

A COMMUNITY FOR ALL



DUBLIN DOCKLANDS CONFERENCE
THE GIBSON HOTEL 2ND - 3RD MAY 2013





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Lord Mayor of Dublin Naoise Ó Muirí
DCC Elected Members and Oireachtas Members
The Dublin Docklands Council

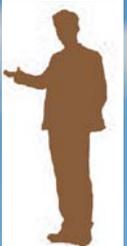
The Dublin Docklands Community Liaison Committee (CLC):
 CLC Chair Charlie Murphy CLC Members: Berry Ashe, Dolores Wilson, Frances Corr, Seanie Lambe, Gerry Faye, Tony McDonnell

Conference Speakers:
 Dr. Josephine Bleach, George Boyle; Fiona Craven; Gavan Drohan; Pat Fanning; Ciaran Flanagan; Dick Gleeson; Dr. Andrew McLaren; Philip Maguire; Seamus McDermott; Sarah Menton; Leslie Moore; Seán Ó Laoire; Eamon O'Reilly; Conor Skehan; Dr John Tierney; Gerry Wardell; Trevor White and Ray Yeats
 Closing address: Minister for Education and Skills, Ruairí Quinn TD

Workshop Rapporteurs:
 Annette Clancy, Michael Donnelly, Siobhán Olofsson

Conference Facilitator:
 Aibhlín McCrann

ALL WHO ATTENDED AND PARTICIPATED AT THE CONFERENCE AND WORKSHOPS



The Government wants to continue the revitalisation and regeneration of this strategic area and we are committed to maintain the momentum and foster market interest in these prime sites. Through this SDZ, we can facilitate the key stakeholders in the area – residents, businesses and potential investors - to help shape the future planning and build-out of this strategic city-centre location and sustain the good work already achieved by the Authority in re-developing this vibrant and successful urban quarter.”
Minister for the Environment, Community and Local Government,
Phil Hogan TD (December 2012).

INTRODUCTION

Setting the context: Dublin Docklands designated as Strategic Development Zone

The Dublin Docklands area is a major employment hub and driver of the national economy and offers significant economic, cultural, community and recreational assets in the city context.

The area, which encompasses several major attractions, including the Convention Centre at Spencer Dock, the O2 Venue at the Point Village and the Bord Gáis Energy Theatre at Grand Canal Dock, has the potential to become a major magnet for employment and cultural and leisure uses of national importance.

On 31st May, 2012 the Government announced its decision to wind up the Dublin Docklands Development Authority (DDDA) within 18 months, while retaining an appropriate fast-track planning framework in order to complete the Docklands project.

The strategic land bank at North Lotts and Grand Canal Dock in the Dublin Docklands was designated as a Strategic Development Zone (SDZ), and Dublin City Council was specified as the Development Agency. Where land is designated as a Strategic Development Zone by Government Order, a Planning Scheme must be prepared by the Development Agency before any development can be permitted in that area.

The North Lotts and Grand Canal Dock Scheme is a holistic plan-led approach and will build upon the good work and significant achievements of the Dublin Docklands Development Authority in terms of regenerating a city quarter, ensuring successful urban place-making, supporting local employment creation, engaging with local residents and business interests and marketing the Docklands internationally.

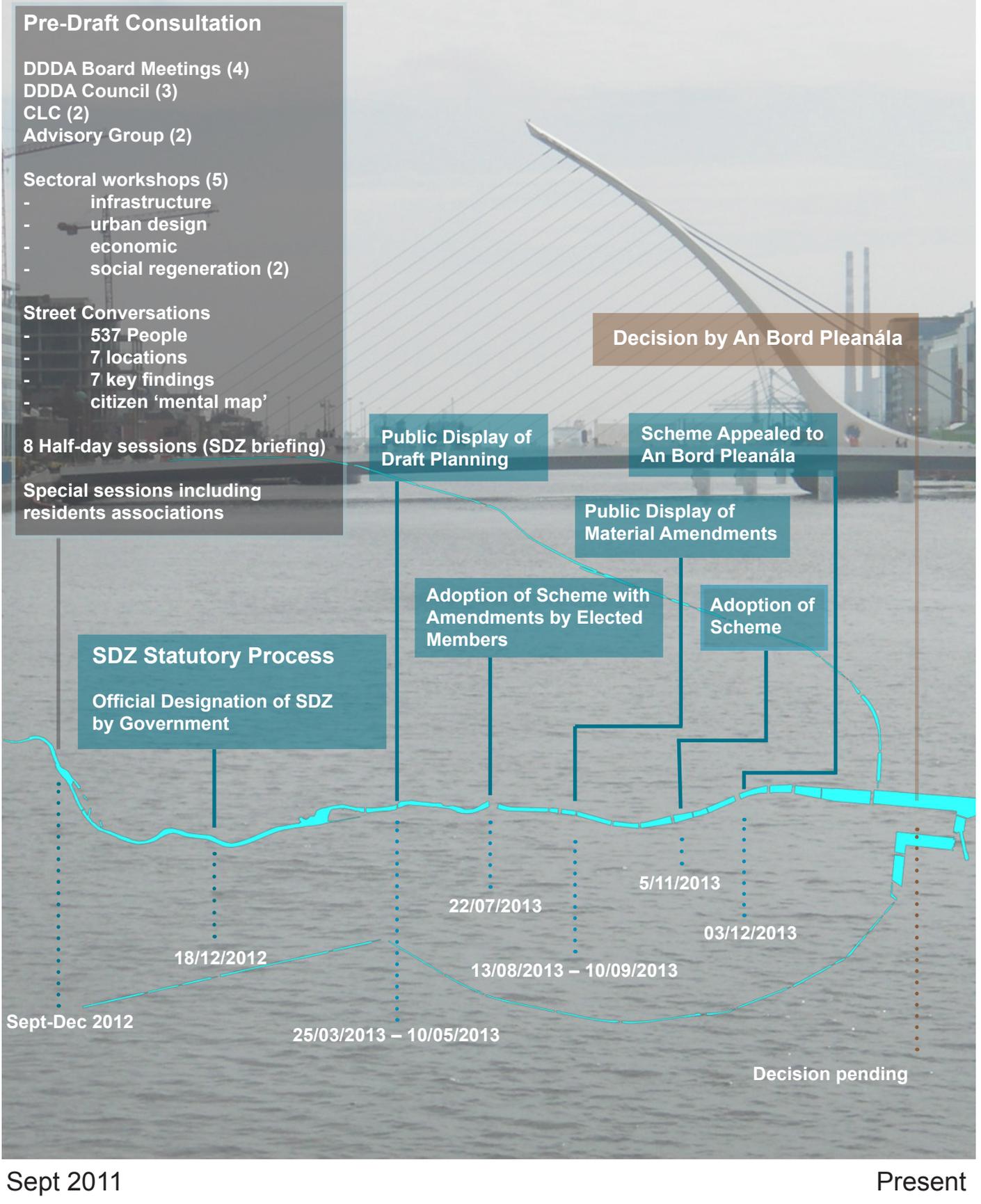
One of the plan's major advantages is the wide-ranging consultation measures built into the preparation of the SDZ planning scheme. Seeking inclusive involvement and input from the full range of stakeholders in the area, the process provides a planning mechanism which will maintain the focus on social and economic regeneration and will facilitate residents, businesses, potential investors and other interested parties to help shape this strategic city centre location for future generations.

DUBLIN DOCKLANDS SDZ: KEY FEATURES

- **North Lotts & Grand Canal Dock Planning Scheme / Strategic Development Zone (SDZ) comprises circa 66 hectares of the overall Dublin Docklands Area as set out in the Dublin Docklands MasterPlan 2008.**
- **The SDZ Area, as designated by Government Order, relates to the same area as the DDDA's North Lotts and Grand Canal Dock Section 25 Planning Schemes.**
- **The SDZ will support an eastward extension of the city and is well served by high quality public transport, with long-term proposals for a DART Underground Station at Spencer Dock.**
- **Within the 66 hectares of the SDZ, the remaining sites for development equate to circa 22 hectares, which represents significant development potential for major economic and community expansion.**
- **The remaining sites are roughly equivalent in scale to the entire Custom House Docks / IFSC Area (24 hectares).**
- **The IFSC area alone generates an employment capacity of circa 24,000 persons (2010 Figures).**
- **The 22 hectares of available lands in the SDZ could accommodate an estimated 2,600 residential units and circa 305,000 – 360,000 square metres of commercial floor space, resulting in an additional residential population of circa 5,800 and circa 23,000 workers.**
- **Where land is designated as an SDZ by Government Order, the planning authority must prepare a Draft Planning Scheme within 2 years of the Government Order.**
- **Dublin City Council, as the specified Development Agency, is responsible for the preparation and implementation of the Planning Scheme for the North Lotts & Grand Canal Dock SDZ.**
- **Wide-ranging consultations have been undertaken to inform and shape the preparation of the SDZ Planning Scheme, with input from the Docklands Board, Council and Community Liaison Committee.**

GETTING CLOSER TO THE PEOPLE

THE TIMELINE





A community for all: Telling the story

Creating a better future

A variety of stakeholders gathered at Dublin Dockland's Gibson Hotel on Thursday May 2nd and Friday May 3rd to listen, discuss and exchange views on the future of the Docklands within the context of its designation as a Strategic Development Zone, prior to the closing date for submissions on the draft SDZ Planning Scheme which was on public display until 10th May 2013.

Opened by the Lord Mayor of Dublin, Naoise Ó Muirí, '*A Community for All*' conference, a core component of the SDZ consultation process, entailed a series of inputs by expert informants - nominated in collaboration with the Docklands Community Liaison Committee - and workshops chaired by local community representatives. These workshops analysed the enormous potential of the Docklands with particular reference to the newly- designated Strategic Development Zone.



Over the course of two days, animated conversations were interspersed with robust exchanges and strongly held opinions in a series of breakout sessions, where delegates debated themes ranging from the economy, education and young people, to housing, arts, culture and recreation, the maritime environment, and health and sustainable living.

