

APPENDIX 9

CORE STRATEGY METHODOLOGY



What is a Core Strategy and what is its purpose?

A Core Strategy is an evidence-based strategy to guide the future spatial development of the County.

The Planning and Development (Amendment) Act, 2010 introduced a requirement for an evidence based “Core Strategy” to form part of all Development Plans. The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the area of the planning authority and in doing so to demonstrate that a Development Plan and its policies and objectives are consistent with national and regional development objectives set out in the National Planning Framework (2018), the Implementation Roadmap (2018) and the Eastern and Midland Regional Assembly’s Regional Spatial and Economic Strategy (2019).

As set out in Section 10 (2A) of the Planning and Development Act 2000 (as amended), the Core Strategy shall inter alia:

- Provide relevant information to demonstrate that the Development Plan and the Housing Strategy are consistent with the NPF, RSES and with specific planning policy requirements (SPPR’s) specified in Section 28 Guidelines.
- Take account of any policies of the Minister in relation to national and regional population targets.
- Provide details in respect of the area in the Development Plan already zoned for residential and mixed-use zonings and the proposed number of housing units to be included in the area.
- Provide details in respect of the area in the Development Plan proposed to be zoned for residential use and mixed-use zonings and how the zoning proposals accord with national policy that development of land shall take place on a phased basis.
- Set out a settlement hierarchy for the area of the Development Plan.
- Provide relevant information to show that, in setting out objectives for retail development, the Planning Authority has had regard to any Section 28 Guidelines.

The primary purpose of the core strategy is to provide an evidence-based rationale for the quantum of land proposed to be zoned specifically for housing, population and employment or mixed-use land to accommodate and align with projected demand.

While the Act does not expressly require the Core Strategy to contain information concerning other land uses such as employment and commercial zones, the Guidance Note on Core Strategies, DECLG (2010) recommends that planning authorities undertake an appropriate level of analysis to ensure that sufficient lands are zoned at suitable locations, taking account of higher-level planning policies and required physical infrastructure.

Background to developing the Core Strategy for County Kildare

Since the adoption of the current Kildare County Development Plan 2017-2023 (hereafter the “CDP”) there have been significant changes in planning legislation reflecting the adoption at national level of the National Planning Framework and the Eastern and Midlands Regional Spatial and Economic Strategy, in addition to the publication of a significant number of other relevant policy documents and Ministerial Guidelines.

Kildare County Council in their plan-making role, must ensure that plans are consistent with these higher-level policy documents and their objectives as they relate to the future development of County Kildare.

The Office of the Planning Regulator (OPR) has also been established since the last CDP was adopted. One of the core functions of this office is to ensure that there is consistency in County Development Plans with national and regional planning policy and objectives. In this regard, the Planning Regulator, as a prescribed body, is charged with monitoring the preparation of Development Plans and is obliged to make a submission to the Planning Authority providing their views on the Plan’s alignment with higher level policy. The Planning Regulator has powers, in conjunction with the Minister, to issue directions to the local authority where deemed necessary.

Strategic Context

The parameters within which the Core Strategy of the County Development Plan must be defined are set national and regional planning policy frameworks comprising: Project Ireland 2040 National Planning Framework; the Eastern and Midlands Regional Spatial and Economic Strategy 2019-2031, including the Dublin Metropolitan Area Strategic Plan; and Section 28 Ministerial Guidelines including Specific Planning Policy Requirements outlined under subsection (1) of Section 28 of The Act (See also Appendix 8 for list of Guidelines and SPPRs).

Each document and the considerations therein are discussed in turn as follows:

National Planning Framework, Project Ireland 2040 (2018)

The National Planning Framework (NPF) supported by the National Development Plan (NDP) is the Government’s high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It is a framework to guide public and private investment, to create and promote opportunities for our people, and to protect and enhance our environment - from our villages to our cities, and everything around and in between.

The NPF has 10 Strategic Outcomes, as follows:



Each of the above are intrinsically linked to a series of Strategic investment Priorities;

1. Housing and Sustainable Urban Development
2. National Road Network
3. Rural Development
4. Environmentally Sustainable Public Transport
5. Enterprise, Skills and Innovation Capacity
6. Airports and Ports
7. Culture, Heritage and Sport
8. Climate Action
9. Water Infrastructure
10. Education, Health and Childcare

Also, at the nucleus of the NPF are the UN Sustainable Development Goals. There is significant alignment between the UN SDGs and the National Planning Framework's National Strategic Outcomes (NSOs) in areas such as climate action, clean energy, sustainable cities and communities, economic growth, reduced inequalities and innovation and infrastructure, as well as education and health.



