

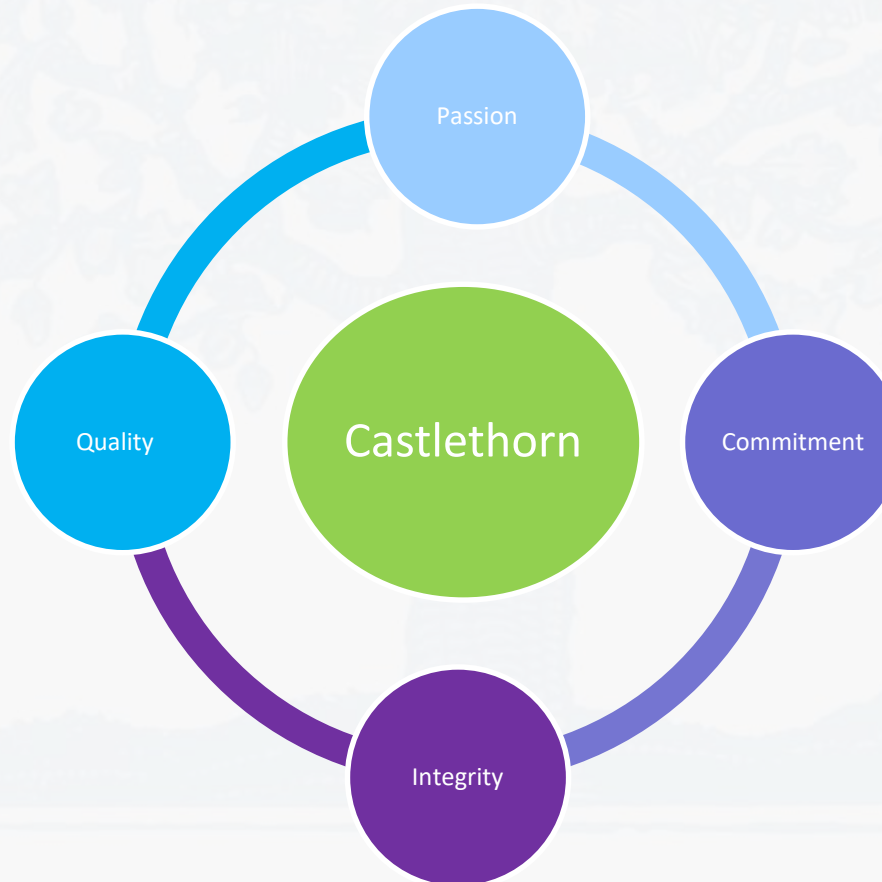
Presentation to Launch Pillar 3 (Housing Supply) of the Government Action Plan for Housing and Homelessness and Rebuilding Ireland



Castlethorn

Castlethorn

Castlethorn Residential Home Builders



Castlethorn

- History
 - 27 Years in Business
- Track Record
 - New Homes at All Market Levels
 - One of Irelands largest Home Builders
 - 10,000 + unit and site sales
- Experience
 - Experienced Management Team
 - Over 500 years combined experience
 - Over 300 years service with Castlethorn
- Achievements
 - Multiple Award Winning Schemes
 - Pioneers of SDZ Adamstown
 - Creation of Successful & Sustainable New Communities
 - Market Leaders in Product Development & Marketing
- Locations
 - Dublin & Greater Dublin Area
- Registration
 - CIRI, CIF, IHBA & Safe-T-Cert



Castlethorn

➤ All Residential Markets

- Entry Level - First Time Buyer
- Mid Market - Growing Families
- Upper Market - Executive / Aspirational Homes