An optimistic outlook

Opening the conference, Lord Mayor Naoise Ó Muirí stressed that this gathering, *A Community for All*, was another milestone on the Dockland's greater journey. The Lord Mayor added that he had already been working with local political representatives and local community representatives on future-proofing the Docklands area and praised their commitment and enthusiasm.

“There is a lot of energy in the room today” he noted “and we want to pull all this energy together to make the Docklands a world-class place with a distinctive Dublin character”

Emphasising that a Docklands economic strategy must provide for a broad range of skill-sets with employment readily available to local people, the Lord Mayor marked the many opportunities in terms of trade and investment in the Docklands area. With more than 22,000 jobs in the Irish Financial Services Centre (IFSC), a world-leading investment location situated on the edge of the Docklands, and multi-nationals like CitiGroup, Google and Facebook in close proximity, the Docklands is now a fast-expanding office location and is also considered a prime spot for emerging smaller activity companies, such as those involved in digital media. However progress must walk hand in hand with people.

“It’s vital that we strike a balance between the businesses and the companies that are thriving and the people and their families, that these businesses can move in with existing families and live side by side, and that they feel as though they ‘own’ the Docklands - not in private property terms, just that they feel they really do belong there”.

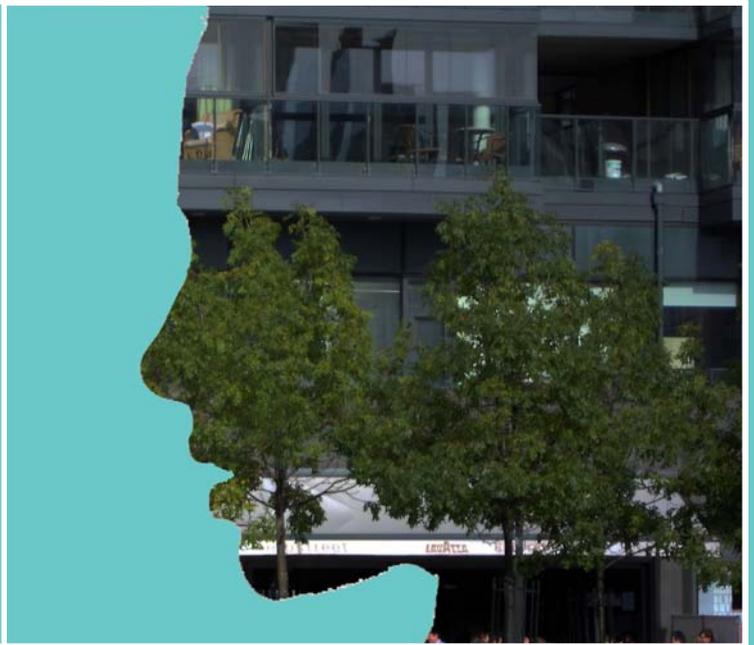
The Lord Mayor noted that the maritime dimension is absolutely crucial to the Docklands, because it will balance and compliment the high end activity. Adding that the port is a practical positive manifestation of Dublin’s character, he welcomed the Dublin Port Company’s plan to develop a cruise business as it will clearly bring tourists to the city.

“But opportunities must be created for everybody” he said “A balance must be struck between a successful economy and a good quality of life for the community”

I want the Docklands to be a real and quality neighbourhood in the city with a vibrant community, and with families living in it whilst also being an economic hub. The economic element is crucial but the community and the family should be key as well. So this SDZ process is an opportunity for everybody; residents, businesses and others who may invest in it to put a shape and a stamp on what this location will look like.
Lord Mayor of Dublin, Naoise Ó Muirí



Themes, thoughts and outputs



The conference themes were introduced by Acting City Manager Philip Maguire, who positioned the opportunities proffered by the SDZ within the city, national and international context; City Planner, Dick Gleeson who set the broad planning context for the SDZ and John Conroy, who, as part of the public consultation, had undertaken a series of street conversations with people about their hopes and fears for the Docklands area; their likes and dislikes about living there.



From the City Council's perspective

Philip Maguire, Acting City Manager



Acting City Manager, Philip Maguire affirmed that the Dublin City Council team is eager to engage and to consult with all the stakeholders across all sectors to achieve the best possible result for everybody living and working in the area. “We want a very thorough public consultation. When we came down here, we found a really receptive audience; people wanted to engage, they wanted to contribute, and were interested to live here and to work here. Local Councillors like Mannix Flynn, Gerry Ashe, Nial Ring and Ray McAdams challenged us every step of the way to ensure a better outcome, that no assumptions were made and to make sure that the best and most thought-out process was followed”.

He assured the conference attendees that there would be as seamless a transition as possible from the DDDA to the Dublin City Council team, who have an excellent combined expertise gathered from working across a wide range of other areas in the city.

“It’s not just about the rest of the city”, he said “it’s not just about businesses coming in, it’s very much an interactive process; interactive for the business community, the local community, the residents and various associations. DCC is determined to make this a success for everyone.”



The Docklands’ brand is an internationally recognised brand associated with innovation, success and vitality and it’s important that we continue to market that.
Philip Maguire, Acting City Manager



Meeting the challenges

Dick Gleeson, Dublin City Planner



Emphasising the challenges facing the next stage of the project, City Planner, Dick Gleeson noted that the SDZ is a blueprint for moving the Docklands forward within the dual context of economic regeneration - in order to gain further investment and job creation for the area - and social regeneration capitalising on the huge talent and potential within existing communities in the Docklands. While these may be the high level themes, the areas ’s maritime associations are also important to many people living and working here and underpin its heritage.

Combining all of these elements and maintaining an ongoing focus on critical environmental aspects will ensure the future sustainability of the Docklands Area.

“We have to think creatively about devising a process which will build content and meaningful delivery from these elements. So really that provides us with a framework with the capacity to look at hard and soft infrastructure, emphasise innovation, make collaboration absolutely essential, and draw in research”, he said.

The emergence of sectors - finance in IFSC 1 and 2; the legal profession; digital media and the aviation sector - (almost two thirds of the world's commercial aircraft are leased from Docklands) means there is a potential to leverage the services that support the aviation side and merge with marine services. Innovation and start-ups are required. Culture and identity are also important. The universities that sit on the edge of Docklands and NCI in Docklands, present opportunities to draw all these aspects together.

“We need those small companies, we need offices in terms of typology that can accommodate the small firms, the medium firms and the big firms. So really you're talking about an economic eco-system with massive synergy between the different areas.”

He observed “that the SDZ may not be able to effectively deliver everything by itself. It may have to broker agreements with the agencies that deliver education - while the Department of Education is supportive - new schools will not be forthcoming in the short term. So education will be a central challenge in terms of creating those pathways for the community into employment”.

Transport integration is going to be essential - the Dart Underground is a critical piece of infrastructure; a bridge across the gut to Poolbeg; integrated bus systems; there are many opportunities for extending Irish Rail. The Eastern By-Pass is still there in the City Development Plan; it's schematic but it's there in principle. Dublin City Council will also take back the Eastlink Bridge in 2016. It needs absolute refurbishment, but again opportunities may emerge for new circulation patterns associated with that.

A coherent pattern of local character areas anchored by neighbourhoods will gradually emerge. Tied in with that, the mass of amenity and heritage of Docklands is something that's not only going to be available to local residents but to citizens from the wider Dublin area. There is a great appetite from the Dublin Port Company's point of view to begin to get involved in the softer side of infrastructure in the animation of water, and initiatives that will help develop that capacity. The same thing can be applied to neighbourhoods.

Terrific effort has been made with many programmes across many different spheres including social regeneration, but also in creating this world class cluster of economic activity. One of the best things that I heard over the last 6 months was a really strong assertion that we are one community in Docklands. That means the new residents, the older communities, the working population and so on. We are one community; I hope that this will inform generosity and philosophy, and enlighten our discussions now and in the future.
Dick Gleeson, Dublin City Planner



Talking it through

The Docklands conversation



John Conroy employed an innovative approach to eliciting local people's views about the Docklands through using street conversations to see how they would like to see the area evolve. The conversations were conducted with 537 people, in what he called prime locations within and outside the SDZ area, both north and south Docklands: the Grand Canal Dock, Barrow Street, Pearse Street, Ringsend, The Sean O' Casey Centre, Church Row, the National College of Ireland and the North Quays.

“What we do is: we listen to people, we record what they say, we write this down, we purposely don't ask people to write things down themselves because when people are writing, they tend to think how they phrase things and you don't get the natural flow that you would get from conversation, so it's very important that we just record this. It's interesting to hear why people are in these locations. They live there, work there, are passing through, visiting, studying or are tourists. It's actually quite generous of them to stop and spend time sharing their opinions with us”.

Positivity was the over-riding feeling emerging from these street conversations, according to John, and the series of conversations helped them understand what really matters to people; what they treasure and what they would like to see. There are many localised communities, and they are particularly strong in Ringsend and East Wall.

Water was also very important; access to it and enjoyment of it. People wanted this maximised, unfinished developments to be completed, the empty buildings occupied, older buildings conserved and shabby areas upgraded. But the Docklands community is close-knit and cohesive; and exemplified by John when he said “ if you throw a brick, you would have to hit a relation somewhere along the way”.

What we discovered was that people interact with their own area and place on a very emotional basis, not on a data basis and we wanted to capture this; how they interact, whether they have an attachment to the area, what their experience is, and the successful aspects that work.