In terms of housing, the NPF outlines that at least 30% of all new homes that are targeted in the settlements (outside of the cities) are within their existing built-up footprints.

On this basis, the parameters set for the Core Strategy will focus future population and employment in a manner that complies with the National Policy Objectives of the NPF which includes the above percentages as they apply to County Kildare.

The NPF sets out a requirement for zoning land to be tiered (NPO 72a) which is informed by an infrastructural assessment of land. Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the Development Plan.

Implementation Roadmap for The National Planning Framework (July 2018)

The Roadmap sets out the way forward by addressing a number of implementation matters following the publication of the NPF. Matters addressed in the Implementation Roadmap include:

- 1) Legal Status and Project Governance;
- 2) Enactment of legislation for the statutory underpinning of the NPF and alignment of County Development Plans;
- 3) Regional Spatial and Economic Strategies (RSESs), including:
 - a. Transitional Population Projections;
 - b. Metropolitan Areas;
 - c. Regional Centres – Plan Preparation;
- 4) Urban and Rural Regeneration and Development Fund;
- 5) The National Regeneration and Development Agency.

The Transitional Regional and County Population Projections to 2031 for the Mid-East counties are as follows:

Regions and Counties	2016	2026	2031
Mid-East			
Kildare	222,500	249,000-254,000	259,000-266,500
Meath	195,000	216,000-221,000	225,000-231,500
Wicklow	142,500	155,000-157,500	160,500-164,000
Louth	129,000	139,000-144,500	144,000-151,000
Sub-total	689,000	759,000-777,000	789,000-813,500

The National Planning Framework is based on demographic and econometric projections undertaken by the Economic and Social Research Institute (ESRI) in 2017. Subsequent to the publication of the NPF in 2018, a NPF 'Roadmap' circular 3 was issued to all planning authorities, setting out projected county population ranges (in the format of minimum and maximum parameters), for both 2026 and 2031.

These population projections, set out in Appendix 2 of the NPF Roadmap, have subsequently been incorporated into the statutory Regional Spatial and Economic Strategies (RSESs) adopted by each of three Regional Assemblies.

These established NPF Roadmap population projections for each county continue to be the population parameters for local authority development planning processes.

City or County development plans must therefore plan for the identified population growth within these estimates and use them as the basis for strategic decision-making in their development plan process, including its core strategy, settlement strategy and housing policies.

Eastern Midlands Regional Spatial and Economic Strategy 2019 - 2031

The Eastern and Midlands Regional Spatial and Economic Strategy 2019 – 2031 (RSES) is a regional strategic plan which sets out a settlement and economic growth strategy to ensure the needs of the Region’s citizens such as access to employment opportunities and services, ease of travel and overall well-being are met.

This approach is guided by 16 Regional Policy Objectives which are aligned with the UN Sustainable Development Goals, the EU thematic objectives and the National Strategic Outcomes (NSOs) of the NPF to set the framework for City and County Development Plans. By ensuring this alignment is maintained to local level, the Regional Assembly can assist local authorities in aligning with EU priorities to leverage funding and partnership opportunities.

Under the RSES, RPO 3.2 requires local authorities in preparing their core strategies to set out measures to achieve compact urban development targets of at least 50% of all new homes within or contiguous to the built-up area of Dublin City and Suburbs and **a target of at least 30% for other urban areas**.

The RSES, through the analysis of an asset-based assessment of settlements and a recognised Functional Urban Area produced by a city/town or village, devised a settlement strategy for the Region. The list of these settlements comprises seven levels with Dublin City & Suburbs forming the top-level settlement for the region. For County Kildare, Naas and Maynooth are the only regionally identified settlements within the County.

The settlement hierarchy of the RSES requires each Local Authority to identify settlements which are either: Self-Sustaining Growth Towns, Self-Sustaining Towns, Towns and Villages and/or Rural areas. Their role within the overall settlement hierarchy for the County will be examined further in the process of preparing the Development Plan.

The RSES includes population figures for the Region, the parameters of which are set out below which envisages Kildare to grow by an additional 44,000 persons by 2031.

