



UCD Geary Institute for Public Policy
Research, Analysis, Evidence



An Ghníomhaireacht
Tithíochta
The Housing Agency



TALKING ABOUT LAND

Session 2

Public Land Banking

October 18th @ 12pm

To register and for more information visit
housingagency.ie/news-and-events

Speakers

Silvia Hofer - Wohnfonds Wien

Niall Cussen - Office of the Planning Regulator



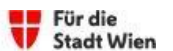
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social | affordable | high quality

Silvia Hofer, Head of Property Management & Quality Management

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fonds für wohnbau
und stadterneuerung



Vienna | in figures

source: Statistik Austria / base: 2020

414,6 km² total area

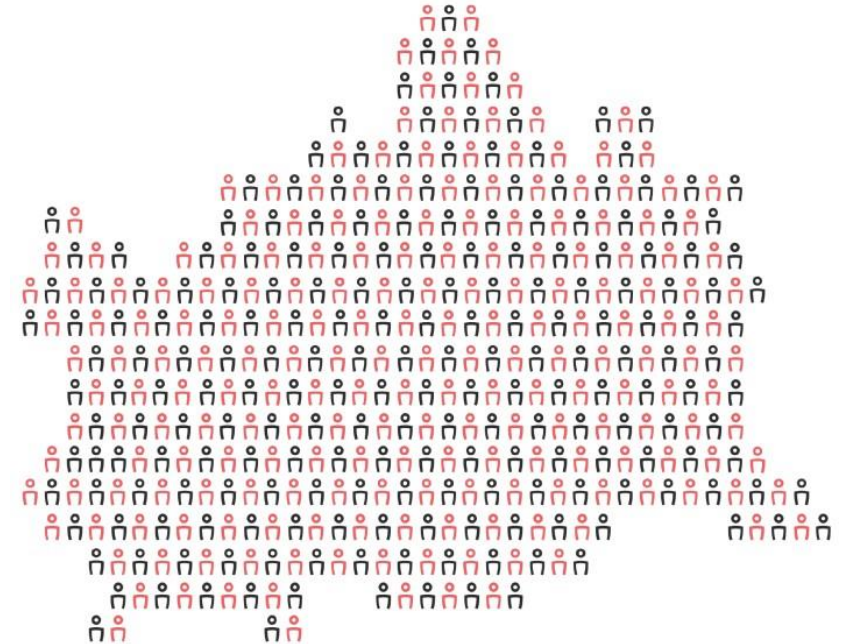
1.92 m. population

- > Over-proportional growth of older and younger age groups
- > Dynamics of relationship status

1.02 m. housing stock

⇒ **Refurbishment of existing housing stock**

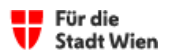
⇒ **New housing construction**



More than 50% of the Viennese people live in public or subsidized housing facilities...

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Für die
Stadt Wien

Major Parameters for Active Housing Policy

- Policy for social housing
- Adequate budget
- Far-sighted land policy
- Quality assurance methods



Different forms of subsidies by the province of Vienna

HOUSING FUND provided for buildings

- Housing loans
- Annuity grants of the province of Vienna (only for refurbishment projects)
- Non-repayable subsidies

SOCIAL FUND provided for individuals

- Housing allowances



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Vienna Housing Fund

founded in 1984

New housing construction

Provision of land
Project development
Quality assurance

Urban renewal

Consultation
Coordination and monitoring
of subsidized
Renovation of apartment blocks
Block renewal



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Urban Renewal

Tasks

- Assistance & consultation
- Controlling & monitoring
- Subsidy recommendations
- Authorized experts



Urban Renewal

Goals

- Priority of social criteria & affordability
- Prevention of segregation
- Measures climate protection
- „Sanfte Stadterneuerung“
(soft urban renewal)
- Conservation cityscape

