



An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

How can we activate land for housing delivery?

DEW Economic Policy Conference 2023

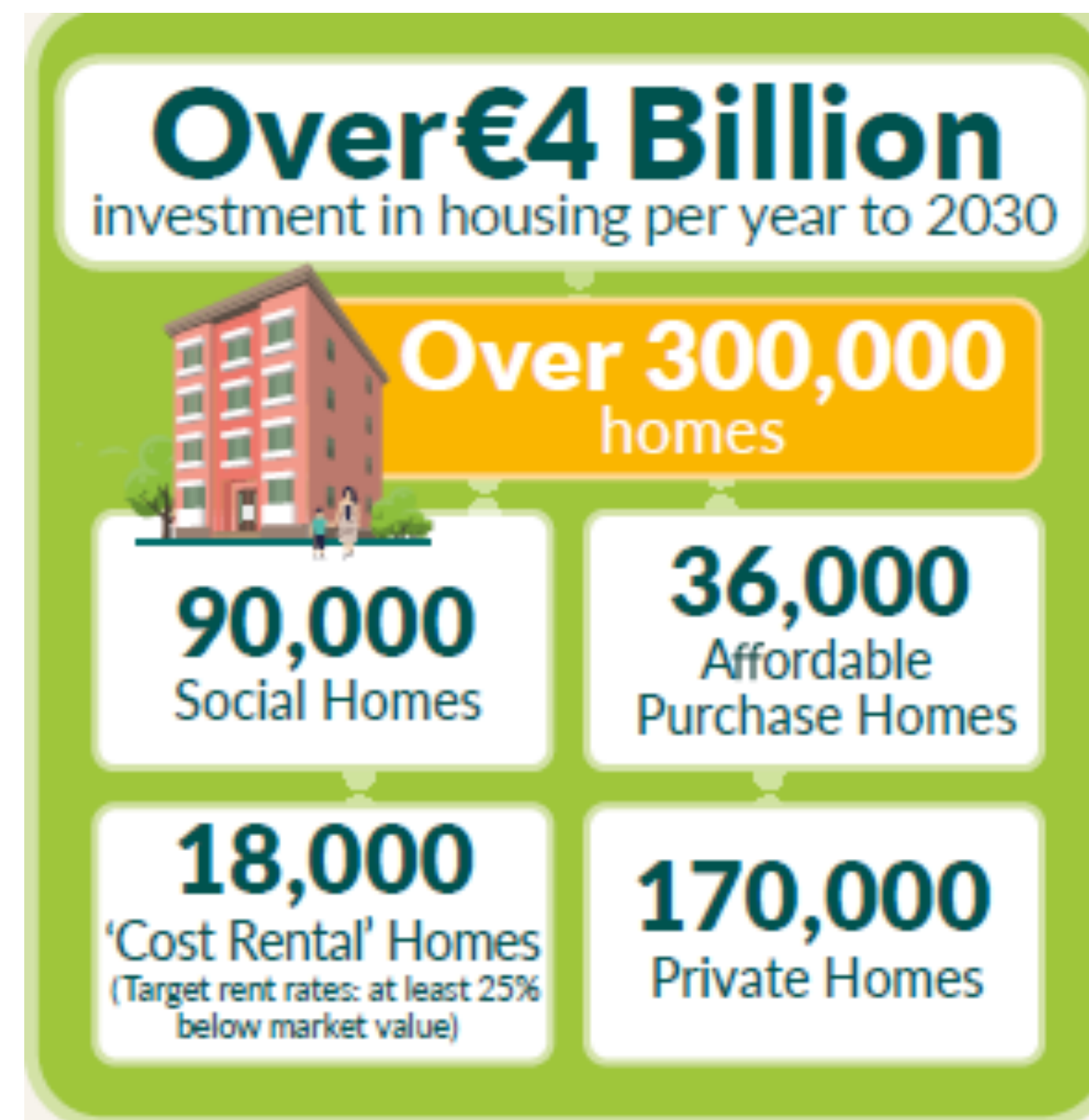
Claragh Mulhern
A/Principal Planning Adviser
DHLGH



Rialtas na hÉireann
Government of Ireland

Housing for All

A new Housing Plan for Ireland



Which land?