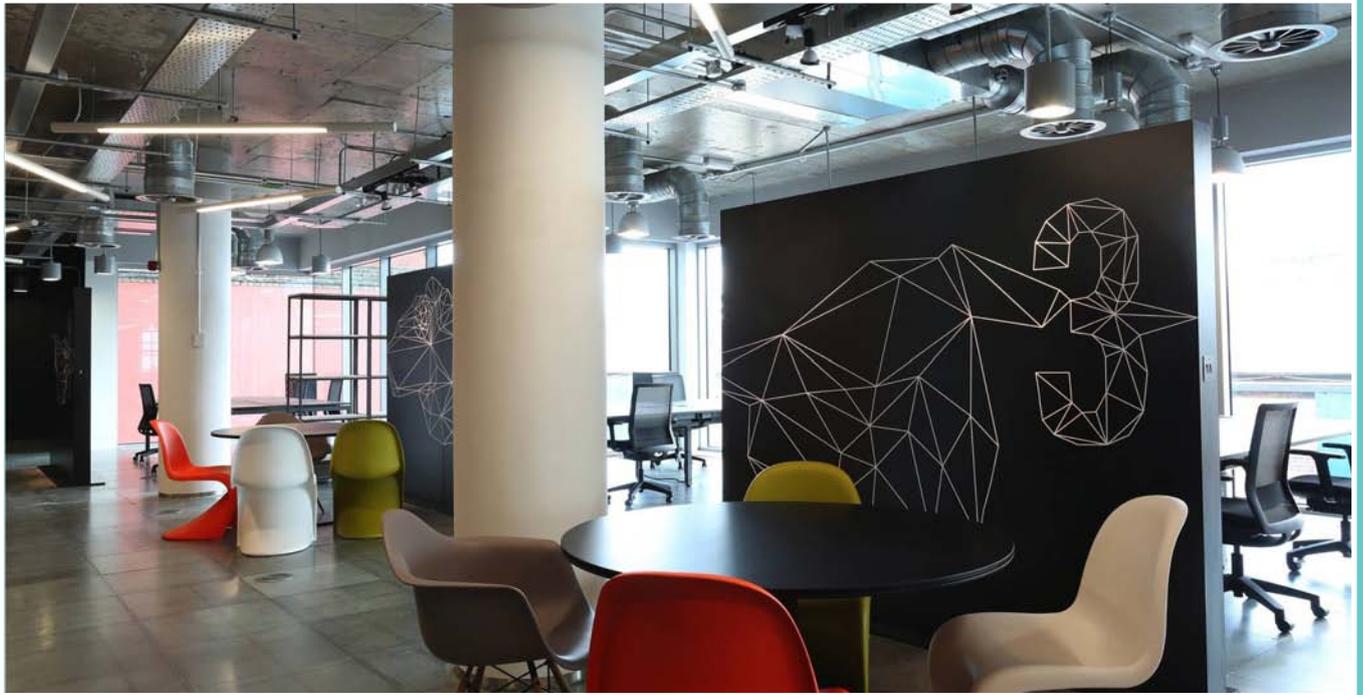
John Conroy



THEME 1



The economy, education and pathways to jobs



The role of the digital economy

Gavan Drohan, Telefonica, Wayra Academy



Wayra is part of Telefónica's new global digital unit and is set to become the world's largest technology accelerator programme. Wayra, which means 'wind' in Quechua, the language of the Andes, has been created to find and nurture the best technology ideas and talent around the world, aiming to become an accelerator for the development of future 'Silicon Valleys' in the countries where Telefónica is present. With London, Madrid and Barcelona, Dublin is one of the first European cities to have a Wayra incubator while Dublin is the 11th city in the world to receive such an investment.

The model will see Telefónica take a 10pc stake in each start-up and provide it with financing of around €50,000. The Dublin Wayra Academy is located at O2's headquarters in the Dublin Docklands. "90% of our start-ups have already launched their products" says Drohan, "70% are selling. 90% of the companies we have are actually engaged and working with Telephonica to do a trial of their product, and have access to 300 million customers. All the companies we have don't just focus on the Irish market, they are focused internationally and globally too".

SMEs in the Docklands

Ciarán Flanagan, Chairman, Docklands Business Forum



The Docklands Business Forum is a volunteer association of businesses within the Docklands. It focuses on promoting the Docklands as a more profitable place to do business, a better place to live and a vibrant destination to visit.

“The Docklands is a fantastic business brand” asserts Ciarán Flanagan “and it’s something that we’re proud of and we feel that we’ve gotten engaged over a long period of time and that we want to bring that business brand forward. Dockland is about communities, business communities and local communities. What we want to see is a new and improved Docklands and a fully regenerated area incorporating all of these elements, so the SDZ is very important to us.”

The Forum aims to act as a networking facility for business in the area; to initiate joint marketing programmes promoting the membership, products and services to the Docklands community and beyond, and to promote the Docklands as a great place to visit. It acts as a representative voice for businesses and encourages local businesses to get involved with local community and the environment. Encouraging the development of an enterprise culture, and the idea of growing new businesses and interconnecting businesses within the Docklands is a priority, as well as integrating business in the Docklands with the wider Dublin area.

Helping the entrepreneur

Seamus McDermott, Liffey Trust



A passionate advocate for supporting and encouraging the entrepreneur, Seamus McDermott spoke about the foundation of the Liffey Trust in 1984 to help create jobs by assisting potential entrepreneurs, community and other enterprise groups to become established. Stressing that from the outset, the Trust had made a conscious management decision to finance its activities and to develop its enterprise centre entirely by its own efforts. He said that the Trust believes that too many communities and other groups depend on State aid, thereby limiting the resources available for other worthy and noble causes.

In its Enterprise Centre, the Trust has units which it lets to small established enterprises and also to start-ups and has helped more than 200 enterprises, creating employment for approximately 800 persons. It helps prepare business plans, feasibility studies and grant applications free of charge. It also advises on ways and means of raising finance and provides guidance on how to set up accountancy and control systems together with free management and marketing consultancy. It takes care of bureaucratic procedures, helping new enterprises to choose their legal structure, register for PRSI, PAYE and VAT and obtain, if required, sub-contractors certificates. “You need to design a package that will lay emphasis on this SDZ zone” insists Seamus McDermot “and it has to be done through the concept of job creation and if you don’t sell it like that, it will not work.”

Transferring the Fumbally experience

George Boyle



“We love to brainstorm together, share knowledge and build our networks across business, creative and design fields. We innovate. We create. We collaborate” said George Boyle from Fumbally as she introduced the Fumbally experience; giving an enthusiastic overview of a group of forward-thinking entrepreneurs and creative professionals, who are playing an active part in Ireland’s economic recovery.

What Fumbally believes is that although people have found great ways to find funding for start-ups, everyone has the power within them to start something themselves. At every FEx businesses, individuals and entrepreneurs can come to work, share information and facilities; research and test ideas; as well as building a honeycomb of contacts. Through creating clusters of little co-working spaces, creativity can be fostered by tapping into innovation and bringing regeneration with it. A major question to be answered, asserts George Boyle, is how the physical environment in which our community is going to nest can be utilised to capitalise on the skills of the local community? Fumbally’s answer is to use a variety of events and programmes to bring people together.

“By identifying the issues that people face we’re able to come up with a way of creating a flexible, all-inclusive, working environment that allows them to focus on creating their jobs and maximising working relationships, so that collaboratively they’re able to achieve a lot more than if they were on their own.”



Early learning initiatives

Dr. Josephine Bleach, National College of Ireland



Dr Josephine Bleach described the National College of Ireland support programmes which enable positive educational change in the community. Collaborative working is key to their approach via a 'plan, do, and review' process. NCI delivers a range of literacy, and numeracy projects which includes educational career guidance. This includes their NCI parent programme where trained workers go in to more than 80 families in the Docklands to read and write with the children, then the families continue with the work in their own time. They are also active at primary, second and third level and they deliver a number of parenting programmes.

There are many successful outcomes. Parents have the support they need to get their children up through the education level and then to get a job. The children have support, so they therefore get the skills and qualifications they need to go on to third level and on to jobs. The services at each level provide the support that they need at each stage of their educational progress. Then as the community works together, more and more people gain an interest in education.

“Everybody has an equal voice so that we can improve teaching in the Docklands” she said. “We use the word ‘educators’ and we use it loosely. We talk about early years practitioners, we talk about adult teachers, community workers. Increasingly we’re talking about corporate volunteers and we’re also talking about the parents and the teachers in the Docklands. For learning to be enjoyable it must be something to be shared across the community.”





Education: Making a difference

Pat Fanning, Principal, St. Joseph's CBS, Fairview



“The Docklands Authority did actually transform education in the schools in this neighbourhood and a lesson for the future is to very carefully, from the ground up, have lots of discussion, and target it very carefully” said Pat Fanning, who was a member of the Dockland’s School Principals Forum; a group of school principals who worked with the Docklands Authority to encourage and promote education in the local area. He spoke about some of the initiatives which enhanced young people’s experience of the school system generally, and the kind of successes that had been achieved and how much of a difference they had made.

The Docklands Authority agreed to fund educational assessments of children in his particular school, which showed specific shortfalls in educational provision for these children. As a result, his school received an allocation of 2 full-time teachers and four special needs assistants to work with children who have learning difficulties.

“Without those additional assessments, without those resources” he noted “we would have been kicking around in the dark – now that’s a huge transformation”.

He pointed to a host of other interventions like the school music, and school attendance programmes as well as leadership development programmes, where young people have benefitted enormously, and added that these initiatives have done more to convince young people of the value of education than anything else.



WORKSHOP FINDINGS: THEME 1

Conference participants had an opportunity to debate the key issues in a series of workshops focusing on three themes: the economy, education, and pathways to jobs.

The Economy

How the Docklands' economic potential can be fulfilled, and how its competitiveness can be ensured was the prompt that led to a stimulating discussion led by Tony McDonnell with Michael Donnelly as rapporteur. It was unanimously agreed that local people must be considered and engaged in the economic activities of the SDZ.

What participants prioritised

- Develop local skills
- Consider a creative aspect to economic development
- Interact with the local community
- Address issues around governance.

Education

Chaired by Frances Corr with Annette Clancy as rapporteur, another group of delegates turned their attention to the education agenda and explored how educational opportunities can be optimised in the Docklands.

What participants prioritised

- We need to raise the expectations and aspirations of our young people, their families and educators. All supports should be plugged in to do that
- We need to join up all of the supports and education supports (formal and informal) for young people
- We need to support families, carers, grandparents and teachers to help our young people stay in education.



Pathways to Jobs

Chaired by Betty Ashe with Siobhán Olofsson as rapporteur, the third breakout group focused on the kind of opportunities that are needed for the workforce to access jobs in the Docklands' new and emerging industries.

What participants prioritised

- Unemployment and opportunities for local people - it was believed that there were 'huge opportunities' to create links between businesses and local talent
- Communication and connectivity - a fluid and explicit information flow is needed between community groups themselves, between individuals and local business in relation to available jobs, education and up-skilling opportunities which were seen as critical to the Docklands' community
- Responsibility - who is responsible for creating the 'bridge' between the various groups, individuals and local businesses, small and large?