➤ Scale

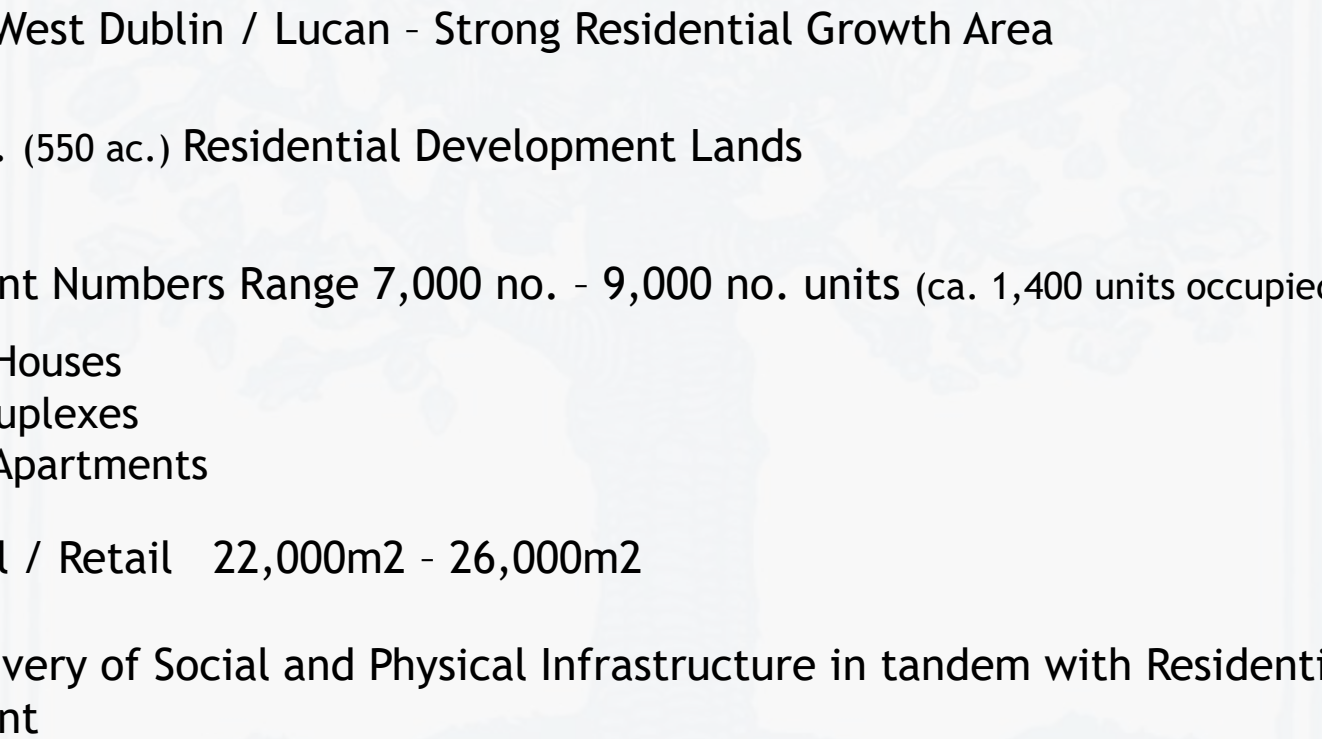
- Smaller sites c. 100 units
- Large sites 3000 + units
- Joint Development Agreements 2,000 + units
- Complex Infrastructure Delivery
- Multi Agency Co-ordination



Current Residential Development Sites

➤	Residential Sites	No. Units	Permitted	In Planning	SDZ	LAP	ZONED
➤	Adamstown	3,200 - 3,800	177 (On Site)	✓	✓		
➤	Adamstown JV	1,400 - 1,900		✓			
➤	Woodbrook	800 - 900			✓		
➤	Dunshaughlin	450 - 500	142 (Commencing Shortly)				✓
➤	St Joseph's	350 - 400		✓	✓		
➤	Rathborne	300 - 320	208 (Commencing shortly)			✓	
➤	LOW (Belarmine)	150 - 170	126 (On Site)	✓			
➤	Grace Park Road	136	136 (On site)				
➤	Brighton Road	100	100 (Commenced)				
➤	Killeen Castle	70 - 135	22				*
➤	Merrion	80					
➤	Porterstown	75		✓			✓
➤	Total	7,000 - 8,500	911				