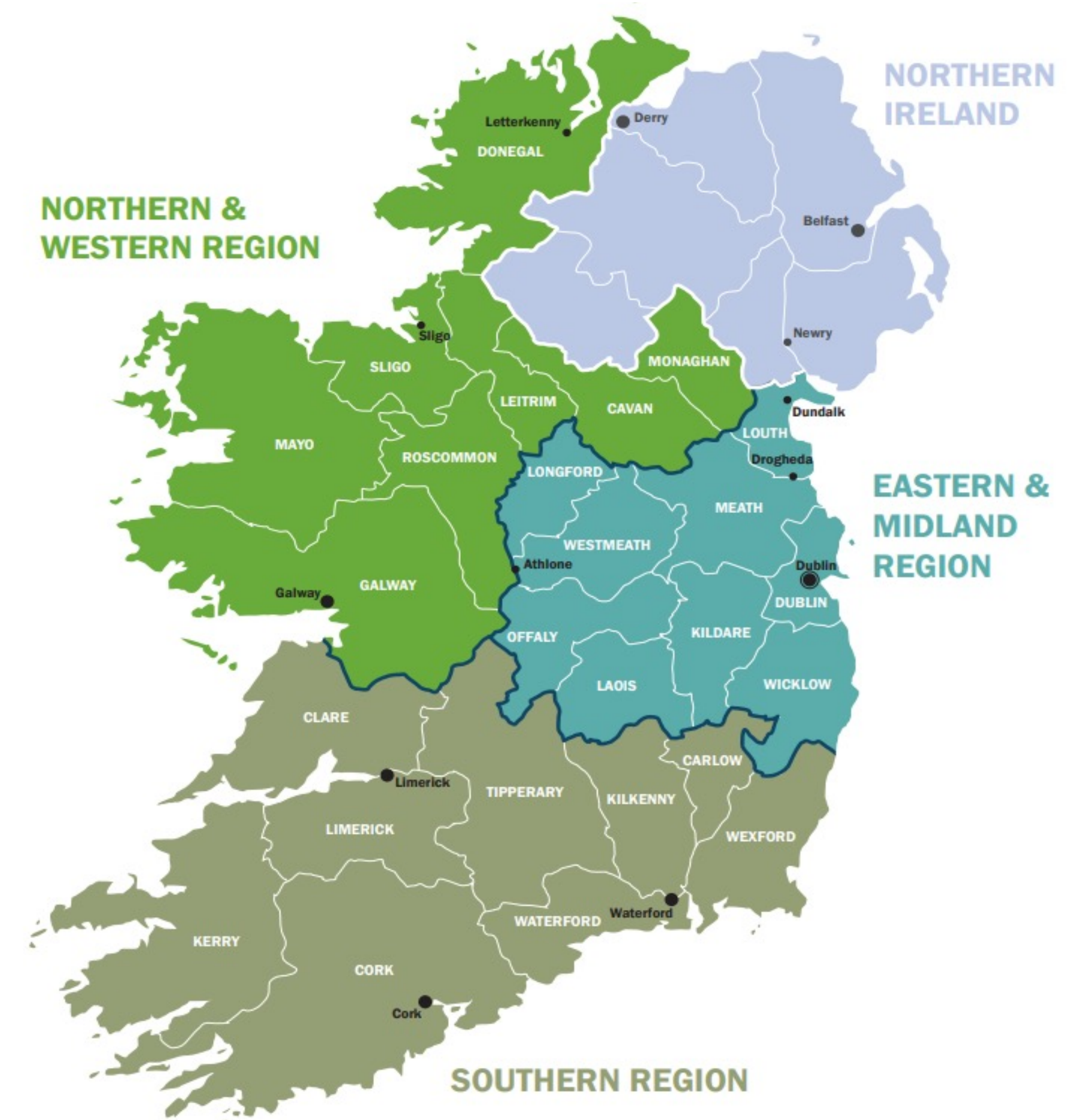
or



What type of future?



or



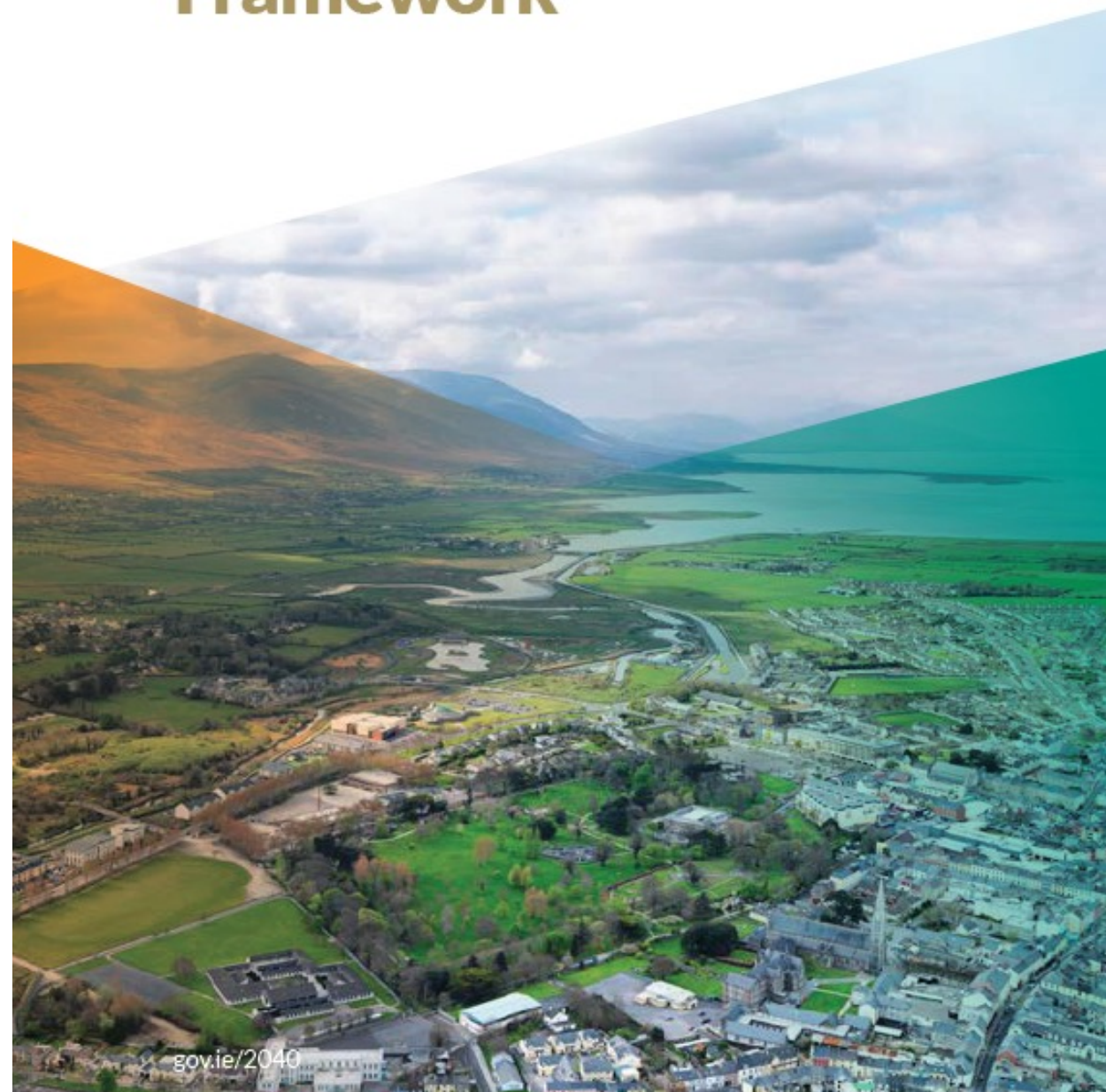
Plan-led approach



Rialtas na hÉireann
Government of Ireland

Project Ireland 2040

National Planning Framework



Project Ireland 2040 | Building Ireland's Future | National Planning Framework

National Planning Framework and its National Strategic Outcomes and Priorities of the National Development Plan



Rialtas na hÉireann
Government of Ireland

Project Ireland 2040

National Development Plan 2018–2027



Climate Transition



- Climate Action Plan 2023 (CAP23) “*halving Ireland’s greenhouse gas emissions by the end of the decade*”



- Carbon budgets and sectoral emissions ceilings - legally binding
 - Transportation (20% reduction in total vehicle kilometres)
 - Buildings
 - Industry
 - Adaptation
 - Land Use