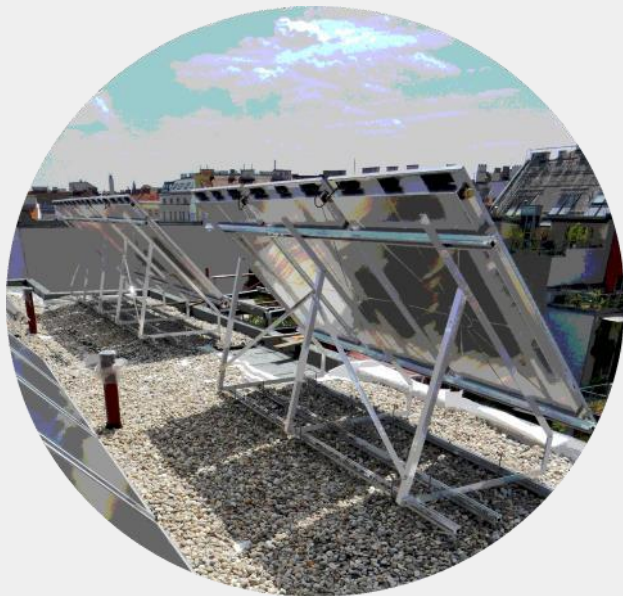


Hauskunft Service Point for renovation in vienna

- Consultation – free of charge
- Independent and individual support
- Transfer of knowledge & awareness
- Link between user & city administration



**carbon-free
heating solutions**



urban climate

subsidies

**thermal
refurbishment**



maintenance work

HAUSKUNFT  Für die
Stadt Wien

accessibility



New Housing Construction

- Land purchase
- Project development
- Quality assurance



22., Berresgasse BAG 5

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Ongoing developments & property allocation by wohnfonds_wien

**Total land holdings
3.2 million m²**
Including leasehold

- Recent major > new housing developments



Quality Assurance

Land Advisory Board

Quality Advisory Board

Developers' Competitions

- more than 500 units
 - Public tendering
 - Procedure
 - Project team of developers & architects
 - Guaranteed offer
 - Jury selection by experts

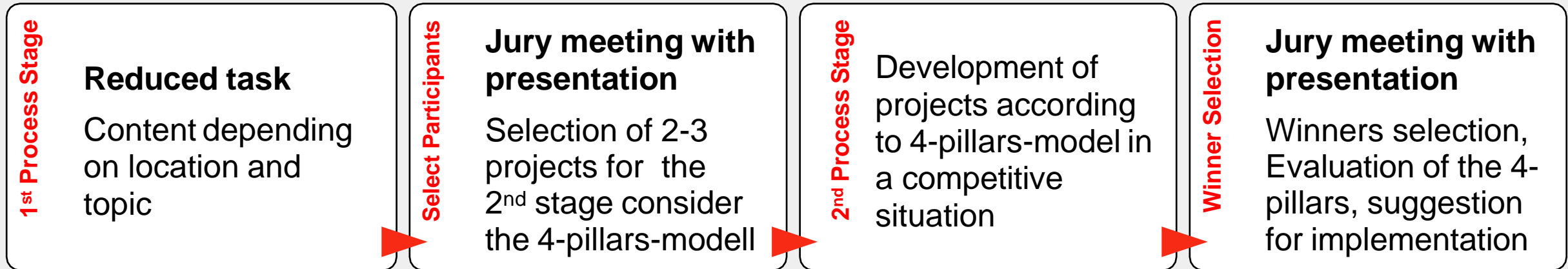


22., Seestadt Aspern G13A

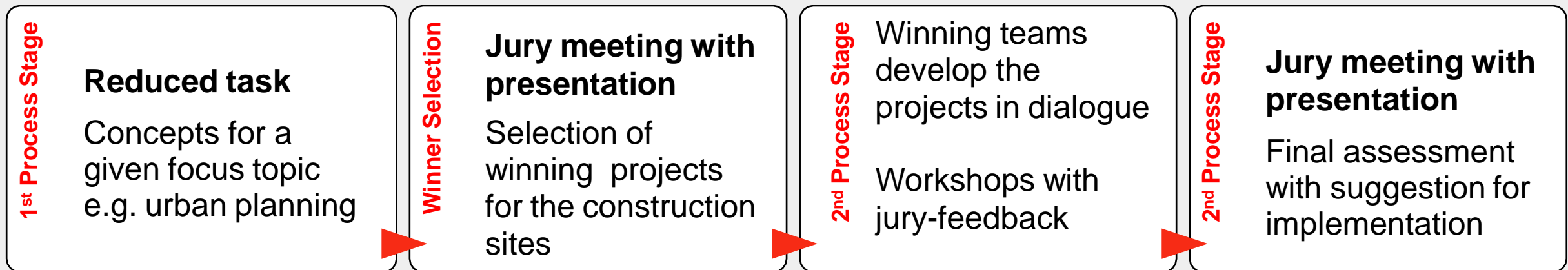
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Developers' Competition

