Dublin City Council
Strategic Policy Committee

Introduction to the Land Development Agency

29th July 2020

Phelim O’Neill
Head Of Property

LDA
Land Development Agency
LDA Mandate

• **Financial**: The Government has allocated €1.25bn to permanently capitalise the LDA and to provide a counter cyclical balance to the property market

• **Affordable Homes**: Deliver affordable housing incl. new tenure options: Cost Rental & Affordable Sale

• **Regeneration**: Compact urban growth delivering denser city cores through urban and brownfield regeneration
  - Improving sustainability and biodiversity through design and development
  - Unlocking development through delivery of infrastructure
  - Improving amenity and public realm
  - Improving community through engagement, consultation and ensuring associated services

“The LDA will act as a key new Government instrument and in line with its mandate, the Agency will act as a national centre of expertise working with and supporting local authorities, public bodies and other interests to harness public lands as catalysts to stimulate regeneration and wider investment and to achieve compact sustainable growth, with a particular emphasis on complex regeneration projects and the provision of affordable housing.”
Current LDA position and progress

- LDA established in September 2018 by Statutory Instrument
- General Scheme of the Land Development Agency Bill published
- Pre-legislative scrutiny by joint Oireachtas Committee complete
- Legislation enactment likely in Autumn

- Independent Board of Directors
- LDA fully operational – growing staff of c. 50 by end 2020

- Portfolio of 4,000+ units growing to c.10,000 in 2020/21
- Active on over 10 sites
- Numerous planning applications being progressed through established frameworks
- Largest Irish cost rental scheme granted in partnership with DLR County Council
1. Be a counterbalance in downturns

2. Lead new affordable housing models

3. Activate State land

4. Be a catalyst for the delivery of strategic areas

5. Build a best-in-class staffing and operating platform
LDA: Counterbalance in Downturn

- Perform countercyclical activities in a strategic way, with a focus on long-term affordability

- Promote and engage in housing construction through funding and partnership arrangements with landowners (e.g. local authorities) by taking a longer-term view.

- Engage in development activities during a downturn to ensure continuous supply of affordable homes

- Engage in strategic land acquisition to deliver at scale as required

- Engender value through effective contractor procurement
Lead new affordable housing models

Affordable Housing Demand

<table>
<thead>
<tr>
<th>Household Income (Gross)</th>
<th>Falls within LA social housing income bracket</th>
<th>LDA target market</th>
<th>Higher income earners</th>
</tr>
</thead>
<tbody>
<tr>
<td>No income</td>
<td>1.5%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>€1 - €20,000</td>
<td>17.8%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>€20,000 - €40,000</td>
<td>25.7%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>€40,000 - €60,000</td>
<td>19.1%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>€60,000 - €80,000</td>
<td>13.3%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>€80,000 - €100,000</td>
<td>8.5%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>€100,000 - €120,000</td>
<td>5.3%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>€120,000 - €140,000</td>
<td>3.1%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>€140,000 - €160,000</td>
<td>1.9%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>€160,000 - €180,000</td>
<td>1.1%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>€180,000 - €200,000</td>
<td>0.8%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>€200,000+</td>
<td>1.9%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- LDA target targeting “mid-market & more affordable, key worker accommodation”
- For those who don’t qualify for social housing assistance, but struggle to pay private rents
- Part V will still apply to developments

Source: CSO, Census 2016
State Lands Database

An interactive ‘WebMap’ of all State-owned lands

• Benefits:
  • Assist in greater strategic planning and urban regeneration
  • Aid strategic decisions in planning, land management and infrastructure provision
  • Greater communication between state bodies to allow for larger strategic developments
  • Galway / Limerick / Waterford prototypes complete
## LDA Active Sites

<table>
<thead>
<tr>
<th>Site Description</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Mental Hospital site, Dundrum</td>
<td>1,200</td>
</tr>
<tr>
<td>Hampton, Balbriggan</td>
<td>800-1,000</td>
</tr>
<tr>
<td>Shangenagh, Dun Laoghaire</td>
<td>600</td>
</tr>
<tr>
<td>Dyke Road, Galway</td>
<td>250</td>
</tr>
<tr>
<td>Devoy Barracks, Naas</td>
<td>250</td>
</tr>
<tr>
<td>Hacketstown, Skerries</td>
<td>250</td>
</tr>
<tr>
<td>St. Kevin’s Hospital, Cork</td>
<td>150-200</td>
</tr>
<tr>
<td>Former Meath Hospital, Dublin City Centre</td>
<td>100</td>
</tr>
<tr>
<td>Columb Barracks, Mullingar</td>
<td>100</td>
</tr>
</tbody>
</table>
Shanganagh, Shankill