CLIMATE ACTION PLAN 2023
CAP23
Changing Ireland for the Better



Less of this...more of that



Dublin area rail and airport bus services

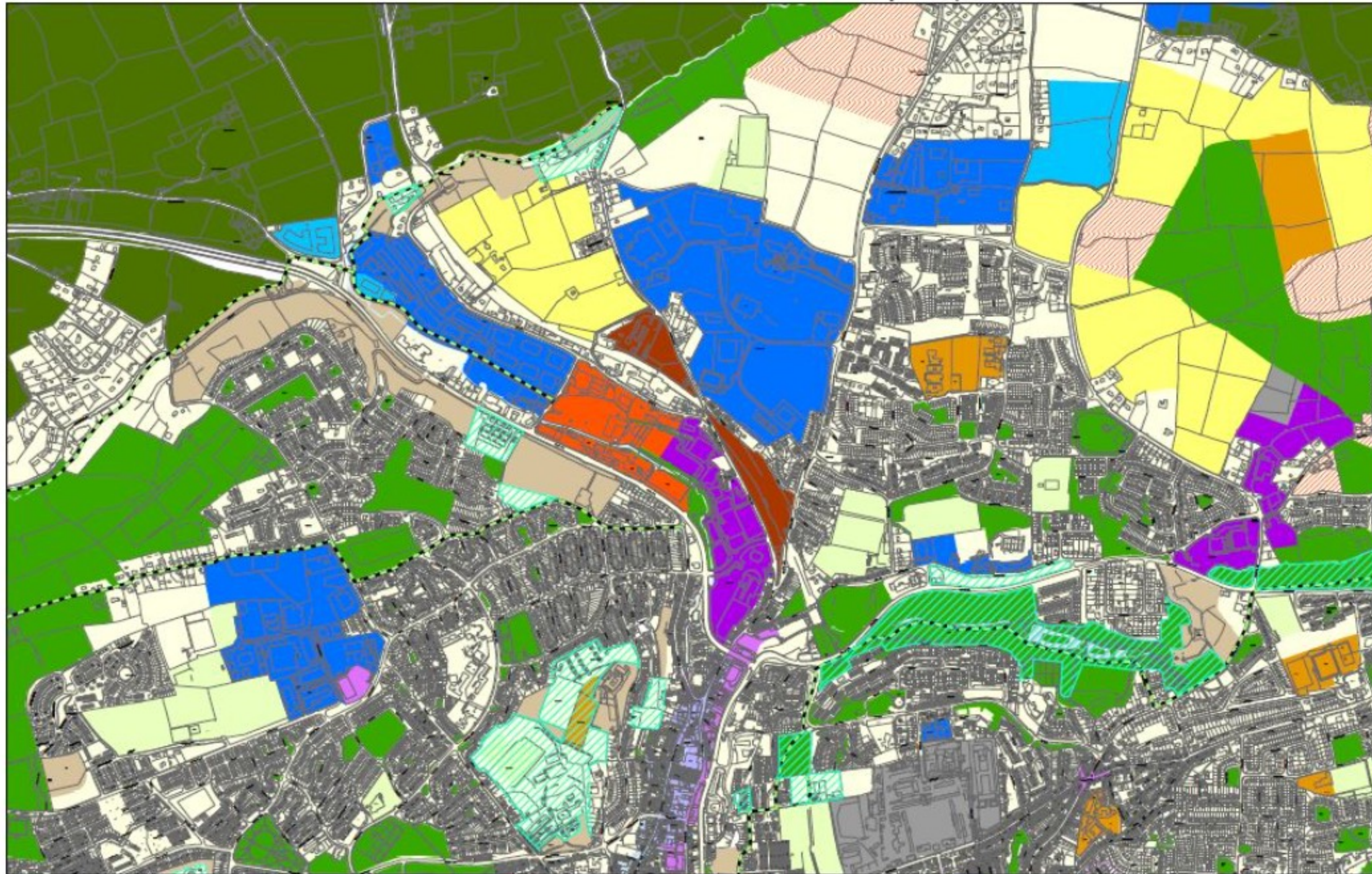


NPF Strategy – Compact Growth and Balanced Regional Development

- 50% of population growth in Eastern and Midland Region and remaining 50% across Southern and Northern and Western Regions
- 40% of development within the built up area of settlements
- 5 regional cities to grow by 50% by 2040
- 5 regional centres (Dundalk, Drogheda, Letterkenny, Sligo and Athlone)