Two-stage procedure

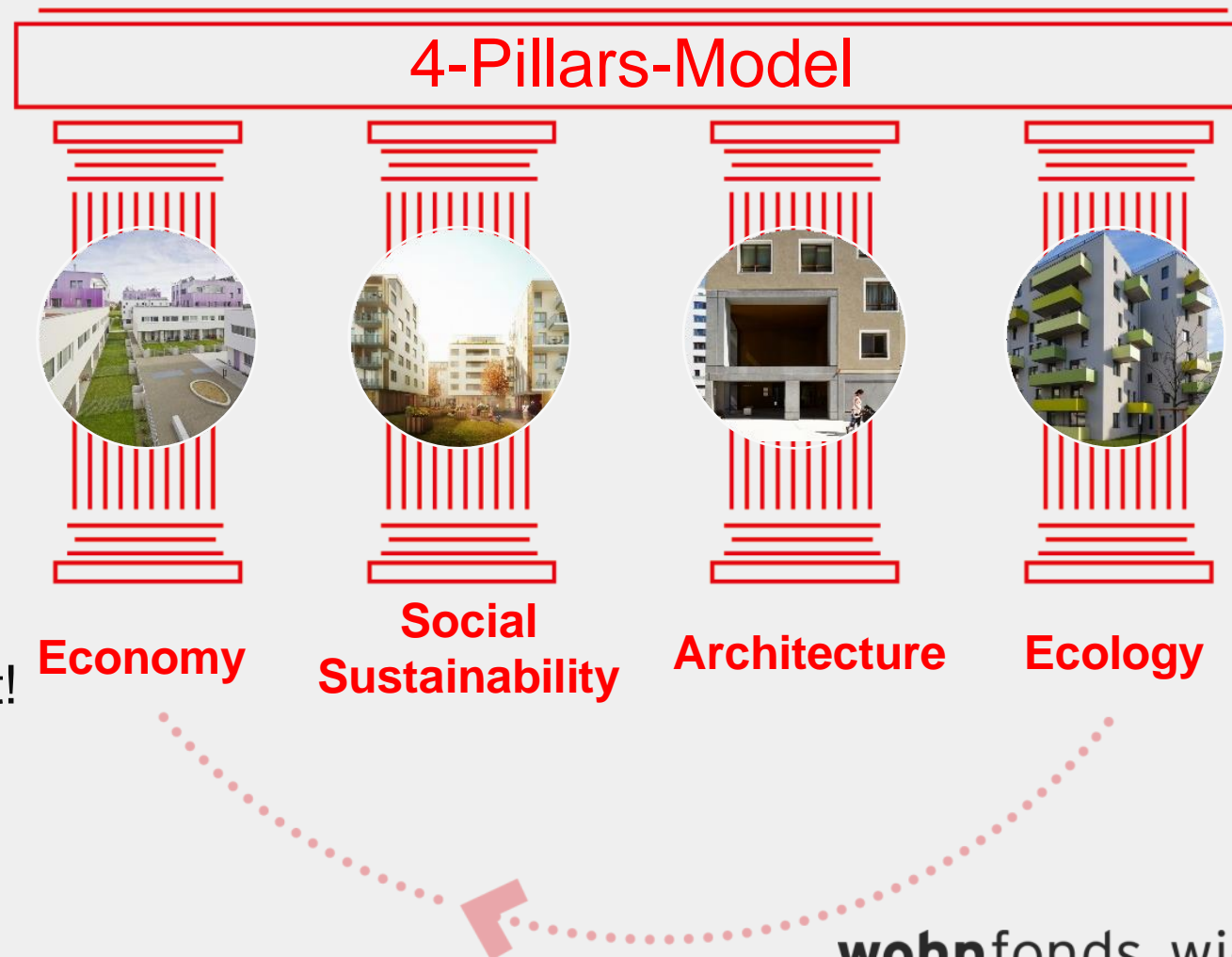


Dialogue oriented



4-Pillars-Model

- The main focus is on overall quality and achieving a balance between the four pillars.
- The recommendation that a project be implemented is made only when all requirements have been met!