Adamstown SDZ

- 
- A faint, light blue map of Ireland is visible in the background of the slide, centered behind the text.
- Location - West Dublin / Lucan - Strong Residential Growth Area
 - Ca. 223 Ha. (550 ac.) Residential Development Lands
 - Development Numbers Range 7,000 no. - 9,000 no. units (ca. 1,400 units occupied to date)
 - 70% Houses
 - 9% Duplexes
 - 21% Apartments
 - Commercial / Retail 22,000m² - 26,000m²
 - Phased delivery of Social and Physical Infrastructure in tandem with Residential Development

Castlethorn

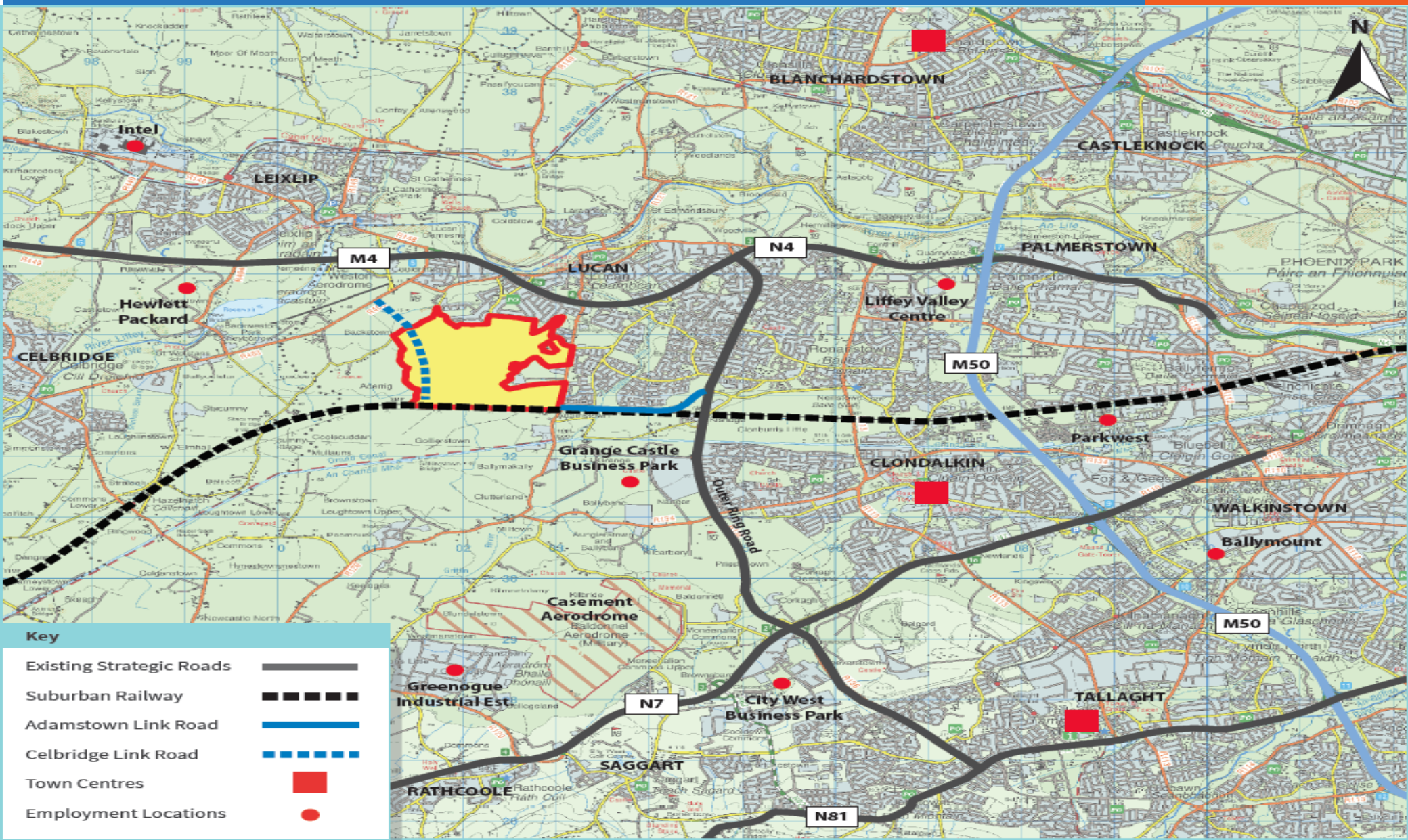


Key

- Motorways
- Railways
- Main Roads
- Airports
- Built up Areas
- Parks and Amenity Areas
- Adamstown Lands