Identifying the land



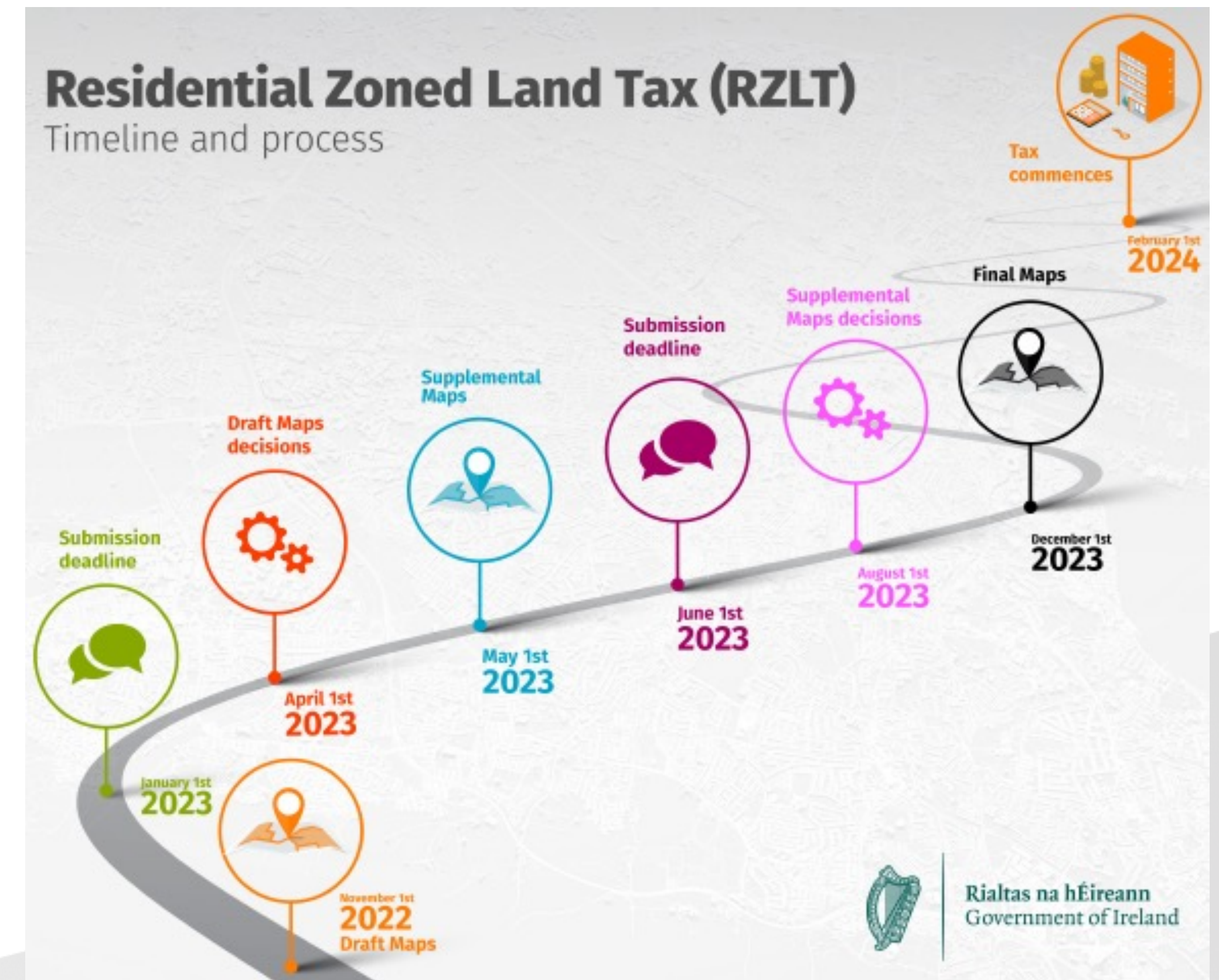
Walkways & Cycleways	ZO 01 Sustainable Res Neighbourhoods	ZO 08 District Centres	ZO 13 Education	ZO 17 Sports Grounds and Facilities
Area of High Landscape Value	ZO 02 New Res Neighbourhoods	ZO 09 Neighbourhood and Local Centres	ZO 14 Institutions and Community	ZO 18 Landscape Preservation Zones
Proposed ACA	ZO 03 Tier 3 Residential Neighbourhoods	ZO 10 Light Industry & Related Uses	ZO 15 Public Infrastructures and Utilities	ZO 20 Rivers and Water Bodies Protection
Existing ACA	ZO 05 Mixed Use Dev	ZO 11 Business & Tech	ZO 16 Public Open Space	ZO 21 City Hinterland

But does this mean housing will be delivered on the land?

Residential Zoned Land Tax



- Introduced in Finance Act 2021, comes into effect in February 2024 to activate **zoned and serviced** residential development land
- Annual mapping of lands in scope
- Monitoring of housing delivery and infrastructure requirements, including for lands not currently in scope
- 3% of market value, managed by Revenue Commissioners



Residential Zoned Land Tax

housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=f65ed591a97d44898bbc5277859e14d7&extent=696995.9981000248,715573.555...

Residential Zoned Land Tax

Department of Housing, Local Government and Heritage

Find address or place

692,678.202 719,287.323 Meters

1km

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Land Value Sharing and Urban Development Zones Bill



- **LVS** seeks to allow the State to share in the uplift in land values that results from public decisions to zone or designate land for development, with the benefits used to deliver infrastructure to support development and result in community gain
- **UDZ** provisions seek to allow for the plan-led delivery of areas with significant potential for development, with associated infrastructure

Land Value Sharing – Objectives



- Increased revenues for local authority to provide key infrastructure required to enable housing development
- Community gain by securing portion of value uplift for local authority, to be used to provide facilities and services required by the community
- Clarity and transparency relating to land values which will dampen speculation
- **Key focus:** to ensure that the correct balance is struck between securing an appropriate obligation from landowners, linked to the actual uplift in land values that results from the decision to zone the land for development, and the need to ensure that such an obligation does not unduly affect housing delivery

Urban Development Zones – Objectives



- Early identification of areas with significant potential for development including housing, in accordance with ‘compact growth’ objectives of the National Planning Framework
- Identification of the key infrastructure requirements with clarity on funding, State investment
- Detailed masterplan scheme for all/part of area for fast-track consenting parallel to framework or subsequently
- **Key focus:** to ensure that these areas are prioritised for delivery with necessary funding for key enabling infrastructure, following a plan-led approach that provides certainty but allows for flexibility to allow development to proceed in a timely manner