Procedures and Jury

Evaluation by a specialist jury made up of experts from:

- architecture, urban planning, ecology, economy, building technology/
building physics, housing law and social sustainability
- representatives of the municipal district and of the wohnfonds_wien, as well as external jurors

Members of
the city
administration

urban planning
district administration
wohnfonds_wien

External
Members

Architects
Economists
Ecologists
Landscape planner
Developers
Sociologists

New Housing Construction

Diversity of themes



SMART-Homes

11., Lorenz-Reiter-Straße, BPL 2



Eco-friendly urban quarters

3., VILLAGE IM DRITTEN, 11B



Multigeneration living

2., Nordbahnhof II, BPL 15C



Tenants-Participation

23., In der Wiesen Süd, BPL 7

New Housing Construction

Diversity of themes



Living for Single-Parents

12., Wolfganggasse, BAG C



Living for Generation-Mix

23., Traviatagasse, BPL 1



Urban gardening

10., Sonnwendviertel III, C22B



Sports and movement

22., Quartier am Seebogen

SMART Living

small – flexible – intelligent design –
compensation areas – common areas

- 50% of total rental units
- upfront tenant cost max. €60/m²
- initial monthly rent 25% less
then other rental flats
- categories & key
average usable floor space
for living < 65 m²
focus on a well balanced mix



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 Für die
Stadt Wien

Developers Competition 12., Wolfganggasse

Completed November 2018

- Total area 31,000 m²
- Four sectors
- Approx. 850 apartments



Developers Competition

12. Wolfganggasse

Focus on utilization mix

- Living concepts for single parents
- Conversion of old tram depot
- City owned flats
- Kindergarten
- Apprentice's home/training
- Home for the elderly



12. Wolfganggasse 2020

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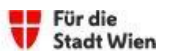
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Thank you for your attention!

Silvia Hofer, Head of Property Management & Quality Management

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**Oifig an
Rialaitheora Pleanála**
Office of the
Planning Regulator

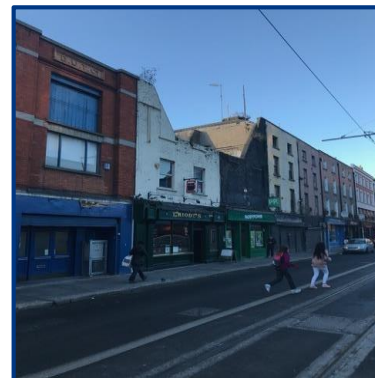
Land Supply for Housing Facts vs Fiction Planning & Public Land Banking

Niall Cussen
Planning Regulator

Urban Development Challenges



VS



Quashed planning consents will add to cost of housing, says property investor







National planning regime is hurting housing supply, say property experts

Donal O'Donovan

THE Government's own sites are complex and expensive to develop so they aren't being built on." The NPF was launched in 2019 by then housing minister Eoghan Murphy and set out goals for balanced regional development and the revival of urban centres. All local authorities are now bound by it when they prepare zoning policy out and timelines.

within the NPF to the delivery of housing. These are:

- :: Reduction of essential land for development.
- :: Flawed population projection and forecasting models which envisions growth split 50:50 between Dublin and the rest of the country and targets housing supply accordingly.
- :: Lack of flexibility on targets and timelines.

South Dublin CDP

- To meet NPF: + 15,500 homes to 2028
- Zoned Lands: 990 Ha - **42,570 homes**
- (Previous Plan Zoned Lands 1195 Ha)
- Excluding long-term land: 477 Ha - **23,731**
 - Zoned & Serviced (Tier 1): **11,597**
 - Zoned & Serviceable (Tier 2): **12,133**
- Focus on public transport corridors
- Flexibility Tier 1 - Tier 2 Active Land Management
- LA assisted/led **8,415** (near 50%)