Further to this, the Eastern Midlands Regional Assembly (EMRA) have agreed with the relevant Local Authorities transitional population figures in accordance with NPO 68 of the NPF. This allows for the redistribution of regional population figures up to 2031 to the Key Town of Maynooth.

The RSES growth strategy was developed having regard to the availability of suitably serviced land, resources, environment and infrastructure capacity. An integral part of this growth strategy is to deliver sustainable growth of the Dublin Metropolitan Area through the Dublin Metropolitan Area Strategic Plan.

Forming a part of the RSES, the Dublin Metropolitan Area Strategic Plan (MASP) sets out a 12 to 20-year strategic planning and investment framework for the Dublin Metropolitan area. The MASP is an integrated land use and transportation strategy for the Dublin Metropolitan Area that sets out:

- A vision for the future growth of the metropolitan area.
- Large scale strategic residential employment and regeneration.
- A sequence of infrastructure priorities.

It is recognised that, as Kildare traverses the three designated areas, namely the Core Region, the Metropolitan Area and the Gateway Region as per the Regional Spatial and Economic Strategy, it will be influenced by and have influence over future economic, social and environmental trends in the region. The provides a broad planning framework giving an overall strategic context to the development plans of each local authority in the Eastern and Midland Region.

The RSES **Settlement Hierarchy** defines settlements as follows;

Key Towns are large economically active service and/or county towns (Naas and Maynooth) that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres.

Self-Sustaining Growth Towns are towns with a moderate level of jobs and services – includes sub-county market towns and commuter towns with good transport links and capacity for continued commensurate growth to become more self-sustaining.

Self-Sustaining Towns are towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted ‘catch up’ investment to become more self-sustaining.

Towns and Villages are settlements with local service and employment functions.

Rural areas are smaller villages and the wider rural region.

Ministerial Guidelines (Section 28 of The Act)

The Department of Housing and Local Government (the Department) over the lifetime of different governments have produced various Ministerial Guidelines, known as Section 28 Guidelines. These guidelines inform and guide local authorities in carrying out their duties. There are a range of Section 28 Guidelines which will inform the preparation of the Development Plan and Core Strategy – A non-exhaustive list of guidelines and planning policy documents is contained within Appendix 8 of the CDP.

The requirement for the Development Plan to be consistent with inter alia the NPF, RSES and **Section 28 Ministerial Guidelines** is woven throughout the planning legislation that pertains to the review of an existing and the making of a new County Development Plan. Section 11(1A) of the Act states that the review of the Plan and preparation of the new Plan shall take account of the “statutory obligations” of any Local Authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government. Section 12(11) of the Act refers to the making of the Development Plan and similarly states that in making the Plan that members shall be restricted to considering the proper planning and sustainable development of the area to which the Development Plan relates, the statutory obligations of any Local Authority in the area, and any relevant policies or objectives for the time being of the Government or any Minister of the Government.

It is of importance to note that Section 28 of the Planning and Development Act 2000 (as amended) requires a Planning Authority to append a statement to a Development Plan which includes information to demonstrate how the Planning Authority has implemented the policies and objectives of the Minister contained in Section 28 Guidelines when preparing the Plan. Where the Planning Authority has decided not to implement certain policies or objectives of the Minister contained in the Guidelines, the statement must give the reasons why.

The Planning and Development (Amendment) Act 2018 introduced a requirement for Planning Authorities to implement Specific Planning Policy Requirements (SPPRs) in the performance of their functions.

SPPRs are contained within Ministerial Guidelines from 2018 onwards. At the time of writing this report, the Department have finalised 4 guideline documents (inc. 1 at Draft) containing relevant SPPRs for the core strategy/overall development plan.

- Design Standards for New Apartments – Guidelines for Planning Authorities (March 2018) introduced SPPRs in relation to Apartment design standards which will be incorporated in the Development Plan.
- Urban Development and Building Heights Guidelines for Planning Authorities, December 2018 (Urban Height Guidelines)
- Wind Energy Development Guidelines (2019)
 - 1) Ensure that overall national policy on renewable energy as contained in documents such as the Government’s ‘National Energy and Climate Plan 2021-2030’, and the ‘Climate Action Plan 2021’, is acknowledged and documented in the relevant development plan or local area plan.
 - 2) Indicate how the implementation of the relevant development plan or local area plan over its effective period will contribute to realising overall national targets on renewable energy and climate change mitigation, and in particular wind energy production and the potential wind energy resource (in megawatts) taking into account the ‘sieve mapping approach’, in particular the potential contribution of the areas identified as ‘acceptable in principle’ and ‘open for consideration’; and
 - 3) Demonstrate detailed compliance with section 3.4 of these guidelines.
- 4) Development Plan Guidelines for Planning Authorities (2021) to assist in coordinating the approach taken by the planning authorities and the Office of the Planning Regulator, to ensure that there is a strong link between national, regional and local planning policies. A total of 7 SPPR’s are included in the Guidelines as follows;