Delivery at scale - SDZs

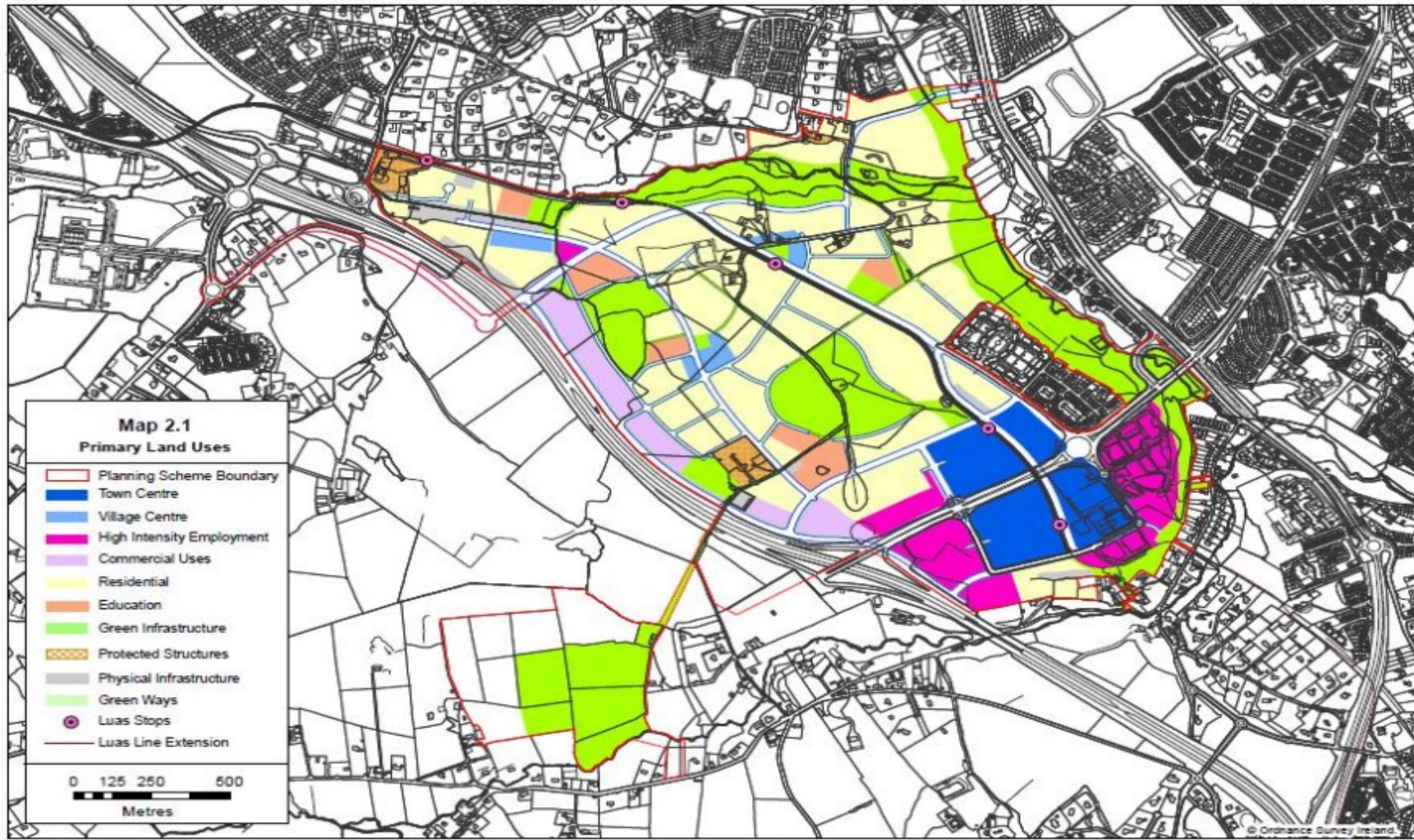


Figure 1.4: Cherrywood Planning Scheme, DLRCC, 2014

Cherrywood (DLR)



Adamstown (SDCC)



Delivery at scale – the future?



