

Response to the International Papers

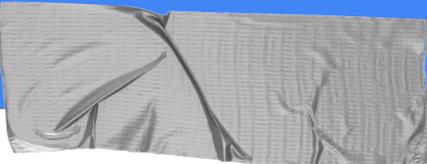
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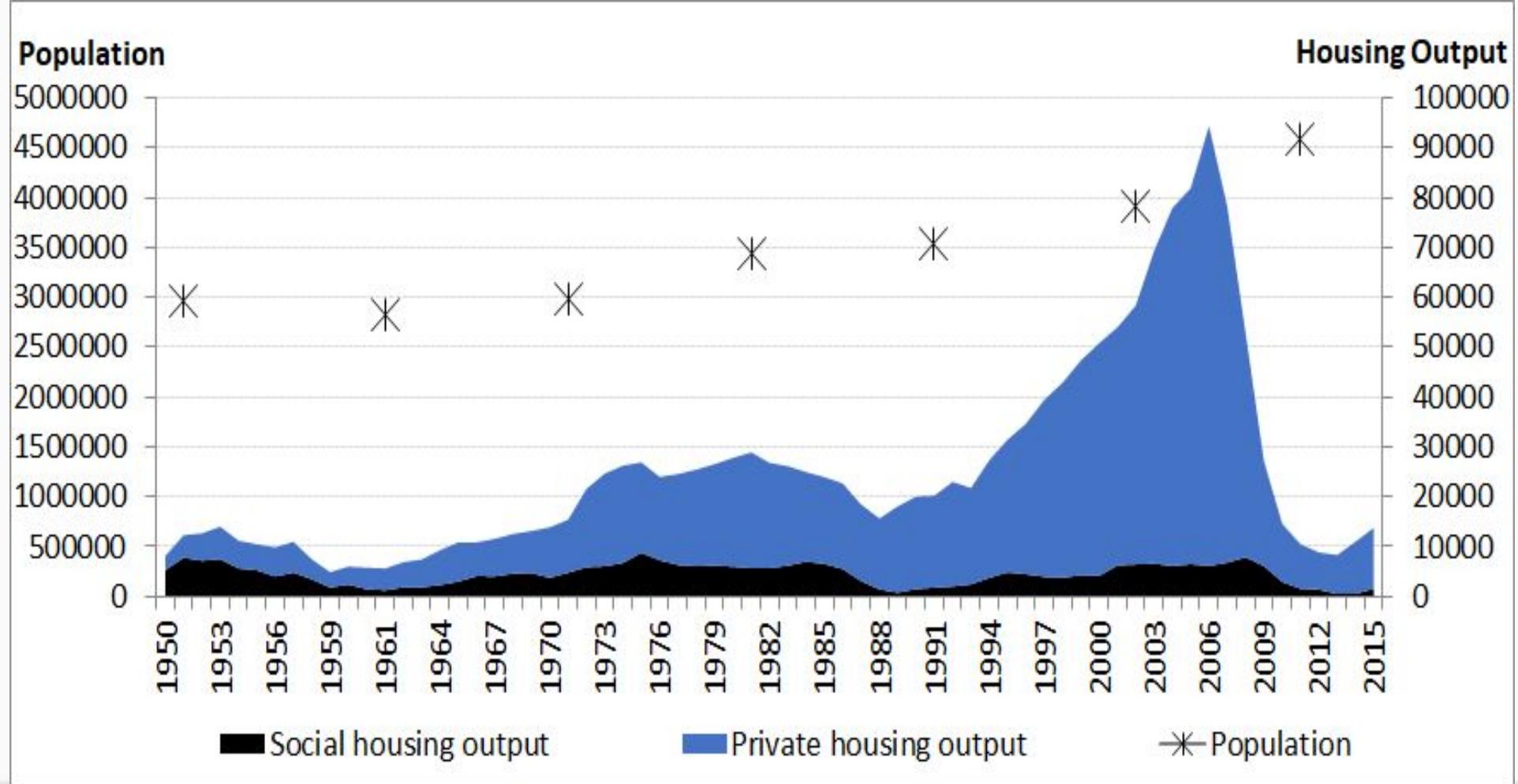
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Learning from International Experience:

- **Dutch and Viennese experience demonstrates the value of:**
 - Active land management
 - Land value capture mechanisms
 - Strategic management of public land banks.
- **Irish experience demonstrates the costs of not doing this:**
 - Housing oversupply and undersupply
 - Housing supply in the wrong location
 - Housing supply without timely provision of the required social and commercial infrastructure
 - Housing affordability problems.



Population and Housing Output in Ireland since 1950.

New approach will require a fundamental change of mindset

In attitudes to public land and its funding:

- Strong tradition of 'fire sales' during fiscal crises
- Funding model doesn't support medium/ long term bandbanking.
- Discourse assumes public land is free.