- SPPR 1 – the publication of an Issues & Options Paper to accompany the initial notification stage
- SPPR 2 – the inclusion of a ‘core strategy’ as part of the Chief Executive’s stated recommendations on policies to be included in a development plan as part of a report on pre-draft stage submissions
- SPPR 3 – publication of a notice within 5 working days of the plan adoption date stating that an interim plan adoption decision document is available for inspection
- SPPR 4 – circulation of the final version of the Plan to the Minister (and other bodies as required) within 5 working days of the plan adoption date
- SPPR 5 – core strategy requirements must be applied to individual settlements where land is zoned for residential purposes or a mixture of residential and other uses, including settlements of less than 1,500 persons and presented in a clear, tabular format
- SPPR 6 – preparation of a core strategy statement that sets out consistency with national and regional planning policy (particularly referencing additional housing and population targets), total quantum of existing and proposed land zoned for residential use, the rationale for the settlement strategy that addresses each settlement in the hierarchy
- SPPR 7 – the adoption of a sequential approach to the zoning of land

The Urban Height Guidelines set a national planning policy guidance on building heights in relation to urban areas, as defined by the census, to strengthen the deliverability of national and regional policy framework. The document has four SPPRs which must be complied with. Of these, there are three relating to strategic planning in the preparation of the Development Plan: SPPR 1, SPPR 2 and SPPR 4 which will be incorporated into the Plan.

SPPR 1 outlines Planning Authorities must explicitly identify, through the statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development and shall not provide for blanket numerical limitation on building height.

In combination with increases in building height, Planning Authorities are required to ensure an appropriate mixture of uses (SPPR 2), such as housing, commercial or employment development are catered for in statutory plan policy.

Finally, in planning for future development of greenfield or edge of city/town locations for housing, the Planning Authority must secure: minimum densities under the “Sustainable Residential Development in Urban Areas (2007)” guidelines or any amending or replacement Guidelines, a greater mix of building heights and typologies and avoid mono-tone type building typologies across any one development.

All Section 28 Ministerial Guidelines published by the Department, including SPPRs, will be incorporated into the preparation of the Development Plan.

Framework for the Core Strategy

The framework for the Core Strategy is based on the key principles and objectives of the NPF, RSES including the MASP and SPPRs of the Ministerial Guidelines. It applies a compact growth philosophy to the existing urban footprint of the Dublin City and Suburbs settlement in the County with particular focus on regionally identified residential and mixed-use communities along existing and proposed strategic transport corridors with the ability to deliver a reduced carbon footprint.

The preferred development strategy is informed by RSES and the NPF and the environmental and landscape sensitivities of the county. It is based on building strong urban centres while protecting the rural communities of County Kildare.

The focus must be on achieving:

- Critical mass in the Metropolitan Area Strategic Plan (MASP) area (Maynooth, Leixlip, Celbridge, Kilcock) and in the Key Towns of Naas and Maynooth;
- Measured growth with emphasis on economic growth in the towns identified as Self-Sustaining Growth Towns and Self-Sustaining Towns;
- Establishing a hierarchy of smaller rural settlements to develop rural centres capable of providing a range of services and employment to their local populations;
- Managing development in rural areas with a focus on agricultural diversification, appropriate rural enterprise (e.g. renewable energy production) and the strengthening of existing towns and villages;
- Protecting the environment by implementing an environmental protection policy which recognises the various environmentally sensitive zones within the county but not to mutually exclude appropriate and otherwise acceptable uses and development.
- Providing a sustainable and viable alternative to one off housing in the open countryside for those who do not have a demonstrable economic or social need

