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Major Housing Expansion Proposed for Canungra, Queensland

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A major residential development spanning 742 hectares has been proposed just 4km north of Canungra in Queensland’s Scenic Rim, as southeast Queensland grapples with rising housing demand.

Operating under the banner Canungra360, a group of landowners, including Hong Kong billionaire Tony Fung, owner of nearby Aquis Farm, has initiated community consultation for the potential rezoning of the large block of private land.

The group launched a website to inform residents, community stakeholders, and government agencies about their long-term vision for the area. The proposed development seeks to address regional population growth while balancing sustainability and local needs.

Greg Benneworth, spokesperson for Canungra360, said the initiative presents a proactive approach to managing growth in the region.

“This is an opportunity to take a long-term, considered view of how Canungra’s northern corridor might evolve to meet the changing needs of the region,” Mr Benneworth said.

The area surrounding the site has already seen residential activity, with nearby developments such as Benobble Heights, Canungra Rise, and Canungra Meadows Estate.

Benneworth noted that Canungra’s appeal has grown alongside increasing property prices in Brisbane and the Gold Coast.

“We’re already seeing development extend north of the township, right up to the southern boundary of this land. A well-planned extension to the north can help relieve pressure on the town centre and support a more balanced pattern of growth,” he said.

Canungra, known for its natural charm and cultural heritage, is facing land constraints, infrastructure limitations, and planning protections that challenge its ability to grow.

The Canungra North Strategic Vision aims to tackle these challenges by focusing on housing affordability, education needs, sustainable development, and demand for lifestyle tourism.

Recent land sales in the region reflect its growing value, including a property on Beaudesert Nerang Road that sold for over \$3.1 million.

Benneworth stressed that community feedback is essential to the project’s development.

“Through Canungra360, we’re inviting the community to take part in the conversation, to better understand the proposal and help shape its direction,” he said.

He added that the proposal aligns with the South East Queensland Regional Plan and the State Infrastructure Strategy.

Canungra is located approximately 30 minutes from the Gold Coast and under an hour from Brisbane, making it a strategically positioned town for future growth.