

► Is immigration responsible?

Many people are blaming the housing crisis on immigration, and it certainly isn't helping the current situation.

However, immigration is not really the *main* cause of the crisis. The effective confiscation of land is.¹⁾

Zoning decisions and planning regulations were already making things very difficult for people trying to find or build a home for many years before the recent increase in immigration.²⁾

¹⁾This is not to condone the Government's immigration policies, but merely to suggest it is not the *main* or *ultimate* cause of the housing crisis.

²⁾The policies and regulations seem to have become even stricter in recent years—around the same time that immigration was increasing. So it's at least partly understandable that people might attribute the housing shortage to immigration.

► What about 'predatory landlords'?

Even if land-use policies are mainly responsible for the housing shortage, certain landlords and developers are hardly without blame. Many landlords view homes as nothing more than a 'source of revenue', and are not necessarily helping the situation either.

But it's not fair to blame all landlords and developers in this, and this is a complex topic which there isn't space to cover here.

► Summary

This leaflet has tried to identify some ignored causes of the housing crisis. It certainly doesn't claim to have all the answers, but does argue that these factors need to be examined more closely.

The Government's recent proposal—of building more social houses—ignores the underlying cause: land-use and (so-called) environmental policies.

People are well able to build or fund their own houses and shelter—and assist others in doing so. We just need to remove the red tape and other obstacles that are in our way.

The environment matters, but so does people's ability to find or build a home.

► Further reading

- <https://tinyurl.com/elmer-on-environmentalism>
Simon Elmer on the *Politics of Environmental Fundamentalism*
- <https://tinyurl.com/green-banker-alliance>
analysis of the fake 'Green' movement
(by Whitney Webb)
- <https://plainspeak.ie/>
analysis of housing and related issues

Ireland and the Housing Crisis

What is the cause of Ireland's housing crisis?

Is it ...

- *A lack of Government spending?*
- *Immigration policy?*
- *NIMBYs?*
- *Predatory landlords?*
- *The cost of land?*
- *Simply too many people?*

All of the above?

Or something else?

Comments or questions?

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► Some statistics

The island of Ireland (including the North) has an area of approx. 84000 km². With a population of just over 7 million people, this yields a population density of just over 80 people per km².

Even if only a fraction of this—e.g. a 10th or a 20th—is available for human habitation or other use, the population density might still be only 2000 or so people per km².

This equates to approx. 8 people per acre—or about 500 m² per person.³⁾

³⁾The precise figures are not important. The point is that there isn't necessarily a shortage of land.



In many parts of the country development plans make it effectively impossible to build in rural areas.

► The problem

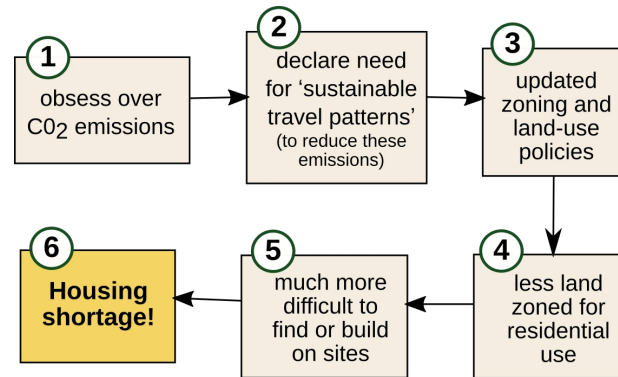
The main problem is that 'environmental' policies embraced by our Government have dramatically reduced the amount of land available to us, which in turn drives up the *effective* population density.

► Not just about money

The problem isn't even the cost of land. Even if a philanthropist decided to buy as much land as possible to house Ireland's homeless, they *wouldn't be allowed to*.

The 'development plans' in effect throughout the country make this essentially impossible—largely under the purported goal of 'protecting the environment' and 'sustainable development'.

The practical effect of these policies is that the vast majority of land in this country is essentially 'off-limits' for us all.



How 'environmental' policies influence our ability to find homes

► Waterford Development Plan

The Waterford Development Plan makes it almost impossible to build on greenfield sites—or indeed anywhere at all⁴⁾. Very little of the land is zoned for residential purposes, and the building of new homes is generally only permitted in predefined 'settlement nodes' (mostly within or close to existing towns and villages).

⁴⁾The plan itself can be found on the Waterford Council website.

► Regulation and prohibition

The building regulations in this country are so strict, the land-use policies so directly opposed to human interest and well-being, the prospect of a successful planning application so slim (for anyone even fortunate enough to be able to afford a site), that people have no choice but to practically *beg* the Government to provide the houses for them.

The Government, then, can parade itself as our provider, protector and benefactor—insisting that we are reliant on it for our most basic need (shelter and housing)—when in fact it was its own fanatic and anti-human environmental policies that are primarily *responsible* for the housing crisis in the first place.

► What are NIMBYs?



NIMBYs are home-owners who object to new housing (or other types of) developments in their area by proclaiming '*Not In My Back Yard*'.

In some cases they may be partly well-intentioned, but the message they ultimately convey is one of hostility and lacking in empathy.

They may as well pitch a sign saying: *Humans not welcome*.