Castlethorn

Rebuilding
Ireland



Adamstown SDZ - to Date

- Planning
 - Lands Zoned 1998
 - LAP 2001
 - SDZ 2003
 - Planning Permission for first phase of Residential Development 2004
 - SDZ Review 2013/2014

- Development
 - First phase of Residential Development commenced on site Q4 2004
 - Ca. 1,400 Residential Units Occupied
 - Railway Station
 - Four Tracking
 - 2 x Primary Schools
 - Secondary School for 1,000 pupils
 - Crèche - 100 child spaces
 - Local Centre
 - Local Park / Pocket Parks
 - Adamstown Link Road
 - 10KV Power Station
 - Regional Foul Pumping Station
 - Roads, Drainage & Utilities

Castlethorn

Rebuilding
Ireland



Castlethorn

Rebuilding
Ireland



Castlethorn

Rebuilding
Ireland



Castlethorn

Rebuilding
Ireland



Castlethorn

Rebuilding
Ireland



Castlethorn

Rebuilding
Ireland



Castlethorn

Rebuilding
Ireland



Castlethorn


Rebuilding
Ireland



Castlethorn

Rebuilding
Ireland



Castlethorn

Rebuilding
Ireland



Castlethorn

Rebuilding
Ireland



Castlethorn

Rebuilding
Ireland



Castlethorn

Rebuilding
Ireland



Castlethorn

Rebuilding
Ireland



Adamstown SDZ – Going Forward

- On Site: Adamstown Square - Alderlie 177 units (Castlethorn / LS)
- Planning:
 - Somerton (Phase 1) Ca. 250 units (Castlethorn / LS)
 - Tobermaclugg Village (Phase 1) Ca. 250 units (Cairn)
 - St Helens (Phase 1) Ca. 300 units (Castlethorn / LS)
 - Airlie Stud (Phase 2) Ca. 200 units (Cairn)
 - Tandy's Lane Village (Phase 1) Ca. 300 units (Castlethorn / LS)
- Development:
 - Community & School Sports Hall / Centre
 - All Weather Pitch Facility
 - Distribution Road / Drainage / Utilities
 - Regional Parks
 - Celbridge Link Road
 - Community Services
 - District Centre
 - Local Centres

