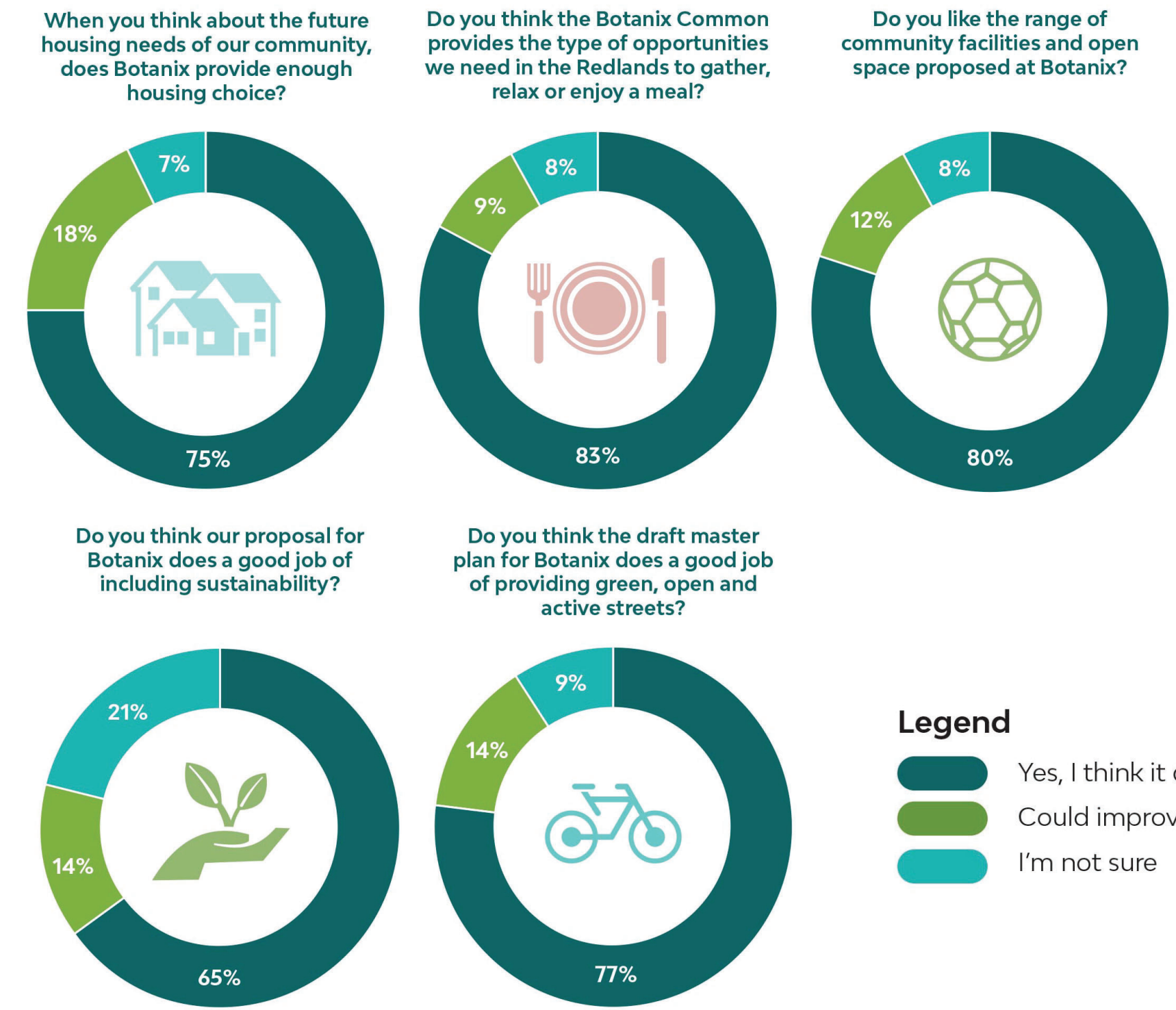


#### WHAT WOULD COMMUNITY LOVE TO SEE AT BOTANIX?



### Stage 3 - Botanix Draft Master Plan

The final stage of our community engagement activities invited the community to give feedback on the draft master plan. This has helped us to understand how well the plan reflected the views and values of the community. We did this through an online survey and face to face discussions through a second on-site open day which invited community to review the plan and chat to the project team.



### A vibrant new neighbourhood

- Offering a range of homes supporting the needs of our diverse and growing community. 70% of the site is occupied by a selection of detached homes (1) and double storey terrace homes (2). Mid scale apartments (3) in a landscape setting are proposed adjacent to Main Road in the mixed use precinct at the eastern end of the site. Buildings will be architecturally designed and reflect the relaxed coastal character of the Redlands.
- Featuring a vibrant mixed use precinct inclusive of a selection of restaurants/cafes and local convenience retail (4) at ground level with health and wellness uses (5) above. This area occupies 14% of the site. The mixed use precinct will include 6,500m2 of public plaza (6), pedestrian avenue (7) and park (8) for community gathering, relaxation and recreation.
- Authentically reflects the easy and relaxed lifestyle of the Redlands. Generous landscaping and a central tree lined boulevard road (9), pocket parks (10), leafy neighbourhood lane ways (11), and private recreation facilities (12) for the use of the residents of the new community provide a green and leafy landscape character. Council's Northern Greenway pedestrian and cycle link (13) is located immediately to the north, providing a connection between Ormiston and Birkdale.
- Retains a large area of mature habitat trees at the western end of the site (14), adjacent to Pitt Road. This area will also accommodate a public park (15).
- The redevelopment of Botanix will generate approximately \$8.1 Million of Infrastructure payments to Redland City Council. This money will be used by Council to fund infrastructure upgrades across the Redlands for the benefit of the community.



Find out more:  
getinvolved.fiteni.co