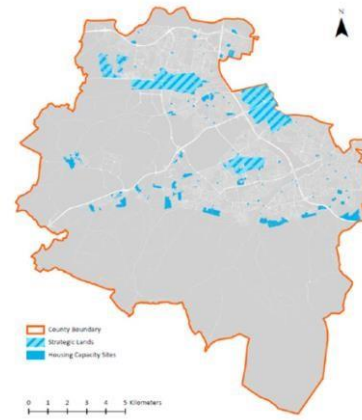
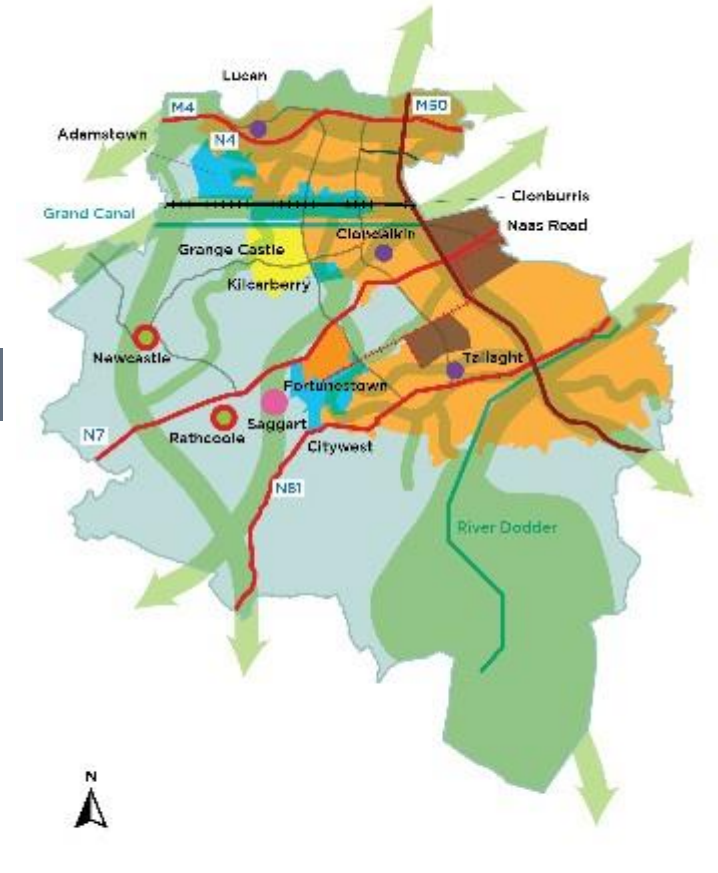


Figure 9: Housing Capacity Sites



- Self-Sustaining Growth Town
- Self-Sustaining Town
- Existing Urban Centres within Dublin City & Suburbs
- Dublin City & Suburbs
- MASP Residential Growth Areas
- MASP Employment Area
- Strategic Green Corridors
- MASP Inter-urban Land
- Luas Red Line
- Dublin Dock Railway

DLR CDP 2022-2028

- **NPF requires: 18,500 homes to 2028**
- Land Assessment: 553.28 Ha - **25,350 homes**
- Infrastructure Assessment
 - Zoned & Serviced (Tier 1): 98.73 (Sites under construction and with extant PP)
 - Zoned & Serviceable (Tier 1 and 2): 487.21
 - Zoned & Serviceable (Tier 2): 133.18
 - Plus long-term lands (SDZ)
- Growth focused on green transport corridors.
- Includes flexibility to release lands...

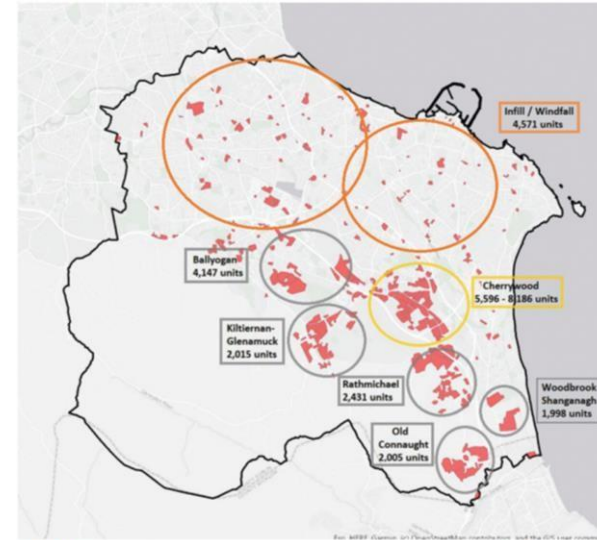


Figure 2.8: Residential Development Capacity Audit – Aggregate Data (Accurate as of Q4 2019)