Relevant Specific Guidance

Housing Supply Target Methodology for Development Planning

The Department of Housing Local Government and Heritage issued Section 28 Guidelines entitled “Housing Supply Target Methodology for Development Planning” in December 2020. These Guidelines are intended to assist in providing a consistent and coherent approach to be taken by planning authorities in incorporating national and regional population and housing projections into their statutory functions. The Guidelines, informed by research carried out by the ESRI, identified the NPF 50:50 City scenario as the recommended housing demand scenario to be used by Planning Authorities in order to plan for the provision of housing to meet projected levels of demand in their administrative area, in accordance with the strategy of the NPF. A series of housing need figures accompanied the guidelines which relate to County Kildare;

NOTE; The KCDP Core Strategy housing figures are required to be based on the HSTG approach as outlined in the guidelines. As it is a requirement under the Act to also include a population figure as part of the Core Strategy, Table 2.8 of the CDP outlines population growth relative to the HST. In this regard it should be noted that in deriving a population figure from the HST figures, the resulting population figure is

'illustrative' and does not map directly onto NPF Roadmap/RSES population figures. However, the HST process also used the official NPF population scenario, the relationship between housing/population has been 'factored in'.

Development Plans Guidelines for Planning Authorities [June 2022] The Development Plans Guidelines for Planning Authorities are clear in stating that on devising the Core Strategy for its development plan, the planning authority must address both population and housing targets in a consistent and integrated manner:

△ **Population:** National and regional population targets and the projected population growth of cities, towns, villages and rural areas'.

△ **Housing:** The proposed number of housing units to be included in the area to meet the housing supply target for the planning authority consistent with the prescribed methodology under the HST s.28 Guidelines (see note above)

The following are of importance to note in preparing the Kildare CDP;

- a) Using the specified methodology in the HST Guidelines, a Housing Supply Target for the specific 6-year development plan period is derived for the planning authority area. This HST figure is broadly consistent with, and can be used effectively as the housing expression of national and regional population targets.
- b) The HST housing target should then be apportioned across the settlement hierarchy and rural areas of the planning authority through the Core Strategy formulation process of the development plan.
- c) In preparing the settlement hierarchy, the HST housing figure is the definitive target figure to be used to apportion growth to a settlement or rural area.
- d) The projected population growth of cities and towns within the hierarchy, can then be derived from this housing target figure, and represented in the Core Strategy table as an illustrative population target for the settlement.
- e) A 'rule of thumb' calculation can be used to derive a population figure from the housing target. The targeted change in population of the plan area from the date of the most recent Census to the end of the development plan period, may be divided by the targeted change in housing numbers for the equivalent period. Any such calculation must take into account any housing, and therefore likely population delivered to the beginning of the plan period, in accordance with the housing supply target methodology.
- f) The sum of housing supply targets for settlements and rural areas must combine to total the overall HST figure for the county and the sum of population targets for settlements and rural areas must combine to be at a broadly consistent point within the overall national and regional population range for the county, for the relevant 6-year plan period in each case.

NPF Scenario

The NPF 50:50 City scenario is broadly consistent with the National Planning Framework strategy and consequently, the 2018 NPF 'Roadmap' document and the population parameters specified therein. It results in an alternative spatial distribution, where population growth is more evenly distributed between the Eastern and Midland regional assembly area and the rest of the country and where counties with larger cities attract higher inflows. The NPF 50:50 City scenario captures two core national policy objectives aiming to have population growth more evenly distributed throughout Ireland and less focused on Dublin and its surrounding area, and also taking advantage of the potential of cities to accommodate more compact growth and to drive regional development. The identified NPF 50:50 City scenario is the recommended¹ housing demand scenario to be used by planning authorities in their planning functions in order to plan for the provision of housing to meet projected levels of demand in their administrative area, in accordance with the NPF strategy.

The guidelines state that *“deviation from this scenario must be evidence-based and consistent with these guidelines”*.

The guidelines state that *“utilisation of the NPF 50:50 City scenario in their planning functions will assist planning authorities in fulfilling their obligations to prepare and adopt a city or county development plan that is consistent with national and regional planning objectives as required by core strategy planning legislation”*.

Core Strategy

Of significance to note is the annual average for County Kildare as 882 units/year over the 9-year period between 2011 and 2020², which is well below the annual average of 1,535 provided for in the Housing Supply Targets issued by the Department. In this regard, it is considered that there is more than adequate housing supply provision for County Kildare for this plan period and beyond³.