THEME 2



Successful neighbourhoods, quality of life and inclusive communities

Themes, thoughts and outputs

An overview of regeneration: Dr Andrew MacLaran,
Trinity College Dublin



Touching briefly on the history of regeneration in Dublin, Andrew MacLaran took us on a tour of the eighties and gave a graphic description of the city as it was then; a pretty derelict city centre, sixty four hectares with derelict land and vacant space, woeful levels of unemployment, around thirty five percent in the inner city. But, he added “there were some signs of positive development there too; city housing, social housing along City Quay and the inner city, high density low rise stuff which is of high quality”.

The Thatcher years and Reaganomics set the scene for a new era in politics; what was called neoliberalism which Dr. MacLaran summed up as “The market knows best, there is no other way. How naive and simplistic that has turned out to be. This neoliberalism approach was very right wing and was imposed on local authorities”. They have to keep in new codes of operation or ‘best practice’ and you have to ask ‘best practice for whom?’

“An ethos of entrepreneurialism”, he continued, “very quickly began to infuse planning and what evolved from that approach was ‘gentrification’ as a core policy of regeneration: change an area’s social character and without doing anything to help the local community, it can be said “well the unemployment rates have gone down because we have another five thousand middle class people living there”. So dilution was the solution rather than pro-actively tackling inner city disadvantage. And all of this is what is called the re-valuation of land: the bringing of land into higher and better uses in property terms.

Under neo-liberalism there was increasing reliance on capital to achieve the goals of planning. And planning had to mould its goals towards the requirement of capital to make a profit. Viability of public property became private profitability and planning became a part of a city-wide ‘boosterism’ lobby, generated by real estate and business. “So, we have this fast tracking of development - one of which is in front of you now - which in my view will remove the rights of third party appeal from anybody, he said. “Therefore the very delineation of this Strategic Development Zone is problematic to me” continued Dr MacLaran, “because it zones out Sheriff Street, East Wall, Ringsend and Pearse Street”.

“We did quite a long study for ‘*Combat Poverty*’, on people in disadvantaged areas and their abilities to participate. A key finding from this report was that not everyone is comfortable writing down their views. They have difficulties in communicating plans and in communicating with professionals. It should be possible to communicate those views to someone orally. The SDZ in conjunction with NAMA is a blueprint for being ridden roughshod - even the delineation of the SDZ is a serious cause for concern, in my opinion. and from experience” Dr. MacLaran concluded, “I would also say that if you sup with the devil, use a very long spoon”.

The arts, culture and communities

Thoughts from Ray Yeates, City Arts Officer



Speaking about the role of arts and culture and their vital contribution to a community's quality of life and wellbeing, Ray Yeates emphasised that while financial considerations could not be ignored, arts and culture will continue to play a significant part in the regeneration of the area and to enrich everybody's experience.

"Just as I sat down, I noticed these cymbals on the ceiling and I then started to look at them and for a while I forgot about being nervous about giving this talk. So that's what you do, you stop and you look and you appreciate things. And that's the point that I want to talk about, it isn't all about money. Someone said to me that 'there probably wasn't a lot of interest in your group in arts and culture', and I said 'because people think that there is no money in it, they want to go to where the money is'. And how can the arts and culture fit in if it's something that you think has got to do with people who go to college, or who have more advantages, or more money than you have. Well, the arts and culture means something to you because a lot of you did look up at the cymbals and say "God they are interesting, why don't they clash together?"

Pointing out the ongoing positive influence of the arts in the area, he continued "So the arts and culture could continue to make a significant impact here. I'll tell you why. I know a couple of musicians and a painter all living in this area. What they have has never really been used. We never really got together and contributed. I think it's time to ask your artistic community inside the Docklands to start turning back and giving back to this area".

He stressed that involving local artists and arts practitioners in their local communities was of enormous value to local residents and to the artists themselves. "I know a lot of the discussions here are about hardware, and hardware is very important. But I'm mostly engaged in software, because you can have all the buildings you like, but people don't go into them. When I first went to Ballymun, we had to go and bring people in and talk to people, they didn't feel welcome in it"

"Art and being involved in the arts connects people and unites people", he said. Noting that the arts gives people the space to be creative, articulate their uniqueness in many different ways; and allows them to be different, he said "If I say the words 'art and culture' to you, would you say 'I don't know what that is'. Are you talking about painting or something or singing and dancing or whatever? There is a connection between people who participate, and people who practice. You're participating in a neighbourhood; you're not necessarily a professional builder, but you're still participating. "My job", he concluded "is to stand in the middle of the bridge between the two, and include everybody."



Uniquely Dublin: The Little Museum of Dublin

Trevor White



Speaking about the the Little Museum of Dublin, which tells the remarkable story of Dublin in the 20th century and has more than 5,000 artefacts donated by the people of Dublin in its collection, its director, Trevor White focused on the issue of civic pride in the city. Stressing the importance of Dublin as a city, understanding its greatness and appreciating our rich heritage, White went on to add that the only way that we can hope to foster a culture of true equality and civic pride is to un-shore the provision of central services and non-essential services and to prioritise essential services such as education, housing and healthcare.

Describing the initiatives that he has taken to nurture a sense of pride of place in the city, White spoke about the Little Museum's nomination for the European Museum of the Year Awards. It has also just been granted full charitable status while the City of a Thousand Welcomes, a calling card for the tourist industry, was launched on 'Bloomsday 2012' and has been described by the Sydney Morning Herald as "the best free thing to do in Europe". So, says White "I suppose it's an example of what happens when people recognise the value of their own culture and start shouting about it".

The latest idea from the enthusiastic White was to organise a competition in collaboration with Dublin City Council where creatives were asked to redefine or to celebrate these things which make Dublin special. More than 3000 entries were received. "In order to create a more tolerant city, I think it's incumbent upon us to share our resources. Some of those resources are physiological and some of them are material and economic, in creating a public data realm, part of the work involves listening to each other"



Providing housing for all

Caren Gallagher, Irish Council of Social Housing



Speaking about the complex challenges of providing social housing within a framework of NAMA-managed property, Caren Gallagher informed conference participants that “there is a steep learning curve when going from 100% capital funding for social housing and going out on the market to borrow to provide social housing”.

The Irish Council for Social Housing Associations represents the voluntary housing sector at national and government level and also provides education and training. “The boards of housing associations are made up of volunteers so we would provide a lot of guidance and assistance to them in terms of running the organisations” she said. With over 300 members, housing is provided for older people, low income families, people with disabilities and homeless people. In terms of the sector, the housing associations manage about 27,000 homes right across the country in every local authority area.

The current waiting list is over 98,000 households and Caren pointed out that the funding for capital funding has fallen by 72% since 2008. In addition, the traditional build programme for social housing has moved to revenue based delivery, and approved housing bodies will be at the centre of housing delivery. Unlike local authorities, housing associations can actually access private finance to build social housing. “What housing associations are being asked to do in 3 years took 20 years to develop in the UK, but I think the sector is trying to think outside the box and to try and meet the increase in housing needs. We are willing to take up that challenge” she said.



A youthful Docklands

Susan Menton, St. Andrew's Resource Centre



“We have a wealth of young people here in our Docklands, young people with vibrancy , creativity, skill and ability. We shouldn't waste that, we should let them move on into the future and bring us into the future with them”. In referring to her work with young people at St Andrew's Resource Centre, Susan Menton spoke about the importance of integrating young people into their communities, enabling them to participate in decision-making and allowing them to participate at all levels.

One of the strengths of the Docklands community is its cross-generational experience and the insights that this offers. Young people have a huge opportunity to learn from the wealth of experience around them. They don't have a fear of change, they are young and full of energy and often have less inhibitions than the rest of the community. They have the youthfulness, the energy and the creativity to go forward. As a result, she advised, young people are entitled to have rights, to have space, to have activities and facilities. While people may not want them on their doorsteps, they still need to be able to be part of their communities in a positive way.

“Young people are the future of tomorrow” she said. “They are the new leaders, we need to put energy into them now in order for them to produce what we need in the future. They are here now. We need to be looking at them and working with them now and not waiting until they are in their early 20's to say ‘ now you're a young person who can contribute by working and putting some money back into society.’”





WORKSHOP FINDINGS: THEME 2

Achieving successful integrated neighbourhoods

How we can achieve successful integrated neighbourhoods with a distinctive character was the focus for this workshop led by Dolores Wilson. One of the first responses to this question was that integrated neighbourhoods have already been achieved.

What participants prioritised

- Let's change the questions and assumptions and build on what is currently working and successful
- Consult with the community and involve us in implementation. Build on our experience
- We need a statutory body to ensure accountability. DCC should take back ownership of public spaces and facilities.

Achieving a good quality of life

How can a good quality of life and well-being be achieved for the Docklands' communities throughout the life cycle was the issue discussed by this group chaired by Seanie Lambe.

What participants prioritised

- Community interests must be heard and considered in relation to housing provision in the Docklands
- Make housing suitable for local needs
- Deliver on social housing
- We need to review the impact of market conditions
- Participation and involvement of community members needs to be prioritised.



Enabling culture and creativity build inclusive diverse communities

An animated discussion managed by Gerry Fay on how valuing culture and creativity can build inclusive diverse communities provoked a very positive response from conference participants.

What participants prioritised

- A vibrant sense of engagement was required; a ‘living sense’ of culture and creativity. Consider heritage in a ‘living’ sense and move forward with initiatives based around the historical relevance of the Docklands Area
- Use the whole maritime importance of the water function in the area around Docklands. How can it be better used to facilitate cohesion and connectivity between the various communities?
- Find some way through culture and creativity to bridge the connections between the “migrant” communities and the people who have lived here all their lives.



THEME 3

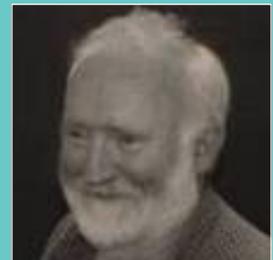


The maritime environment, the arts and culture, a greener Docklands



A maritime environment in context

Conor Skehan



Reflecting on the Docklands, Conor Skehan felt its maritime environment can be defined as a river island at the end of an estuary, and then as an even more interesting place where the river meets the sea. Preserving the uniqueness of this area, the identity of its community and how the contrasting forces of the natural environment play their part in creating a very special place means that people must challenge their planners.