2021 Housing Completions

133 of 534
25% of annual target

2020 Housing Completions

212 of 534
40% of annual target

2019 Housing Completions

274 of 534
51% of annual target

2018 Housing Completions

296 of 534
55% of annual target

2017 Housing Completions

111 of 534
21% of annual target

Plan Land Use Zoning

Meath County Development Plan 2021-2027

SiteCode

- A1 - Existing Residential
- A2 - New Residential
- B2 - Retail Warehouse Park
- B1 - Commercial Town or Village Centre
- C1 - Mixed Use
- D1 - Tourism
- E1 - Strategic Employment Zones (High Technology Uses)
- E2 - General Enterprise and Employment

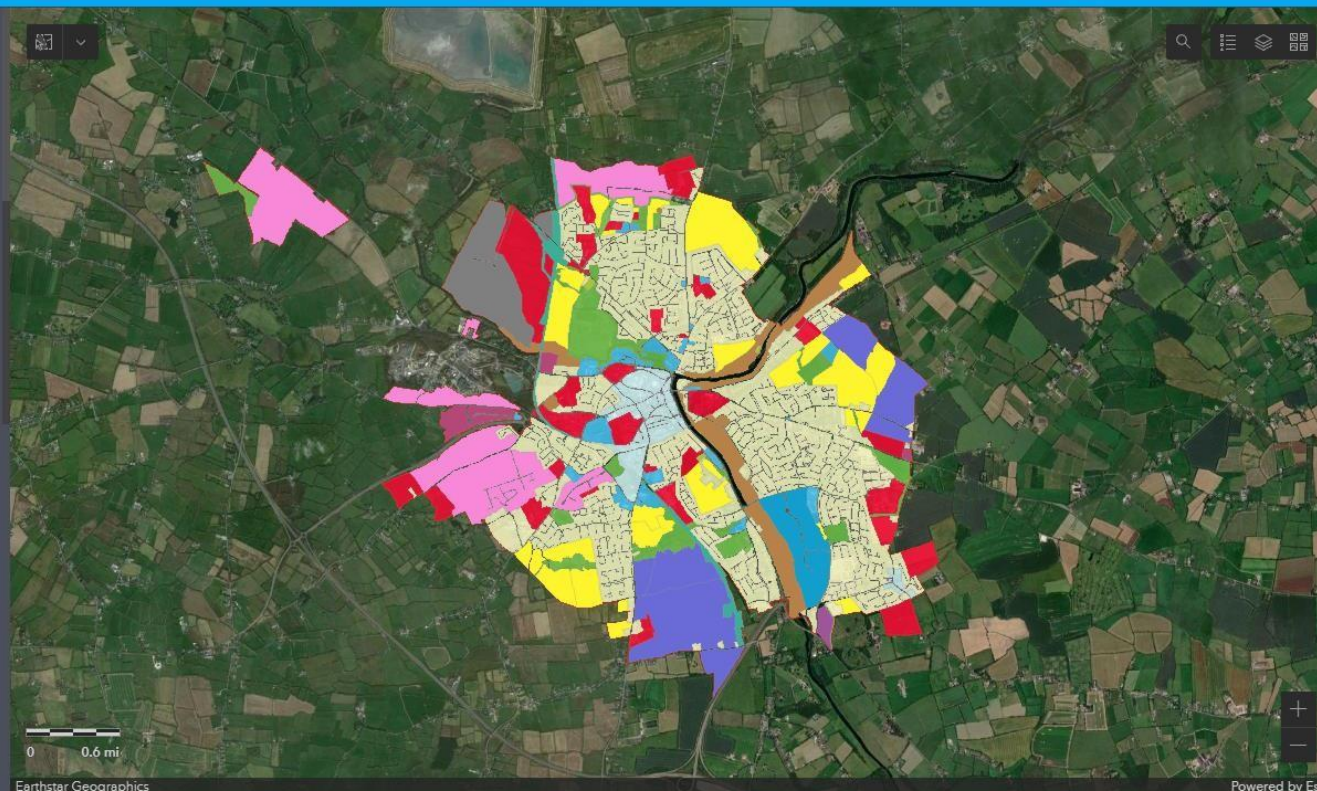
Navan Core Strategy Household Allocation 2021-2027

3,204

Zoning Site Code



Chart displaying hectare values for residential zoning sites.