The Core Strategy for County Kildare is based upon the key principles of the NPF and the RSES, and further expands upon the strategic development corridor approach of the MASP. The Core Strategy applies both a compact growth agenda to the existing urban footprint of the County and a strategic transport corridor-based approach to growth, that identifies new residential communities and mixed-use districts in areas based on inter alia accessibility to public transport, development capacity, compact growth objectives, and the ability to deliver a reduced carbon footprint.

The Development Plan seeks to encourage the focus of new development on:

- (i) Consolidation within the existing urban footprint, by ensuring 30% of all new homes are targeted within the existing built-up areas to achieve compact growth of urban settlements;
- (ii) Supporting the achievement of more sustainable climate resilient communities in towns and villages through residential and employment opportunities with a focus on sustainable urban regeneration and compact growth together with supporting social and community facilities.

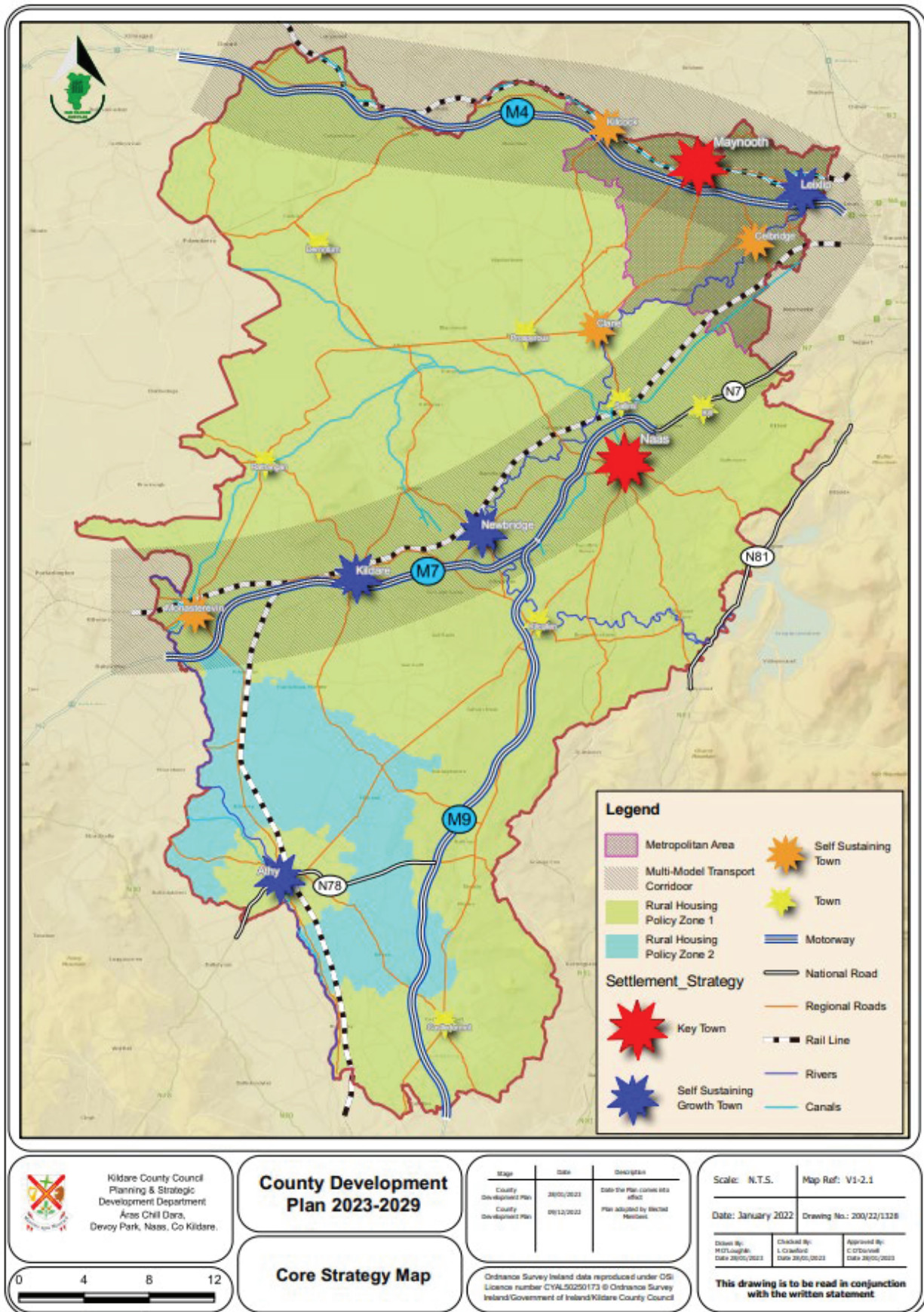
¹ Housing Supply Target Methodology for Development Planning (December 2020)