Stressing that it was an incredible privilege to be able to talk to people at the very beginning of a process, Conor Skehan noted that if small things can be got right at the very beginning, then very big things can stay right at the very end. He advised that the main thing is to have a set of very clear, simple objectives from the outset in order to hold on to the character that makes the area distinctive and different.

“If you can do that and at the end of the day it still has the same character, it’ll look different, it’ll feel different, but it will still have the same people going through it. It will still be undeniably the same kind of place, then we will all have succeeded. If it feels like a place that any of you could take a photograph of, and it could be in Shanghai, Hamburg or Brisbane, we have failed”.

Skehan believes that people require resilience and stamina in these situations, they must persist “If people are there like a scourge for the people making the plan; all the time asking over and over and over again ‘don’t show me the whole elevation of this thing so that I can see the building 100 metres high, show me what the last 6 inches down to the footpath are about’, Over and over again, keep asking those questions. The trick is to hold on to those small simple things. The talent that is in the city in terms of urban designers and landscape

architects and architects will bring out these simple things, but it doesn't happen unless you demand it, you've got to demand it.

Challenging and working with the planners to achieve the best possible outcome is the way to approach the SDZ and when looking at drawings, he advised people to visualise really ordinary things happening.

“If you can imagine that there's not going to be a fancy boutique, but a place where you can buy rashers and milk, if you can imagine seeing a place where your grandson and granddaughter are cycling down to get some messages without having to worry about getting a whack from a truck then it's working, if all of those things can happen then it's working. If you can ask and if your officials can deliver a city that at 6 inches deep works, you'll have success and continue to have a part of the city that's going to have a tang of salt on your lips; of being that special maritime community it is. But if you get the last 6 inches wrong, the point at which the city meets the street, the whole thing fails”.



Dublin Port and its masterplan

Éamon O'Reilly, CEO Dublin Port



Éamon O'Reilly, Chief Executive of Dublin Port Company presented an overview of the masterplan for the Dublin Port stating that it is an exciting time in the development of Dublin Port. Dublin Port Company has committed to continuing to develop Dublin Port within its current footprint to the maximum extent possible, before considering projects involving major land reclamation. Any projects from the masterplan will be subject to the existing planning processes. Outlining a series of initiatives, he said that projects identified under this plan will progress in stages; based on capacity, economic demand and their ability to finance them.

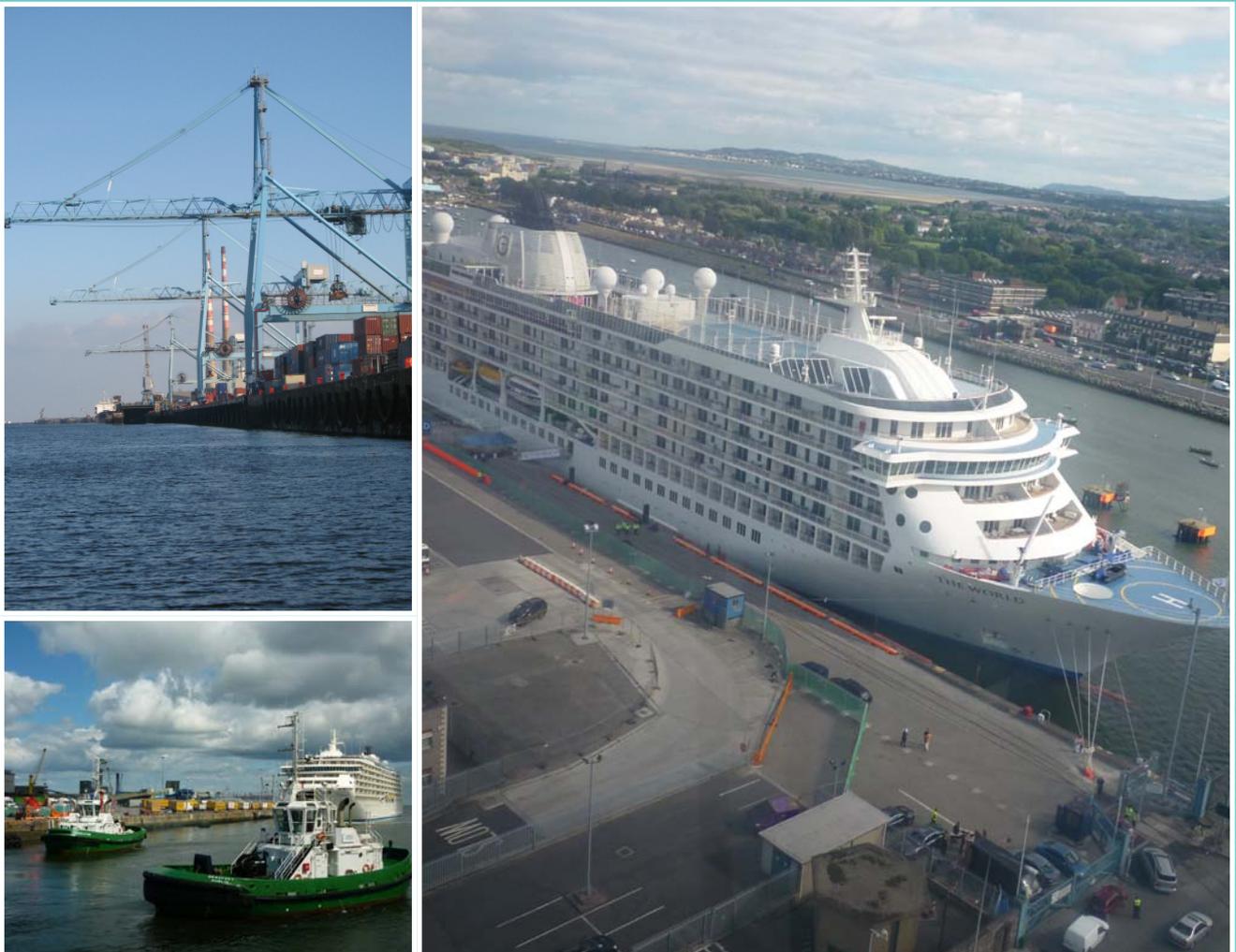
The masterplan aims to maximise the use of existing lands; reintegrate the port with the city; and develop it to the highest environmental standards. “With all of the values that people in this audience have, the masterplan is not incompatible with the natural environment, the built environment or with the local communities” said O'Reilly, adding that “committing to a €110 million investment programme over the next five years will mean that Dublin Port Company will be ready to handle 60 million tonnes of goods by 2040, and double its current throughput based on a modest assumed growth of 2.5% per annum”.



Integrating the port with Dublin City and its citizens is a core aim of the plan. There will be improved walkways and cycle paths, while public viewing platforms, the installation of maritime art displays and softer port boundaries are among the initiatives intended to bring real community gain. Describing how the port has already integrated with the natural environment, he showed a slide of some Brent Geese a protected species, happily feeding off animal feed down on berth 29. “So the natural environment and the port actually work desperately well together. Bull Island, Brent Geese, and the terns. The same can and should, I think, apply for the people.”

Improved transport links between the Port and the city as well as the construction of a new cruise facility adjacent to the east of the East Link Bridge to accommodate over 135,000 passengers and almost 90 cruise liners each season will bring high spending passengers and crew within easy reach of the Luas and city centre shops, eateries and attractions. “We had 99 cruise ships this year and last year we had 88. I fully believe we can get 200 cruise ships in Dublin and maybe a quarter of a million, maybe three hundred thousand passengers. There is going to be a wonderful show, I believe, when these fantastic looking ships come in.” To progress this concept, Dublin Port Company has formed Cruise Dublin, a joint initiative with Dublin City Council and Dublin Chamber of Commerce aimed at further developing the cruise tourism trade in Dublin.

Stressing that they are already working very closely and very positively with the local community on many projects, he concluded by saying that the planning process hopefully would be underway shortly and that they would be consulting with all of the stakeholders on practical aspects of various projects. “Works we are going to do in Dublin Port are equally going to make a contribution to the lives of people who are young today, who see the city as it is today, and will see an ever-improving city in the future”.



Recreation & Amenity Spaces

Les Moore, City Parks Superintendent



Les Moore, City Parks Superintendent set the context for the City Council's Parks Service and outlined the more significant on-going parks projects in the city. While many of the parks are not located in the Docklands area, each of them is part of a network, which will be made more accessible by the wider network of walking and cycling routes; an essential part of the Docklands plan. He also alluded to the quality of the public realm, the quality of visitor-facilities and the importance of community engagement; underlying themes that are critical to the Docklands and every other part of the city park network.

DCC manages 1,400 hectares of a diverse range of landscape types; cares for more than 60,000 trees, manages the beach at Dollymount, maintains recreational facilities in parks and ensures the decoration of the city in terms of floral displays and flags. An important part of the role is supporting local communities. "We are area based, we have staff based throughout the city, we have a lot of contact with communities, tidy towns groups and schools and we work very closely with them" The city bio-diversity plan is also on the Parks Department agenda and local communities are becoming more involved with this concept.



But despite all the positive initiatives that have taken place, he believes that there are still areas in the city where the community does not have access to quality open space and recreational facilities. This is currently being addressed in the city's 'Open Space Strategy' which incorporates a 5 year action plan with clear goals and objectives. "I know that the ambition for our parks to contribute more fully to the true identity of the city is something that is shared by the elected representatives and members of Dublin City Council. I have a personal commitment to working in partnership with local interests, and working with the local community is fundamental to what we do. I firmly believe that this type of partnership combined with more strategic planning is the best means to conserve our parks for the future" he concluded.



Sustainable Energy Community and the Docklands

Gerry Wardell, CEO Codema



Encouraging a sustainable energy community in the Docklands is high on the agenda of Gerry Wardell, the CEO of Codema, Dublin's energy agency, which is committed to working with Dublin's Local Authorities on improving the energy efficiency of public buildings in order to reduce the city's CO2 emissions and achieve the ambitious climate and energy targets known as "20-20-20" targets.