Castlethorn

Rebuilding
Ireland



Castlethorn

Rebuilding
Ireland



Castlethorn

Rebuilding
Ireland



Adamstown

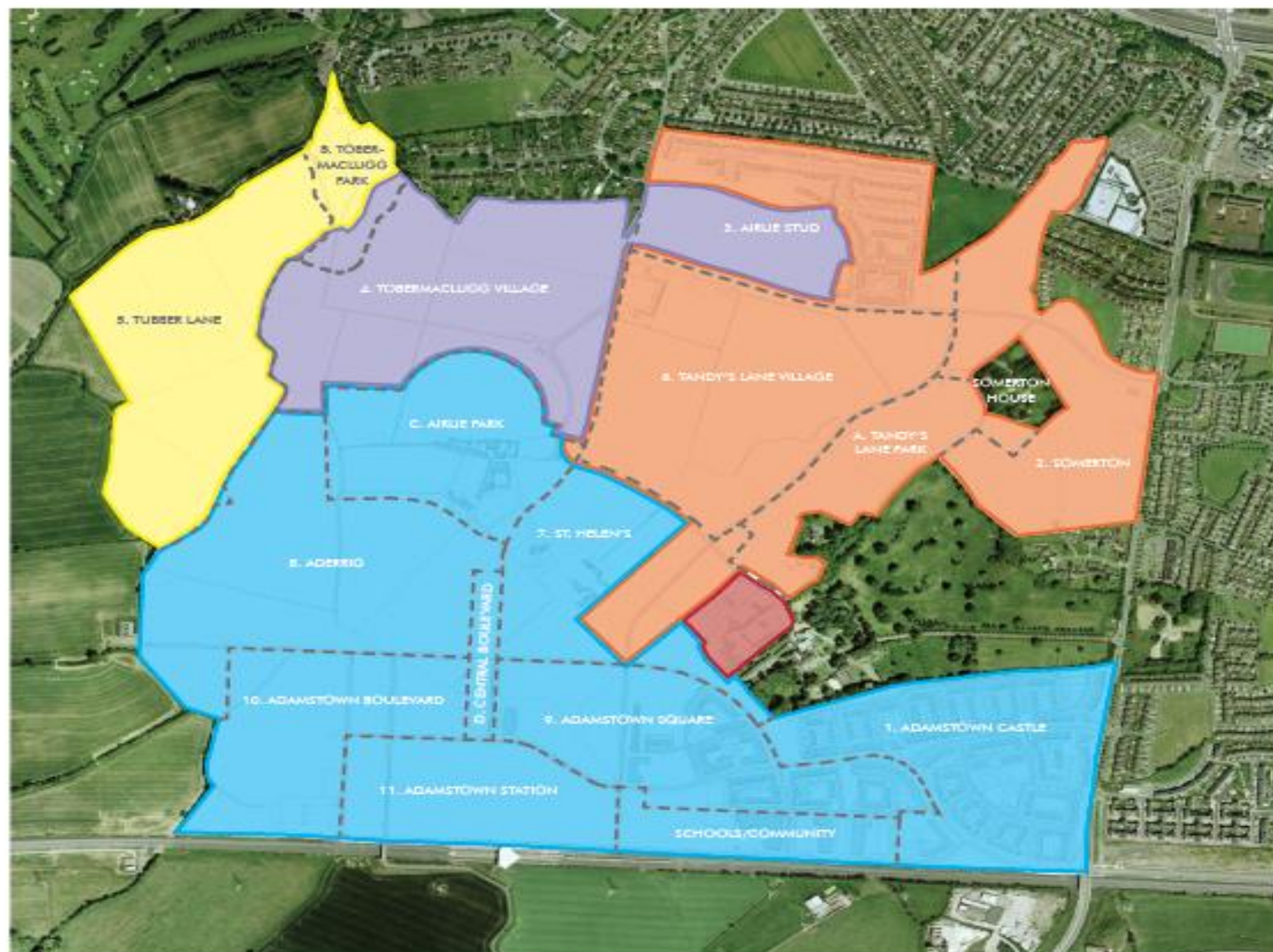
STRATEGIC DEVELOPMENT ZONE PLANNING SCHEME

South Dublin County Council
Land Use Planning & Transportation Department

DECEMBER 2014


Comhairle Contae
Átha Cliath Theas
South Dublin County Council

Castlethorn



LEGEND

- Castlethorn Lands
- Lone Star Lands
- Cairn Homes Lands
- Tierna Lands
- Crowley Lands
- Development Area Boundaries



ADAMSTOWN SDZ
LAND OWNERSHIP MAP

1:5000 @ A2



LEGEND

--- Development Area Boundaries



ADAMSTOWN SDZ
DEVELOPMENT AREAS MAP

1:5000

Opportunities / Issues for the Supply / Demand of New Housing:

Rebuilding Ireland:

- **Actions Taken**
 - Streamlined Part V
 - Development Contributions Regulations / Rebate Scheme
 - Statutory Guidance on Planning and Delivery of Apartments
 - Vacant Site levy

- **New Actions**
 - Local Infrastructure Housing Activation Fund (LIHAF)
 - Housing Delivery Office
 - Planning Reform - Fast Track
 - Help to Buy Rebate
 - Construction Innovation