CITY EDGE PROJECT

Shortlisted

CITY EDGE PROJECT

Comhairle Contae Atha Cliath Theas
South Dublin County Council

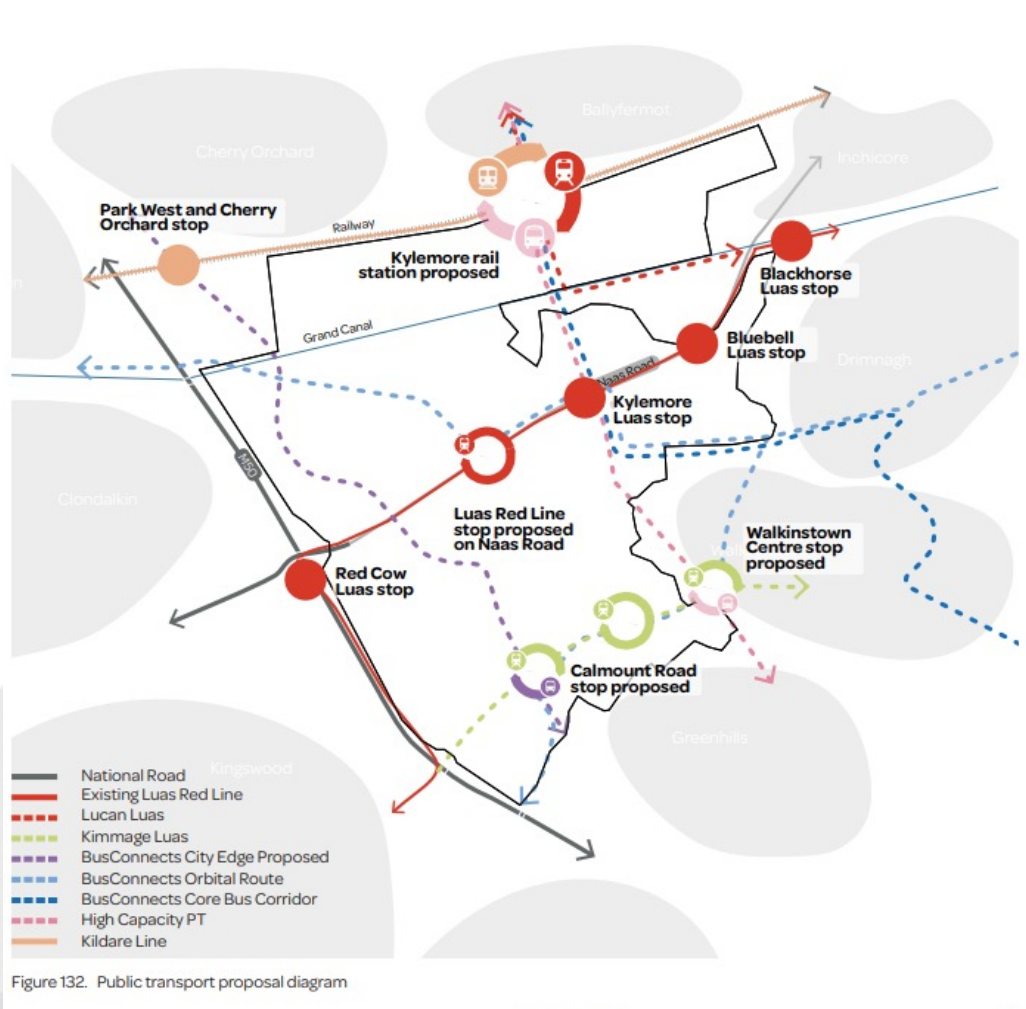
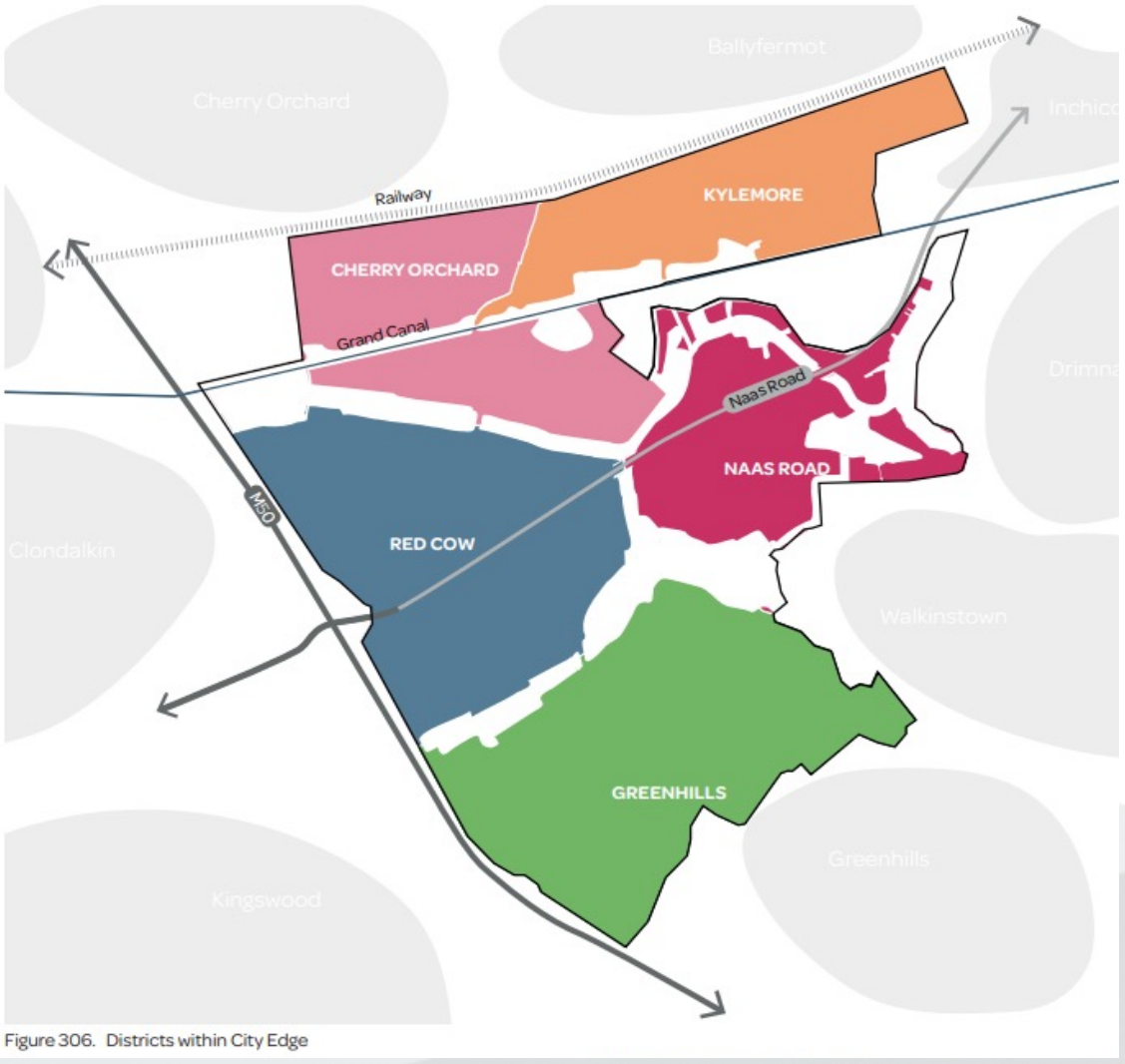
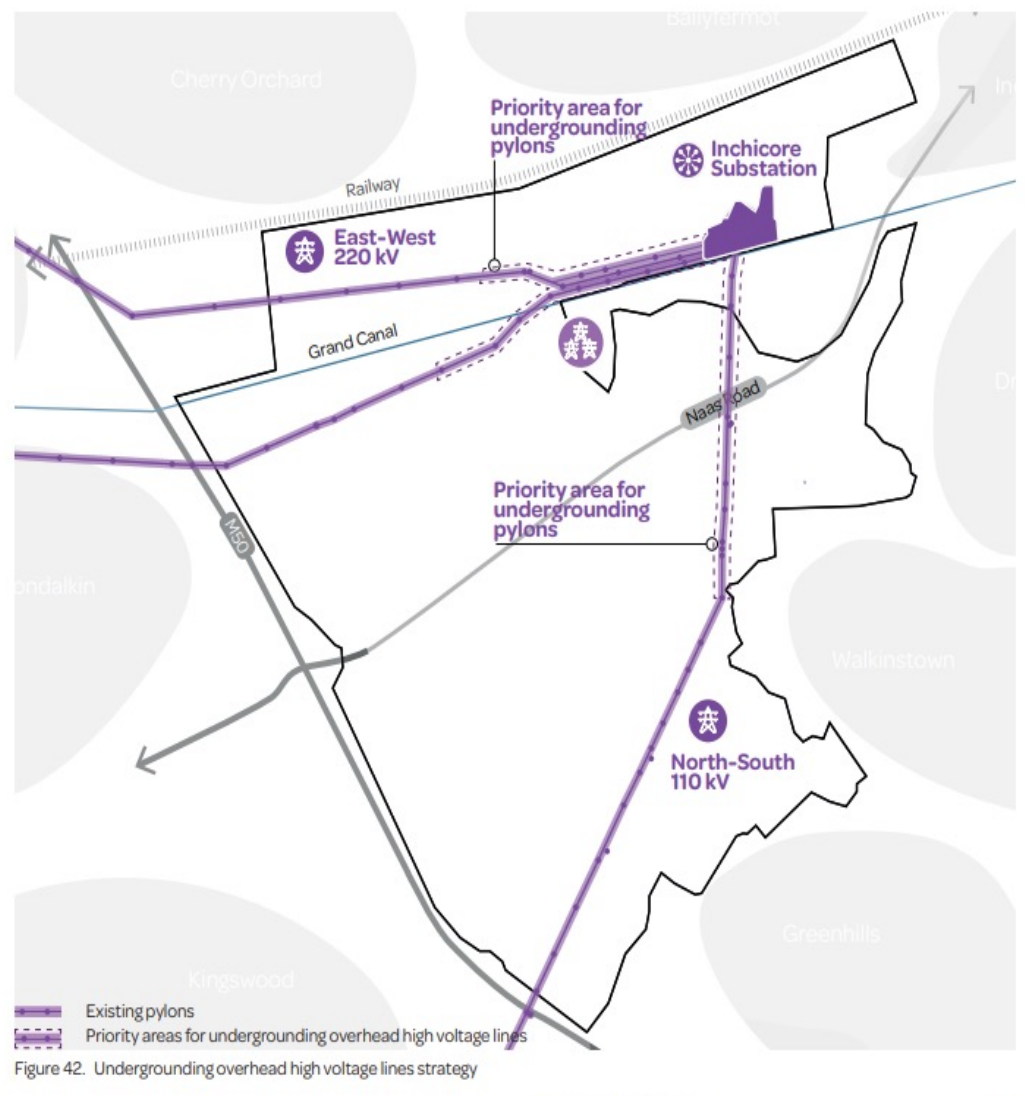
Comhairle Cathrach Bhaile Atha Cliath
Dublin City Council