One of its initiatives, the Dublin Sustainable Energy Community (SEC) is a partnership between Dublin City Council and the Sustainably Energy Authority of Ireland where resources will be focused on more limited areas of the city, rather than trying to do everything for all people. "What we've done" says Wardell "is focus on over 4 square kilometres, generally in the city centre, down towards the Docklands area with two satellite communities, one in Ballymun and the other in the Grangegorman area; which is another important area of development at the moment. For this year, we are looking at the Docklands area focusing on that and learning instead of telling".

Interest has steadily grown in the whole idea of energy conservation and sustainability since the mid 2000s when the whole idea of climate change became headlines, the price of oil went up, home heating costs increased, and the cost of electricity bills and the cost of travel became a major issue. "15 years ago we were told developers didn't want to talk to us eco-warriors, now things have changed very much" he said. "Some of the large corporations, Google, Citibank, want to be green and there is a great opportunity here to work together. Corporate Sustainable Philosophy is a big thing in this area, and we should be working with them rather than having a 'them' and 'us' outlook".

Connecting the groups who have an interest in the green economy with the housing community in the area will be a key task for Codema. The 'green' potential in the area here will also lead to more job creation, not just within the big companies, but also with the small and medium enterprises that are setting up in the backstreets to create local jobs to serve the local area.

A Greener Eco-Friendly Docklands

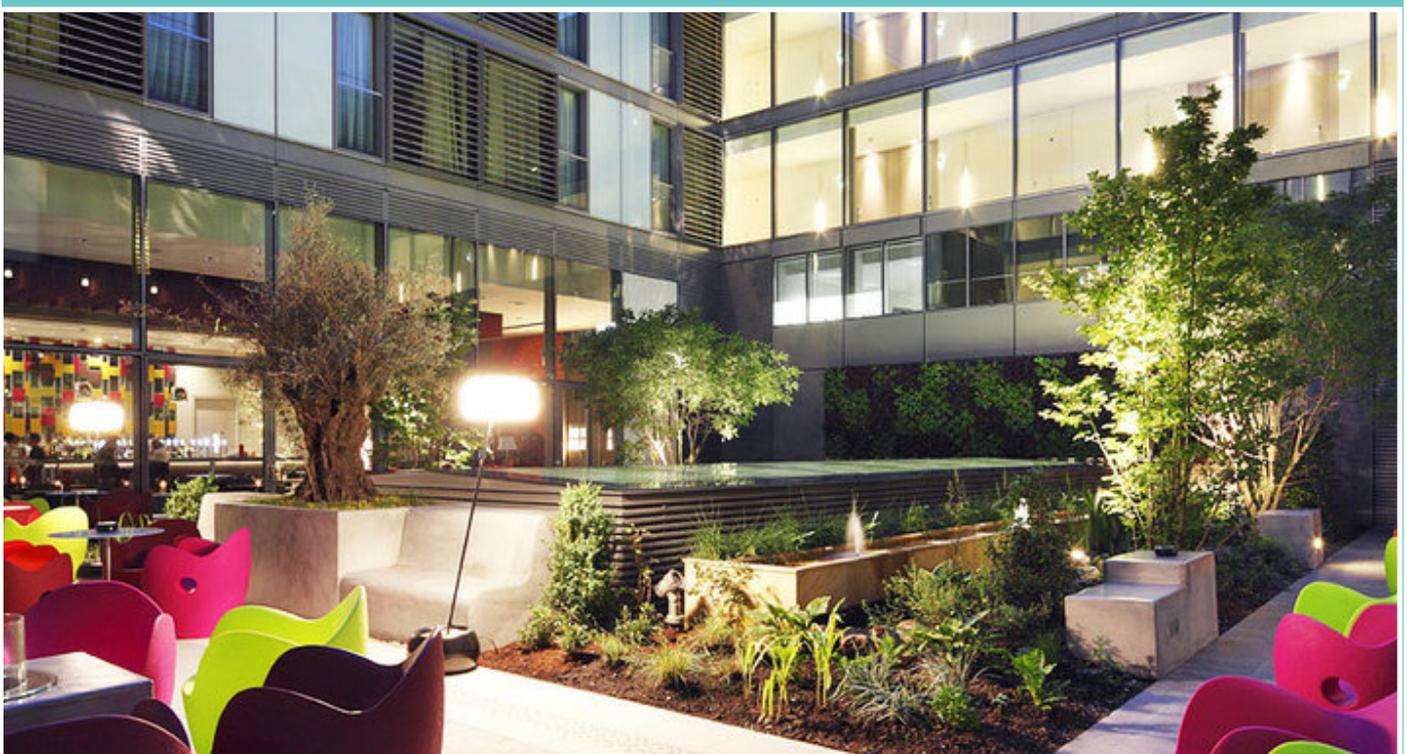
Fiona Craven, DCC



Seeing water as a resource and using it to its full potential is the challenge being addressed by Dublin City Council's Water Services in how it manages the surface water/ rainfall in the Docklands area. Explaining the challenges of managing surface water through the current combined storage system, DCC Engineer Fiona Craven noted that it was about exploiting water positively in an eco-friendly way and she presented a number of interesting options ranging from green roofs - which people will see in the Gibson Hotel – to rainwater harvesting systems where water is collected on the roof area, is brought down to an underground tank where it's filtered and pumped back into the holding tank in the roof. That water is then used for flushing toilets or irrigation of the garden area.

Other more energy efficient solutions can be found in water butts, permeable paving which allows rainfall to discharge through the ground and infiltrate into it, and can be seen in parking areas or internal courtyard developments and would suit the Docklands in the coming years. Other solutions are grass paviours in an area where a full green surface isn't required, as well as pervious or porous concrete that allows rainwater to discharge directly through to the ground. Bioswell tree planting agents which have become quite popular in the US and Europe and rain gardens are also very effective for draining water from a surrounding area.

“The principles of the new drainage solutions are really that instead of hiding the surface water underground, we manage the surface water on the surface so the solutions are visible” Fiona concluded. “We detect problems with them earlier and you can address those problems instead of waiting until there is some sort of flood event before you realise the problems. Hopefully, we'll see a lot of these being used in the Docklands area”.





WORKSHOP FINDINGS: THEME 3

Benefitting from the maritime environment

The overall theme emerging from the conversation on the maritime environment - reported Michael Donnelly on behalf of the group - was about the attitudes that people have towards Dublin Port, its maritime possibilities and how people can reconnect with it. Utilising the maritime environment to the full will deliver economic, environmental and cultural benefits to all who live in the area.

What participants prioritised

- Visitors to Dublin, and the people of Dublin must have a transformed attitude to Dublin Port and come to see it as a desirable and worthwhile place to visit
- Remove the barriers to accessing the port
- Value and exploit its maritime heritage
- Animate the port through developing visitor and tourism facilities.

Enhancing the area through arts and culture

There was an enthusiastic response from Betty Ashe's group in answer to the question about how best to celebrate the unique cultural identity of the Docklands, and it was agreed that arts and culture are a unique way of increasing civic engagement and community vitality.

What participants prioritised

- We need better communication about current activity in the Docklands. One way of doing this may be to have an open day where people present what they are doing to the community
- Honesty and respect for diversity and for difference needs to be a central aspect of the plan
- The arts and culture are not 'add ons'; they are central to the plan and should have a central aspect.



Encouraging a healthier, greener Docklands

Persistent themes reiterated in this workshop, which was chaired by Frances Corr, were involving young people and marginally excluded stakeholders in the process as well as enabling more access to free and green space. The general group consensus was that the future should not be an 'us and them' situation, and a desire for 'mutual respect' between the stakeholders was voiced.

What participants prioritised

- Community well-being
- Make the open spaces more accessible to the locals
- Ensure that the community has a role to play in the provision of statutory services and facilities and links in the SDZ plan.





Some insights on governance

Seán Ó Laoire, masterplanner



Seán Ó Laoire has had extensive involvement with the Docklands Regeneration Project, and was engaged by the Dublin Docklands Development Authority to prepare the original Docklands' Masterplans of 1997 and 2008. In November 2012, Sean was invited by the DDDA to facilitate and assist the Community Liaison Committee to reflect on its role and contribution to the Docklands Project to date, and to elicit its views on future governance arrangements for the Docklands Area.

Describing his work with the Community Liaison Committee to date, Seán Ó Laoire said that he had benefitted enormously at a personal level from his work with the Docklands' communities. "Today, I reflect on a very positive note. I would say that the richest and most informative experience I have had has been with the Docklands and with the community of the Docklands. So, if I have any credentials to talk about governance, it's both as a citizen and what I've absorbed from these encounters. Many things have happened over the last 20 years in the Docklands. If we move on without recognising that some of them have been very good, I think that we could lose a huge lot of memory and a huge lot of resource. I think that we will fail most of all, if we fail to listen to how we talk about governance and community".

Remarking that while he welcomed the goodwill demonstrated in working towards how a consultative framework can relate to the broader parameters of the project; all of which are inevitably governed by the City Development Plan, the real challenge related to governance. "I certainly think that this process is going to challenge the way it has done things in the past" he said. "For instance as a citizen, I certainly would be very much in favour of a dedicated project team. I think that a new way should be found to define territorial responsibility with a very clear multidisciplinary team as liaison. The other question is how the richness and resources of a collaborative framework can actually work? They are the kind of challenges facing both the framework and the city".

A shared definition of sustainability, encompassing the strands of social regeneration, economic regeneration and environmental regeneration would also connect people. "It's a broad agenda and the word sustainability is much used. But if we can agree that it's a point where a lot of the bodies here in this conference have a voice and that they don't necessarily have to be on the one council. If this council can be the home for those voices then we have a new model", he said.

“Managing the changes via a positive working relationship will enable progress in planning. I think that’s the opportunity and that’s the window which is open to us now. I hope that we can actually put a shape on that and it can feed into the dynamic DCC team. They in turn can actually mould their processes to reflect the ambition of the CLC, not only because there is a ministerial directive to come back with a commitment to make it work, but because there is a genuine desire by the City Council to have a new, innovative and fit for purpose structure”.