- **Vision**
 - Turning around Stalled Sites
 - Mixed Tenure and Sustainable Commitment
 - Ensuring Affordability and Choice
 - Economic of Scale - Construction Costs
 - Enhance Supply of Purchasers who rent

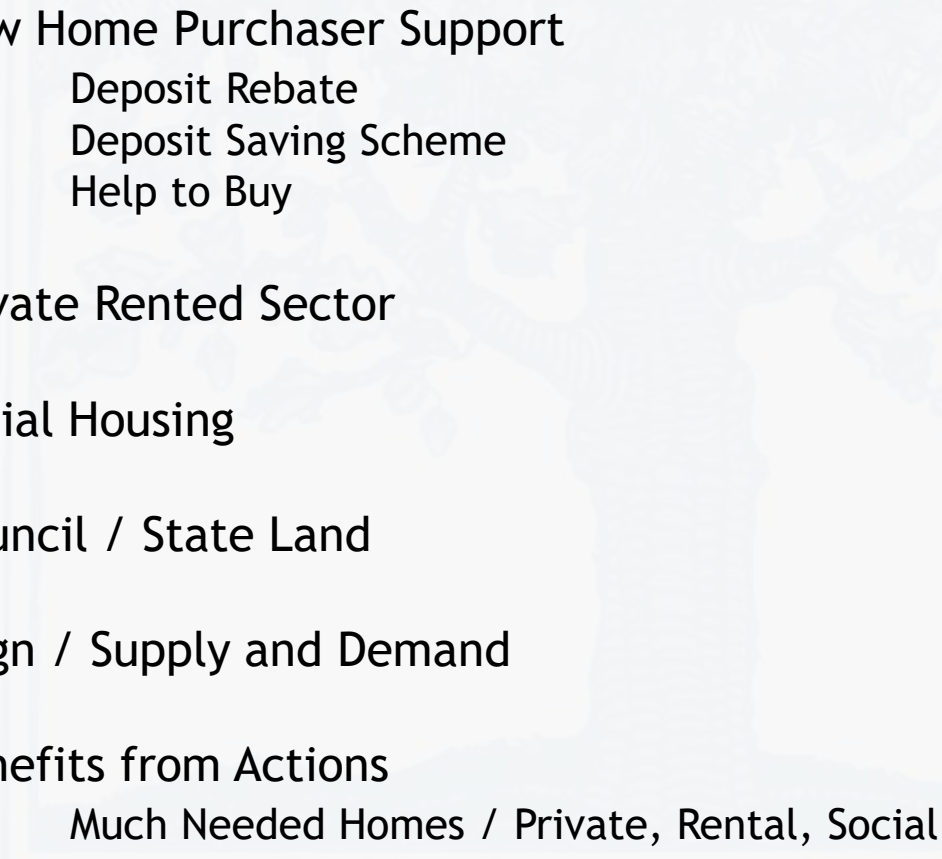
Opportunities / Issuing for the Supply / Demand of New Housing:

Key Matters / Issues:

- **Construction Costs**
 - Hard Costs
 - VAT
 - Levies
 - Part V
 - Regulatory Changes / Review
 - Viability
- **Funding**
 - Debt / Equity
 - Activate Capital
 - Ireland Strategic Investment Fund (ISIF)
- **Central Bank Policy**
 - Sustainable Lending Policy
 - Review
 - LTI / LTV
 - Mortgage Funding Availability
 - Repayments v. Rent

Opportunities / Issuing for the Supply / Demand of New Housing:

Key Matters / Issues:

- 
- A large, faint, light-blue silhouette of a tree is centered in the background of the slide, behind the list of key matters.
- New Home Purchaser Support
 - Deposit Rebate
 - Deposit Saving Scheme
 - Help to Buy
 - Private Rented Sector
 - Social Housing
 - Council / State Land
 - Align / Supply and Demand
 - Benefits from Actions
 - Much Needed Homes / Private, Rental, Social
 - Jobs
 - Local Economy
 - National Economy



Thank You