Rialtas na hÉireann
Government of Ireland

Tionscadal Éireann
Project Ireland
2040

AUGUST 2022

Strategic Framework

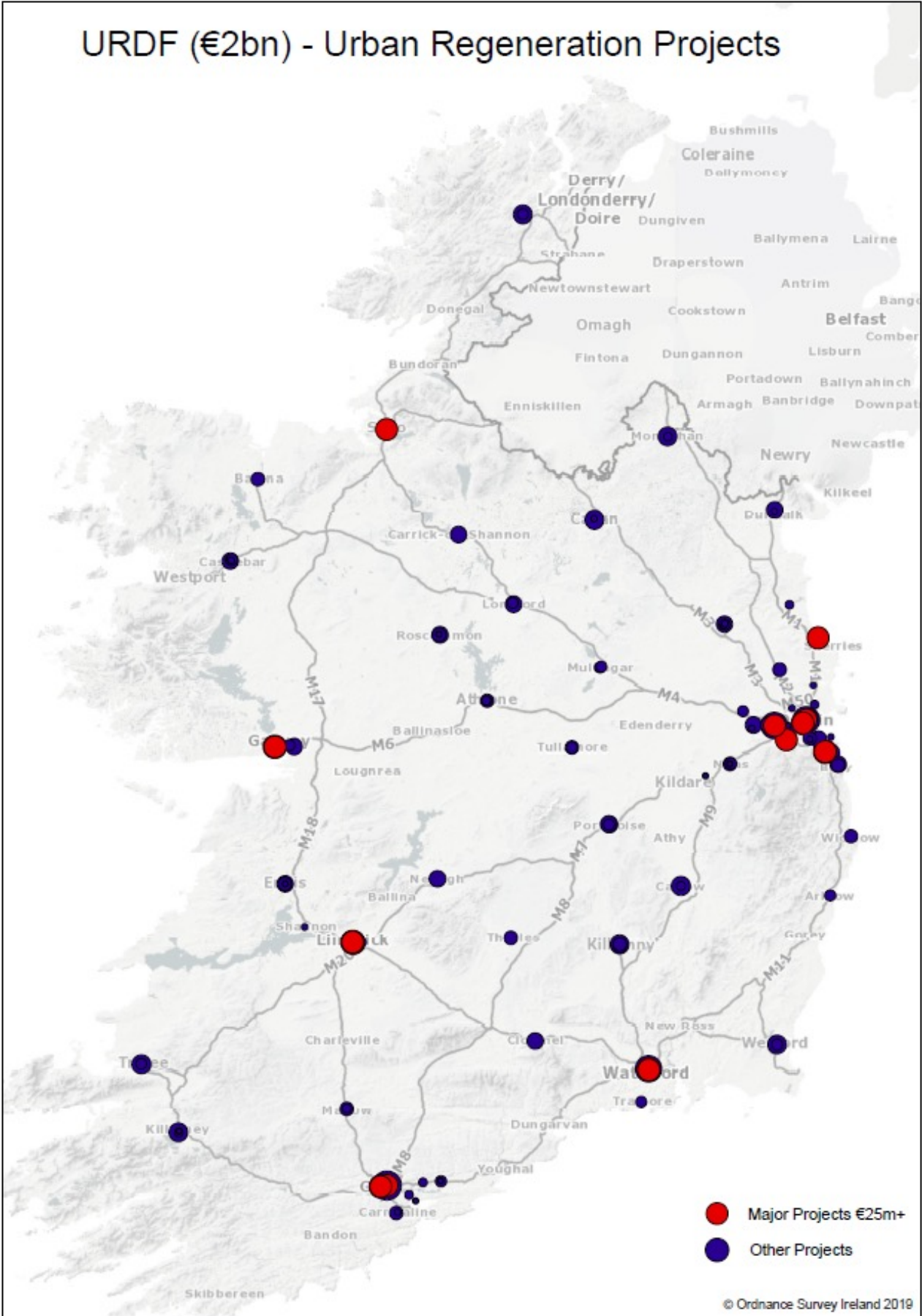


Investment & Prioritisation



Urban Regeneration and Development Fund (URDF) - €2bn fund for major settlements

- Call 1: 2018, 89 projects, €312 million
- Call 2: 2021, 45 projects, €1.3 billion
- Call 3: 2023, €150 revolving fund for vacancy



Investment & Prioritisation



Clonburris (SDCC)

€186m PBC approval in 2022, to support unlocking of land for homes for 23,000 people