In attitudes to private land and property rights:

- Property owners' rights vs responsibilities.
- Profit motive versus housing need.
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In attitudes to land use planning:

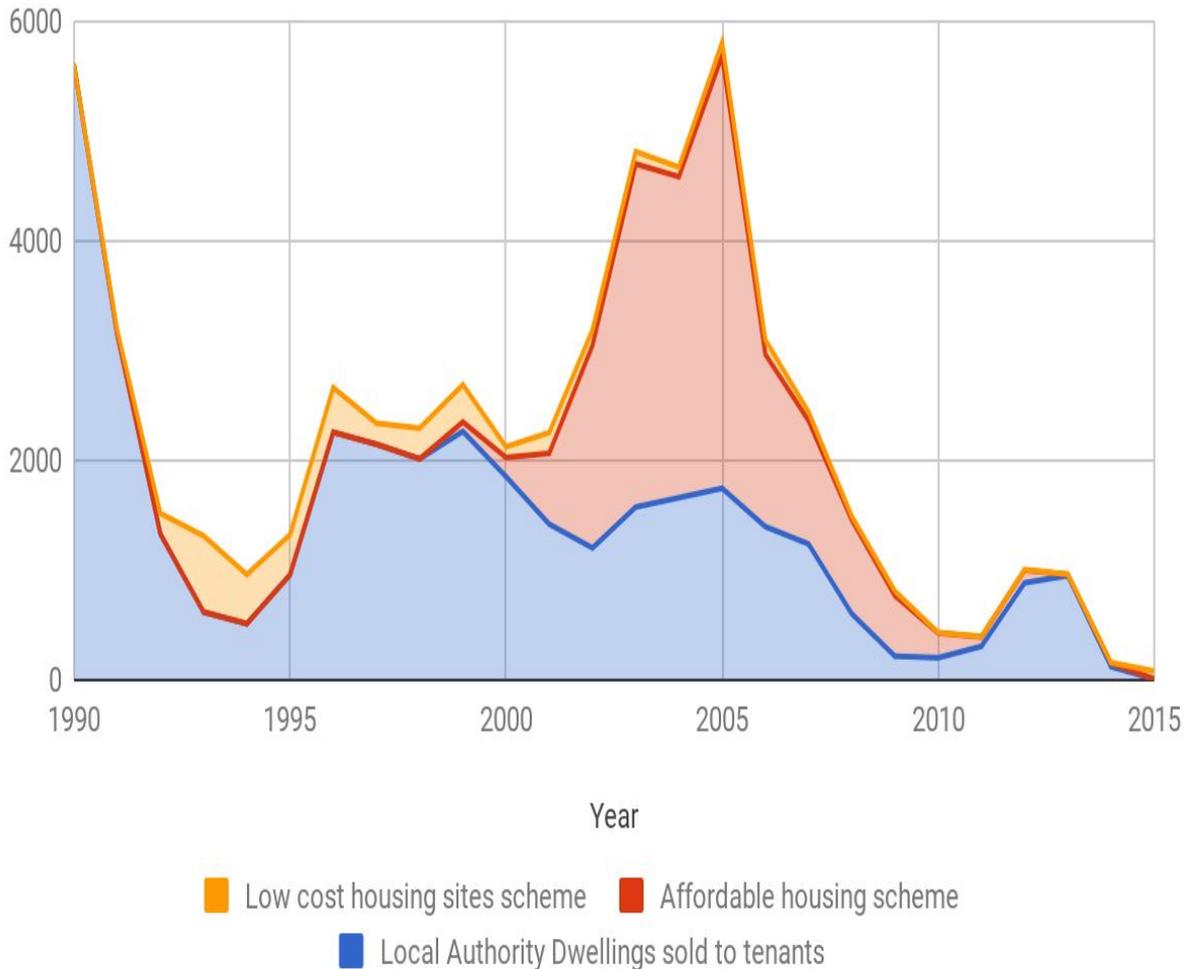
- Infrastructure funding is ad hoc and not integrated.
- Weak (but improving) long term planning
- Pro cyclical public capital investment patterns.

Framework of Supporting Policies

In Vienna and the Netherlands planning and housing policies complement the objectives of active land management.

In Ireland this is not the case:

- Affordable housing is in reality just 'temporarily affordable housing'.
- Spatially uneven application of planning rules drives development out of areas where land is actively managed into areas where rules are more liberally applied.



Institutional Framework

Prof Needham's paper highlights the importance of supporting:

- institutions
- Skills
- finance.

Significant challenge in the Irish context:

- some skills lacking in public sector and may be difficult to recruit.
- Many government agencies and also local authorities are already active in this space.

New national agency is one solution but

- Housing agency already has many of these responsibilities
- Would local government regional structures/ shared services model be a better option?



National Asset
Management Agency



**An Roinn Tithíochta, Pleanála,
Pobail agus Rialtais Áitiúil**
Department of Housing, Planning,
Community and Local Government



Cork City Council

