

# Response to the International Papers

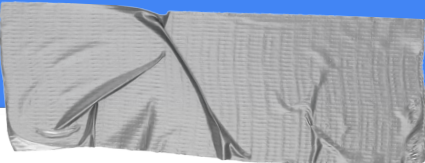
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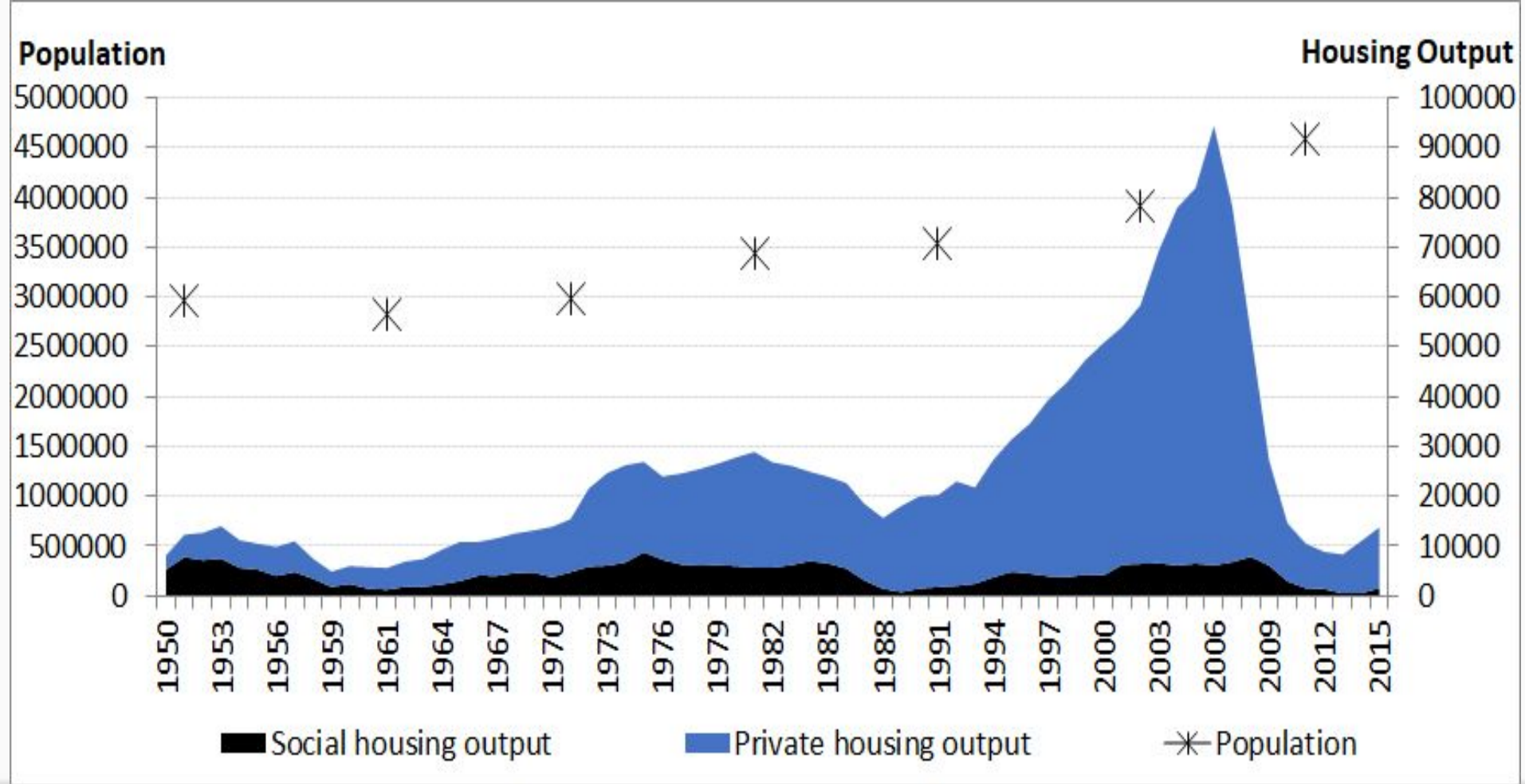
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## Learning from International Experience:

- **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:

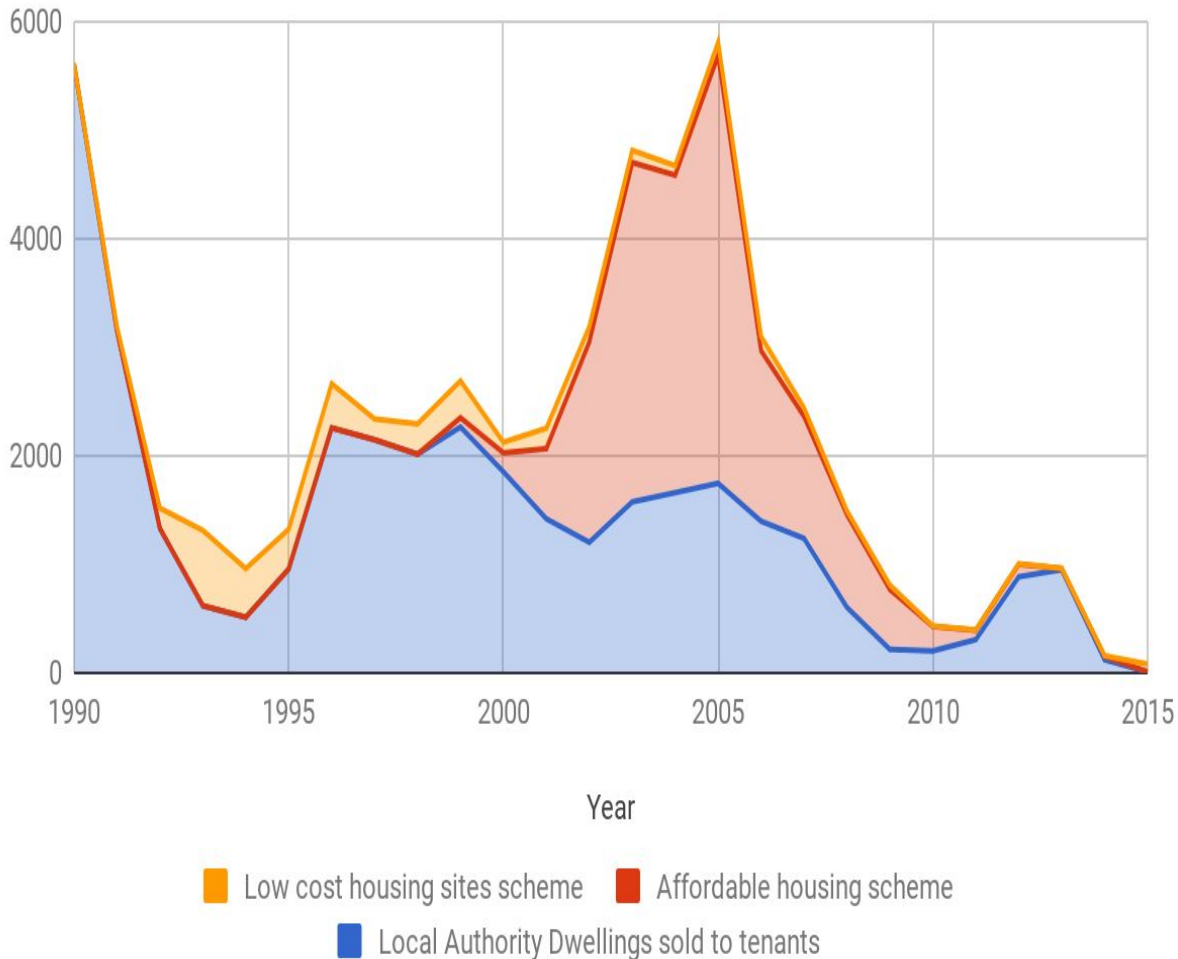
- Infrastructure funding is ad hoc and not integrated.
- Weak (but improving) long term planning
- Pro cyclical public capital investment patterns.

# 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