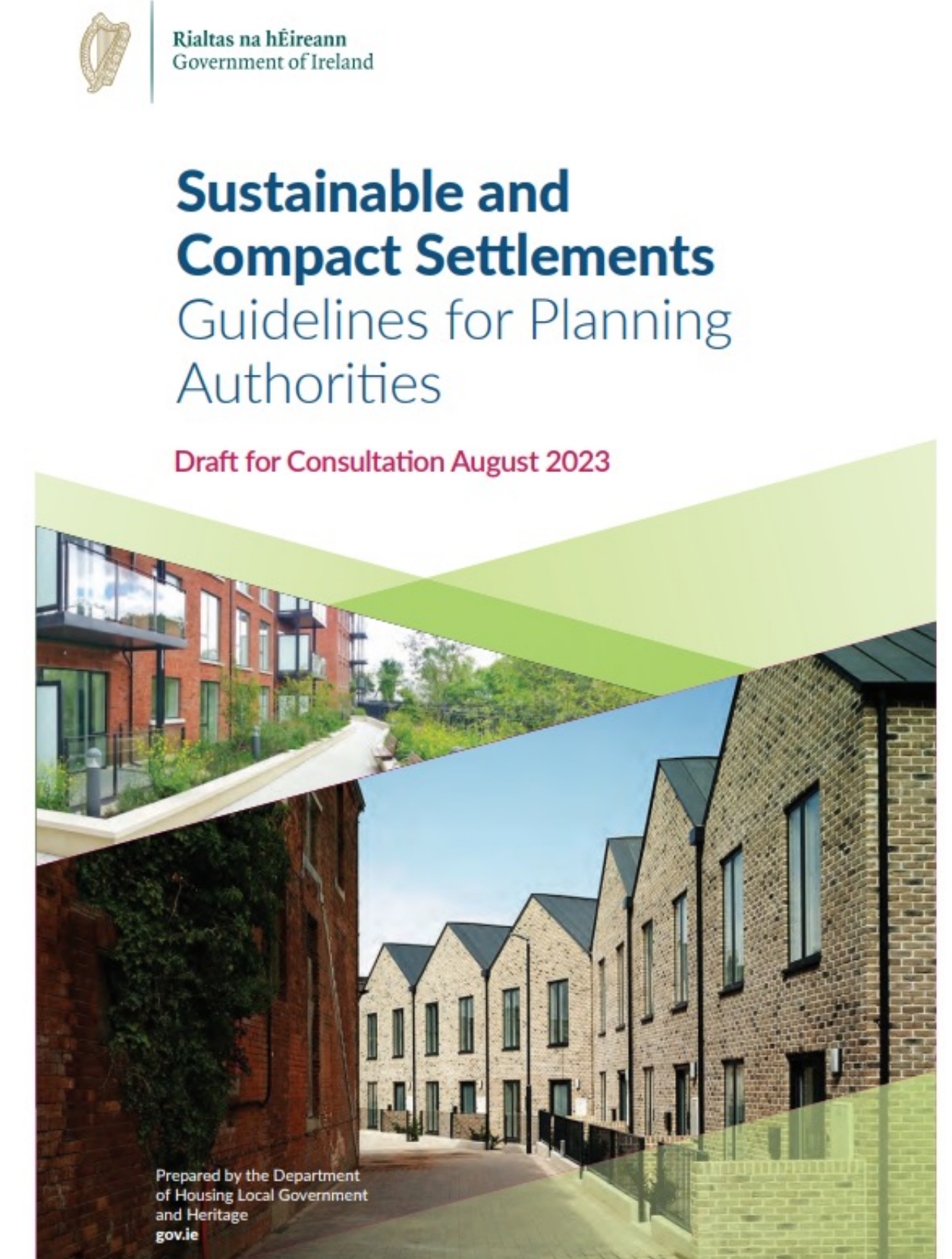
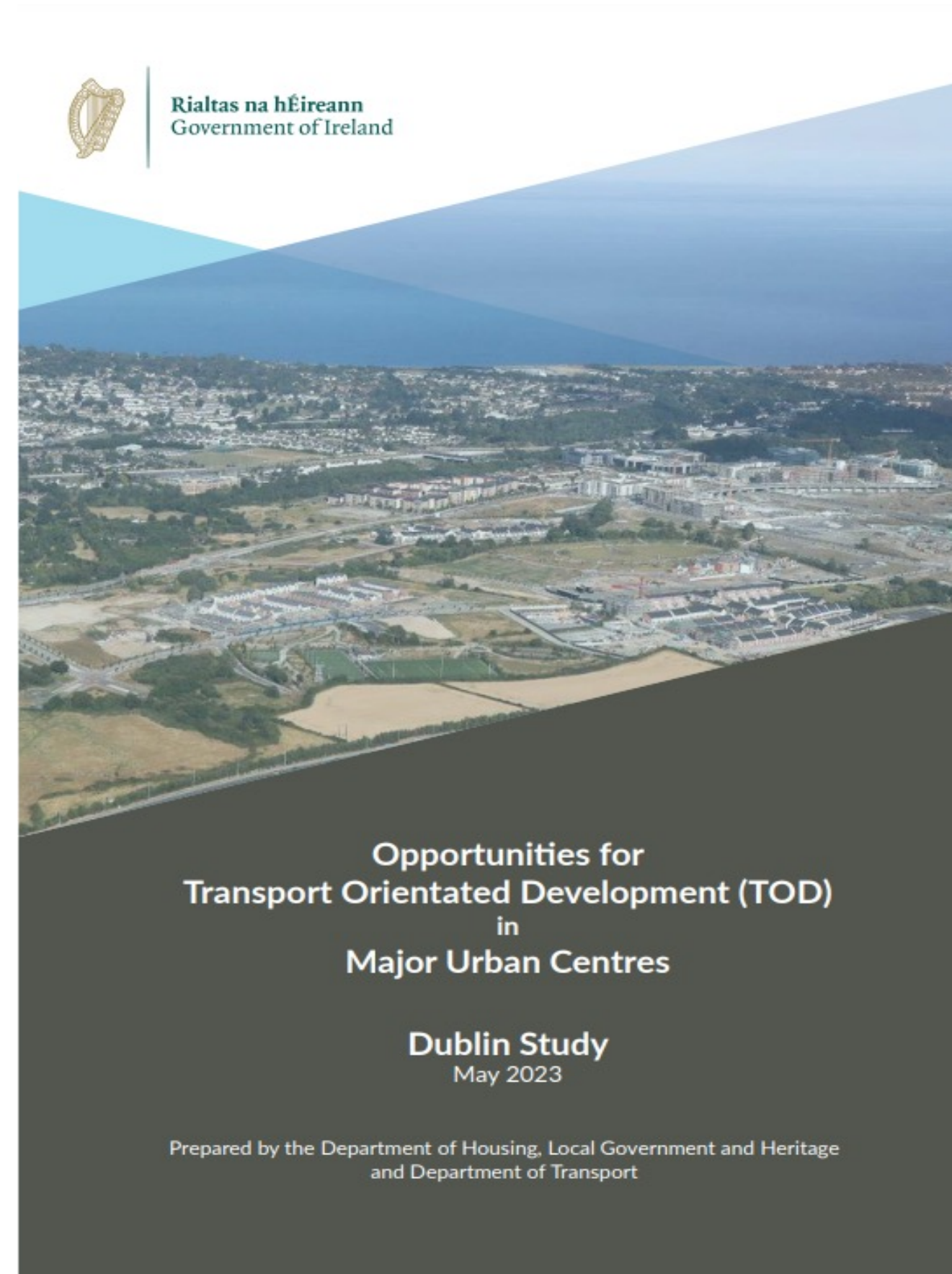
Cork Docklands (CCC/LDA)

€353m approval in 2021, to support unlocking of land for homes for 20,000 people

Investment, Incentives and Policy



- Alignment of NTA/TII/Uisce Éireann/ESB Networks and Eirgrid programmes
- Strategic approach to future opportunities (TOD)
- Policy measures to support increased delivery (Draft SCSGs)
- Targeted incentives (Croi Conaithe, Project Tosaigh, Living City)





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Thank You