Key Site Facts
• In partnership with DLRCC
• Planning Permission secured for 597 homes
• Passive House standard
• 100% Social & Affordable
• Detailed design and procurement plan underway
• Construction planned to commence in early 2021
CMH, Dundrum

Key Site Facts
• 28 acres
• 1,200+ units
• Listed structures & adaptive re-use
• 25% open space
• Public consultation plan
• SHD application to be lodged in early 2021
Stakeholder Engagement

Dundrum Central
Community and Stakeholder Engagement Plan
June 2020

Consultation and Engagement Road Map

Process
Community and stakeholder engagement is a key process within this important project — it will guide and inform our understanding of the local opportunities, challenges and the way in which the Dundrum Central project can enhance and support the area and the community.

The engagement process will involve 5 key stages within the indicative timescale as follows:

01
02
03
04
05

Q1 2020
Q2 2020
Q3 2020
Q4 2020
Q2 2021

STAGE
STAGE
STAGE
STAGE
STAGE

01 INTEREST/DIST COMMUNICATIONS

Widely communicate the project — its aims and objectives. Key takeaways from engagement process will inform the project, how people can get involved, means of contact, etc.

02 COMMUNITY INFORMATION GATHERING

Using surveys, listening and gathering and other processes to learn from the community key stakeholders about local strengths, needs, challenges and opportunities. Ongoing survey findings will be published. A Project Community Mapping Report will be developed.

03 ENGAGE/ concept

A series of events, workshops and conversations where key ideas, views, sketches and concepts will be explored and ongoing informal engagement with key stakeholders such as the local authority.

04 ENGAGE/ masterplan

Events and exhibitions to present the emerging masterplan for the Dundrum Central, and to receive feedback from the community and stakeholders, to help refine the final proposals and local Authority pre-application engagement.

05 PLANNING APPLICATION PROCESS

Following formal consultation process, a schedule of any application, submissions or observations can be made by interested parties to the decision making authority. Application details will be publicly notified, available online and for viewing at specified locations to support accessibility for all.
Key Site Facts
• 274 homes
• Apartments and houses
• Adaptive re-use of listed structures
• Cork’s first ‘cost rental’ homes
• SHD pre-app lodged in June 2020

St Kevin’s, Cork
5. Common Themes

- **Sustainability** and climate change action are common themes for all proposals.
- Creating a new urban quarter based on a close study of the context of the site within easy reach of Galway city-centre and major employment locations. Working with existing communities and the current users of the site is key.
- Establishing an attractive living space including vibrant and pedestrian-friendly streets, with as many own-door entrances as possible.
- Taking full advantage of the proximity to Terryland Forest Park and the potential to create high quality public and communal open spaces within the layout.
- Developing new pedestrian and cycle routes to the city centre via the Forest Park and / or Lough Atalia.
- Minimising the need for on-site car parking by facilitating greater use of public transport (especially the proposed Bus Connects scheme) and car-pooling.
- Adapting some of the existing depot buildings for workspace or commercial use to provide a central focus for the new quarter.
- Re-imagining the role of Sean Mulvoy Road within the wider area.

6. Next Steps & Public Consultation

This report is available online at the Galway City Council, LDA and RIAI websites. As part of a public consultation process, feedback on the ideas contained is welcome and should be sent to [insert feedback email address].
Local Authority Partnerships

4,000+ residential units

- Shanganagh, DLR
  - Planning granted for 597 units
- Cork Docklands
  - LDA working with CCC to bring forward the Docklands
- Sandy Road, GCCC
  - Design review
- Colbert Station, LCCC
  - Design review followed by development framework plan
- St Teresa’s Garden, DCC
  - Exploring delivery options
St Teresa’s Garden – Proposal

• DCC & LDA agree Governance structure and legal agreement for the project

• LDA to engage a Design Team immediately to progress the scheme, with lodgement in early 2021

• DCC & LDA develop a comprehensive public consultation plan

• Significant stakeholder engagement opportunities throughout the process

• LDA would deliver the social and affordable cost rental units together, ensuring swift delivery
Potential Benefits to LDA involvement for DCC

• State company with a mandate to deliver affordable homes
• Funded to deliver affordable cost rental product at scale
• Early delivery of scheme design, procurement and delivery
• Experienced team of development professionals to deliver large scale projects
• Mitigates Covid-19 related funding risks
• DCC is the ‘Client’ with key roles for the Elected Members and public stakeholders
Thank you for your attention