A2 - Potential Housing Yield

7k

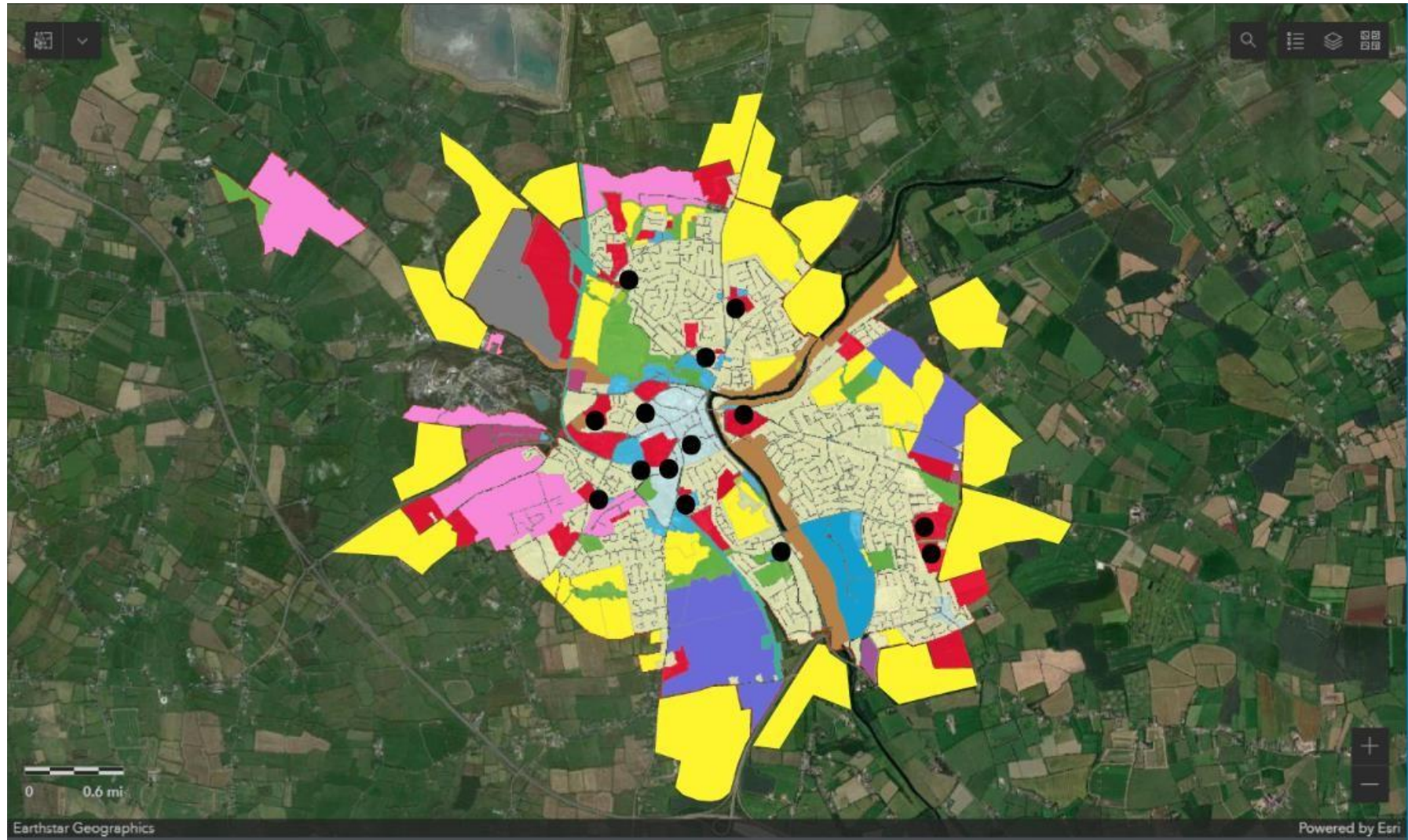
2021-2027 Max units: 3204

Residential hectareage

192.7ha

Site size for A2 new residential zones





4 x Dublin LA Land Availability Assessments

2.2 Dublin Delivery Targets

At the time of writing, the provisional proposals for the four Dublin Local Authorities are set out in Tables 4 and 5 below.