Pointing out the opportunities that there are to create linkages to groups as diverse as the National Concert Hall and to various university departments, he said that in his opinion these are not the normal channels through which governance usually works but if that moment were lost, twenty years of achievement would also be lost. Referring to a pioneering book by John Freedman called ‘Transitional Planning’, he noted its definition of planning: the linkage between knowledge and action. “The sort of knowledge that I’m talking about”, he said “is not just technical knowledge; it’s experience and embodied knowledge and capital. Action is about how you direct that knowledge”.

Stating that he could not pre-empt the evolution of the consultative framework until its statutory role was clearer, he acknowledged that DCC could not consolidate its relationship with the project until this framework had been defined. “I think that is very healthy, because at the moment there is no statutory role for a consultative framework” he said. “I can only facilitate the evolution of something that was beginning to have a shape, and the only shape that I can convey to you at the moment will contain nominated representatives from the Community Liaison Committee in addition to representation from key stakeholders like Dublin Port or the ESB and others”.

He concluded by stating that the Government gave status to this process because the Docklands is regarded as being strategically important to the city, and to the country. “The Docklands is perceived to be not just a better area but an exceptional area; it has a bigger role in the engine of the economy, it has a greater role in the engine of the country. That is the challenge; recognising the licence and the obligation that are conferred upon it in terms of energy and innovation, and not necessarily only thinking of planning and building. It’s about process, it’s about engagement, it’s about interaction, it’s about collaboration”.

Delivering on our mandate

Dr John Tierney, Chairman of Dublin Docklands Development Authority

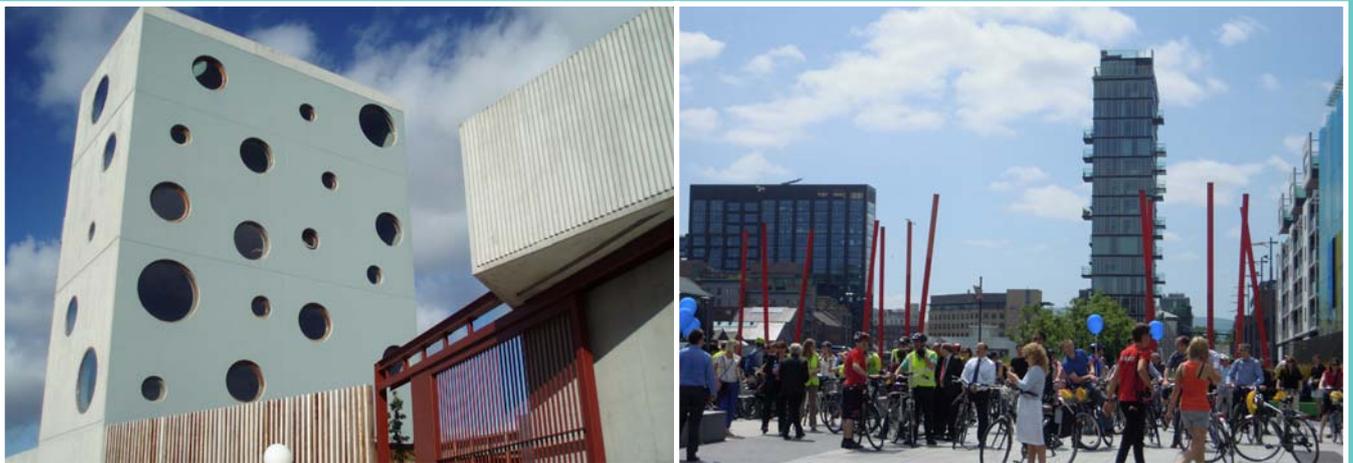


In his role as Chairman of the re-constituted board of the DDDA, tasked by the Minister for the Environment Community and Local Government with continuing the day to day work, while overseeing the transition to new arrangements, John Tierney outlined the Minister's objectives for the SDZ:

- Maintain and enhance the Docklands brand and international marketability as an attractive and prime location for investment and high value development
- Provide for a set of fast-track planning procedures
- Continue to involve the local community and business sector in the regeneration project
- Facilitate job creation.

He explained that whilst the fast-tracking of planning objectives helps to promote investment in an area, it is because of this quicker permission process for an SDZ, that it is all the more important that community views are ascertained at this early stage.

“The successful adoption and implementation of the SDZ planning scheme will be essential in ensuring the continued investment in the Docklands and coherent economic policies will be central to attracting investment. The role of promotion and marketing cannot be underestimated; continuing to build on the positive relationships with the business community to create the physical environment which makes a place attractive and continuing to develop the unique identity of an area”



Even with the fast-track planning mechanism, once the SDZ comes into effect, there will still be a five-week period during which third parties will have an opportunity to comment on any planning application, although there will be no opportunity to appeal to An Bord Pleanála. The preparation of the SDZ Planning Scheme involves a detailed consultation process and he acknowledged that Dublin City Council had made a conscious attempt to consult with people in relation to the evolving SDZ. Very valuable intelligence had been gathered by John Conroy in his 500 street conversations; an innovative way of hearing what local people thought and felt about their future.

“Community representatives bring local knowledge, experience and drive to the regeneration process and anyone who has engaged with them will know that they have developed a strong voice for the area and the communities that they represent”.

In relation to social and economic generation, the future of the regeneration project also involves the Docklands Master Plan which sets out the social, economic and education policy objectives for the wider Docklands area, and the parallel process within the City Council to work with the DDDA to examine the Master Plan and to ensure that its policies fully coincide with the actual City Development Plan. The role of the City Council as Development Agency is going to be central to delivering the SDZ and how that interacts with any new structure for the Docklands. The shape of this new entity has not yet been defined, but he acknowledged that they were open to new ideas and approaches and that they would be informed by input from conferences like this and the other consultation processes.

I think that future structures must keep in mind the need to develop strong voices for all elements of the community across all of its sectors, and there is a need to be inclusive and representative and to engage with policy and statutory bodies. As Chairman of the DDDA, my primary objective is to work to achieve the best for the area throughout the time we're involved, and to hand over viable structures that will ensure success for the area in the future.

Dr John Tierney



Closing address: Minister for Education and Skills

Ruairí Quinn TD



We are currently at a very interesting juncture with the demise of the DDDA, and the evolution of its future into the wider city context. The relationship between the community that sustains the port and the rest of Dublin city is very special and very important. Ports have a unique life, and port communities have a unique life - not just here at home but in countries around the world. A port is a 24/7 activity and requires people to be available at close proximity to make it function.

The port of Dublin is critical for the economic life of the entire island but most certainly for the Greater Dublin Region. That uniqueness has got to be respected and recognised in a new format. There is an understandable tendency to harmonise and horizontalise the relationship of this port and its community with the rest of the planning system, but the symbiosis between the communities and their historical origins in this area has to be respected.

The transformation of the educational achievements for people living in this community, as a direct consequence of the initiatives taken by the DDDA is there for people to see. The statistics are available and their realisation for people living in this community is very real. I don't think that they can be watered down and re-distributed across the entire Greater Dublin Region. The instinct could very well be 'why should it not be'? I think it can't be, because I believe that the port would not be the port, if it wasn't for the input of the communities, and that has to be recognised.



The City Council must acknowledge that there are special, unique points about port communities that make the port thrive, the community thrive, and the city thrive. How best to continue to do that? We have models from the past and we have existing models that will be examined to assist the drafting of the legislation. There are legitimate issues about the status of current Section 25 permissions and the SDZ. The Section 25 Schemes were part of a wider picture, and to replace it with the SDZ is not going to be an equalisation. It was the only legislative instrument available to Dublin City Council, and I accept that. But, I think that when we get to the point of the legislation to replace the DDDA, the unique community dimension will have to be enshrined in legislation, as well as alongside it.

Paradoxically, the state is even more involved in the Docklands than ever before because of the property portfolio that NAMA now holds. In many respects, the successor to the Community Liaison Committee - whatever shape or size it takes - will be talking to a very large player in terms of the assets that it holds, and the way in which it disposes of those assets or realises their full physical, planning and economic potential.

We have to find a way in which the economic gain generated through this port is captured, as it was through the DDDA, with some degree of rejuvenation for the communities, and indeed, advancement and enhancement of these communities. So, what I would be saying in particular to the Community Liaison Committee is that their input over the last 10 /12 years to both the physical planning process, the area plan and the master plan has been very positive, and we are all the better for it. That input must be recognised and not discarded, as the great things that happened should not be disregarded because of a failed economic model. To conclude, I want to thank everybody who has been associated with the conference; some of you I recognise from earlier times when we used to have this conference down in Killarney. The unique advancement of the DDDA is best encapsulated - because of the hat I'm currently wearing in education - from a discussion I had with one senior official in the DDDA at one point.



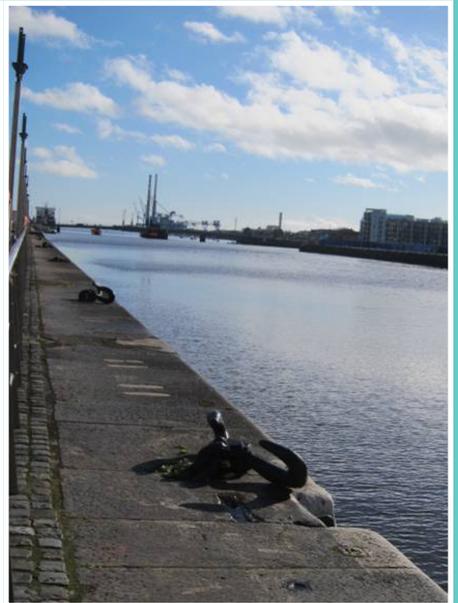
As we all know, the original remit of the DDDA, in contrast to the original Custom House Docks Project was the social, economic and physical regeneration of the area. Part of the social regeneration had the label 'education' and the officials very early on said that we had to do something about the educational status. I spoke to a couple of primary school principals who described how it happened to me: "The officials came and said 'we have to participate in social regeneration; school and education are part and parcel of that regeneration. We know nothing about education, what can we do to help you?' And the two principals - one of them the principal of the school that my kids attended - said that this was the first time that somebody came from Government asking them what they would like, rather than telling them what they should do.