² CSO Housing Completions database

³ Additional headroom may be applied to 2024

- (iii) Supporting national investment in public transport services by focusing new development areas in key locations to achieve the integration of land uses and high-quality public transport provision;
- (iv) Achieving economies of scale for services and infrastructure in identified growth towns.
- (v) Promoting economic development and employment opportunities within defined Strategic Employment Development Areas in the North-West corridor of the Metropolitan Area, in line with the overall Growth Strategy.
- (vi) Facilitating development in the smaller towns and villages in line with the ability of local services to cater for growth that responds to local demand.
- (vii) Recognising the role of the rural countryside in supporting the rural economy and its role as a key resource for agriculture, equine, bloodstock, forestry, energy production, tourism, recreation, mineral extraction and rural based enterprises; and in supporting the habitats and species that make up the biodiversity of Kildare.
- (viii) Supporting, facilitating and promoting the sustainable development of renewable energy sources in the county.
- (ix) Protecting local assets by preserving the quality of the landscape, open space, recreational resources, natural, architectural, archaeological and cultural heritage and material assets of the county.
- (x) Promoting social inclusion and facilitating the delivery of objectives contained in the Kildare Local Economic and Community Plan (LECP) 2016-2021 and any succeeding Plan.

Core Strategy for County Kildare 2023-2029



Appendix A New Dwelling Completions by Quarter for County Kildare (Source; CSO NDQ 06 Official Statistics)

	Quarter	Unit No.	Total for year
New Dwelling Completion	2011 Q1	126	
New Dwelling Completion	2011 Q2	42	
New Dwelling Completion	2011 Q3	42	
New Dwelling Completion	2011 Q4	76	286
New Dwelling Completion	2012 Q1	51	
New Dwelling Completion	2012 Q2	44	
New Dwelling Completion	2012 Q3	42	
New Dwelling Completion	2012 Q4	70	207
New Dwelling Completion	2013 Q1	34	
New Dwelling Completion	2013 Q2	52	
New Dwelling Completion	2013 Q3	51	
New Dwelling Completion	2013 Q4	57	194
New Dwelling Completion	2014 Q1	58	
New Dwelling Completion	2014 Q2	65	
New Dwelling Completion	2014 Q3	75	
New Dwelling Completion	2014 Q4	102	300
New Dwelling Completion	2015 Q1	107	
New Dwelling Completion	2015 Q2	145	
New Dwelling Completion	2015 Q3	163	
New Dwelling Completion	2015 Q4	162	577
New Dwelling Completion	2016 Q1	122	
New Dwelling Completion	2016 Q2	154	
New Dwelling Completion	2016 Q3	142	
New Dwelling Completion	2016 Q4	220	638
New Dwelling Completion	2017 Q1	195	
New Dwelling Completion	2017 Q2	215	
New Dwelling Completion	2017 Q3	259	
New Dwelling Completion	2017 Q4	316	985

	Quarter	Unit No.	Total for year
New Dwelling Completion	2018 Q1	244	
New Dwelling Completion	2018 Q2	270	
New Dwelling Completion	2018 Q3	326	
New Dwelling Completion	2018 Q4	381	1221
New Dwelling Completion	2019 Q1	396	
New Dwelling Completion	2019 Q2	392	
New Dwelling Completion	2019 Q3	487	
New Dwelling Completion	2019 Q4	623	1871
New Dwelling Completion	2020 Q1	331	
New Dwelling Completion	2020 Q2	278	
New Dwelling Completion	2020 Q3	492	
New Dwelling Completion	2020 Q4	560	1661
New Dwelling Completion	2021 Q1	320	
New Dwelling Completion	2021 Q2	486	
New Dwelling Completion	2021 Q3	543	
New Dwelling Completion	2021 Q4	687	2036
New Dwelling Completion	2022 Q1	308	
New Dwelling Completion	2022 Q2	561	
New Dwelling Completion	2022 Q3	748	
New Dwelling Completion	2022 Q4	unknown	