Table 1 Social Housing Delivery 2018 – 2021

Delivery Channel	2018	2019	2020	2021	Total
LA New Build	833	381	279	206	1,699
AHB New Build	451	658	458	623	2,190
Acquisition LA	394	607	324	309	1,634
Acquisition AHB	460	237	138	140	979
Part V	419	526	324	384	1,653
Leasing	182	332	479	1,006	1,999
Voids	250	1,300	1,189	582	3,321
Totals	2,989	4,041	3,191	3,250	13,471

Table 4 – Dublin LAs Social Housing Delivery Proposals 2022 – 2026

	2022	2023	2024	2025	2026	Total
Local Authority Build	1,248	1,196	1,531	3,291	1,908	9,174
AHB Build	1,094	1,001	1,031	700	496	4,322
Part V	655	922	1,003	737	801	4,118
Total Social	2,997	3,119	3,565	4,728	3,205	17,614

Table 5 – Dublin LAs Proposed Affordable Delivery 2022 – 2026

	2022	2023	2024	2025	2026	Total
LA Affordable Purchase	126	392	701	1,452	1,089	3,760
LA Cost Rental	-	133	293	446	285	1,157
LDA Cost Rental	-	38	80	454	801	1,373
AHB Cost Rental	228	633	388	913	865	3,027
Total Affordable	354	1,196	1,462	3,265	3,040	9,317

...limited/no land post 2026...



CENTRAL MENTAL HOSPITAL DUNDRUM

- 1,000+ units with associated community and commercial uses
- Heritage campus integrated with new community
- Re-imagining parkland setting into vibrant new development

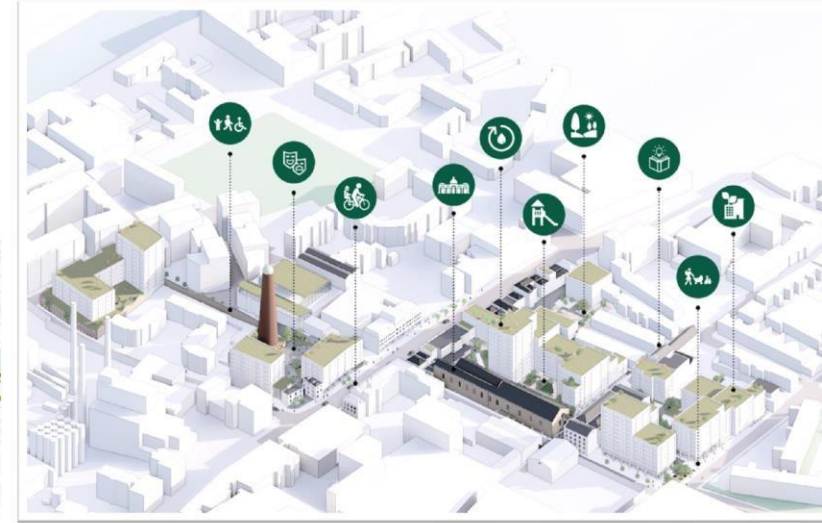


DIGITAL HUB, DUBLIN 8

Regeneration of key landholding in Dublin 8

Adaptive re-use and Affordable Residential at the core







Grant funding secured to progress the regeneration programme



COLBERT QUARTER SPATIAL FRAMEWORK



Potential To Provide (Whole Quarter)

 Retained and enhanced green-spaces	 2,540-2,820 HOMES Homes for around 6,000 people	 Transport orientated development
 Green lungs Better links Promoting active transport	 16,700m ² CIVIC/LEISURE USE SPACE Increase in community offerings	 CAPACITY FOR APPROX. 10,000 JOBS * Employment through varied uses and when study area is fully developed

**figures rounded*



Summary of Current Approach: Land & Housing

Clear focus on the 6-year plan period –
more targeted approach facilitates regular
monitoring of targets

Prioritisation of serviced or
serviceable land within the
existing footprint of
settlements – compact
growth

Targeted active land
management interventions to
ensure the right locations come
on stream

Alignment of
Housing Supply
Targets and
levels of zoned
land

Enabling plan-led
mixed tenure, well
located, high quality
delivery of homes
communities need



Conclusions

- Stable, affordable land supply critical to effective housing supply that delivers long-term planning aims...
- We are in a housing crisis but need to avoid “build where builders say they can” reversion to our past...
- International public land-banking examples point to a better way...
- All arms of State, private sector, civil society must work together in solving current housing pressures...
- Commentary about abandoning long-term planning goals we know we need is not helpful...
- Land Development Agency – funding of local authorities to acquire well located housing sites essential...
- Need more innovation from Housing Sector in cost-effective delivery in the right locations...

And finally...