A whole lot of low key, very economical initiatives have been taken in the world of education in this area since then. And that initial response and opening up to the educational world was part of the trust that was developed between the DDDA and principals of primary schools and post- primary schools, and the transformation in the attitude that people had towards education for their children, or of course their grandchildren.

'Whatever happens, the lessons and experience cannot be lost, and for my part, as long as I can do it, I will ensure that the vibrancy of the future which we must sustain and encourage and promote has to bring along with it the legacy of the social regeneration of this area.'

Minister Ruairí Quinn





APPENDIX 1

WORKSHOP DISCUSSIONS



1 The Economy

How participants saw it

- The economy is leaking old skills and young people.
- There is a national dearth of necessary and sought after skills – it is why so many people arrive here to work. What about the unfilled vacancies?
- Community and big business should get together to fill the gap with local labour.
- Building offices needs to be balanced with social need.
- The community is the key feature of the areas and that's the part that I would like to hang our hat on.
- Insert a local employment clause - GEMS model that was used in Belfast Gasworks – proactively creating opportunities for local people to be engaged in up-skilling to take part in the activities of the SDZ zone.
- We do not want to replicate the model of the Celtic Tiger that left so many people behind.
- Build up tourism.
- Establish a Circus school with plenty of venues. That would bring creativity and visitors into the heart of Dockland, make it come alive. Look at San Francisco where the Docklands is a hub of creativity and an economically successful regeneration project.
- Prioritise local human resource, repurpose and redefine the economy, allow creative ideas to thrive, focus on old industries where there is latent capacity.
- Encourage more conversation between businesses operating here and people who live here.
- Establish a regular 'Interaction Morning' where local businesses get the chance to spend time with the local community to update them on opportunities, plans, and joint initiatives.
- Have a community day where businesses and the community put on a joint event.
- The new mechanism for guiding development of the Docklands is potentially weak. Concept of Docklands requires a Local Area Plan – not an SDZ. It's a city within a city.
- What is the role of Nama as the key player in investing here?

2 Education

How participants saw it

- Some of the great things are lost at second level.
- We need to improve the expectations of young people.
- We need to address the key role of older people in education and acknowledge their importance.
- Specific supports are required to upskill substance abusers.
- The importance of early learning and the role of parents.
- Further development of pilot projects.
- Seek voluntary support from professionals.
- More connection between and supports for young people (youth clubs, schools, etc).
- Networks, forums, communication sharing and participation.
- We must include all expertise.
- Links with companies to help people think about their future.

- Links with the Docklands Business Forum.
- Trinity students/graduates could help with aspirations and ambitions.
- If you educate the parents, you educate the child.
- Extra support in secondary school for all students to keep them in school.
- Is a different style of college for the Docklands required?
- We need the availability of honours subjects in Docklands schools.
- Empower parents to be involved in young people's education.
- Where will programme funding come from?
- Seek a different set of criteria for funding from the Department of Education and Skills.
- We could develop a new short course on the Docklands for Junior Cert.
- Young people are leaving school for FAS courses. Their needs are not being met in school.
- More support for older people raising children.
- Forum for education.
- Continuation of early learning initiatives.
- Support for 5th and 6th year students.

3 Pathways to jobs

How participants saw it

- The SDZ is no longer speaking in the language of the original DDDA plan.
- Opportunities are required to increase morale in a demoralised community with particular reference to the 'forgotten generation' i.e. the youth (16-25 year olds).
- Youth unemployment is an 'enormous issue' that needs to be addressed.
- There are two 'sets' of unemployed a) youth b) new unemployed.
- One of the 5 priority areas that was referred to at the EU convention at Dublin Castle was of finding ways of creating a platform or bridge between education and employment. How do we achieve this?
- It's not good to have high unemployment beside high net worth businesses particularly where the unemployed individuals were not benefitting in employment/opportunity terms.
- There are 'huge opportunities' to create links between businesses and local talent.
- How do we bridge the gap between local businesses and the people who want to be employed?
- How do we reach people who are so demoralised that they don't see any employment opportunities?
- Create links between the needs of the local employers by providing education of the local workforce in the necessary skillsets.
- Small to medium local businesses could be more 'nurturing' and 'handhold' more effectively than larger organisations.
- Internships may be an appropriate intervention across sectors.
- Property development needs to be tightly linked to local community, local tradesmen should be employed on any future works.

- Should opportunities needed for access to employment be explicitly stated within the SDZ plan?
- We should include designated 'bridges' to employment in the new and emerging industries for the local Docklands' Community in the SDZ plan.
- Jobs are not advertised in the Docklands' area. Nobody is telling people of opportunities that exist.
- Who is going to build and who is going to invest in the area?
- Create a fluid and explicit information flow between community groups themselves, between individuals and local businesses in relation to available job, education and skilling up opportunities ...there is an opportunity for recognising the importance of connectivity.
- There is a clear sense that organisations are working individually, this is undermining their ability to have the desired collective impact desired by the community.
- There is an opportunity for these organisations to find avenues to work together to create improved inter-communication strategies which would give them a better chance to achieve realisable common goals i.e. dealing with the various underemployment/unemployment issues within the Docklandsresearch what groups are working in the area and include them in the plan of action for the SDZ.
- We need a 'real neighbourhood, real community'.
- We need to use social media more effectively. A Docklands Facebook page would be really good idea.
- 'Who is responsible for all this?
- Who is responsible for creating the 'bridge' between the various groups, individuals and local businesses, small and large?
- There needs to be a specific liaison person/entity which would have responsibility for opening lines of communication within the community, as poor communication across all stakeholders was seen a critical issue which needed to be addressed.
- Corporate social responsibility has gone through the floor. The Chair suggested a levy on companies to support the whole of the community in the Docklands' area.

4 Achieving successful, integrated neighbourhoods

How participants saw it

- We already have!
- When did going out to play become anti-social?
- What about cuts?
- We are fearful for the sector and the community.
- We need an inspiration – a plan.
- Where are we now?
- Consult with the community about the plan.
- Don't reinvent the wheel – do an audit of what currently exists.
- We are losing out on the skills of the transient population in the Docklands.
- The plan is aspirational.
- We have a very strong community.
- Build a medical centre and facilities that will attract all communities.

- Closer links with the business community.
- Build in Corporate Social Responsibility.
- We need a 'line of influence' that includes the indigenous community.
- The community must be involved at every step.
- Bring all expertise together.
- Things have changed in DCC – we need to introduce ourselves to each other and get to know each other.
- We are part of a wider community. Others want a say.
- Move forward but don't change for its own sake.
- Docklands needs a statutory body to ensure accountability.
- We need ownership of this plan.
- We need to learn from what has worked (what's good).
- Free spaces for young people.
- Young people should be at the table.
- DCC should take back ownership of public spaces and facilities.
- We need to support existing organisations.

5 Achieving a good quality of life and well-being for the Docklands' communities

How participants saw it

- Housing is not being designed to fulfil local housing need.
- Social housing is not being provided locally – especially through abuse of Part V. Market Conditions are having the fastest and greatest impact on local families and housing trends.
- Investments needed and available are not understood nor thought-through.
- Policy is working against local desires.
- Current community participation is not adequate.
- Local infrastructure needs are not considered enough.
- Make housing suitable for local needs.

Investment

- €37million levies from Luas extension – why can't some of this be used to provide housing?
- Benefits from Docklands not accrued into the Docklands.
- Nama role.
- What are the projections for development levies?
- Private or public.
- Where does the money come from to build out social housing?
- How achievable is the "buy-back" plan from the private market?
- Felt that the programme of speakers and conference topics very incomplete. It would have been very important to have someone layout NAMA's role / stake in the SDZ very clearly.
- Planning being developer driven and dictated to community.

Policy

- Need for a masterplan for the area.
- Mission statement – there is no mission statement in the SDZ that sets out what it aims to be for different stakeholders. What is the aspiration?
- Suspicion of the delineation of the SDZ – messages the figures for prosperity, education levels, and jobs.
- Mission statement.

Infrastructure

- District heating would be provided from Poolbeg – this is locally controversial - the lorries would be an issue.
- Sewage Treatment Plant – at capacity already – how will it cope with added housing units?
- Community input.
- Canyon effect.
- Landlords are not facilitating activity on the ground floor – even in vacant spaces as was seen during the Tall Ships event where they were approached with ideas but refused.

Community Input

- Concern at exclusion of working group discussion on the central and substantive issue of planning.
- Felt also that programme of speakers and conference topics very incomplete. It would have been very important to have someone layout NAMA's role / stake in the SDZ very clearly.
- Calibre of the community consultation process disingenuous in the extreme.
- Based on attendance at “*A Community For All*” conference, the consultation process had all the appearances of being a perfunctory process – an issue of some importance in light of the fact that the outputs from such meetings / conferences are often cited officially as evidence of community engagement and endorsement of plans.
- We need a line of influence that includes the original Docklands Masterplan boundaries. Inside a statutory framework with community representatives to monitor and maintain the community interest.
- Participation and involvement of community members needs to be prioritised.
- Participation and involvement of community – who will monitor and ensure community representation?

6 Enabling culture and creativity build diverse communities

How participants saw it

- The DDDA had ‘missed the boat’ with regard the protection and investment in historical culture.
- Think about the ‘fantastic stories’ which are part of our ‘Dublin’ cultural heritage.
- A problem Dublin City Council faces is that it doesn’t own all the land in the Docklands’ area.
- Concentrating on heritage-related initiatives will have a ‘huge’ economic benefit for the area.
- It’s not just about heritage, we also need to look at diversity. The danger with the past is that it can swallow you.
- Creating a multipurpose arts space and engaging with people will remove the sense of disconnectivity.
- A ‘bridge’ is needed between traditional communities with their sense of identity and the new diverse communities settled in the area.
- The cut-off point on the Docklands’ map is deepening the divide.
- We need the right structures to help us make the connections.
- Big events like these i.e. The Tall Ships Race took money away from the Docklands’ local communities – there are no grants available for small local events etc.
- Have a food market in the area as it is an event that brings people together, most particularly women and children.

7 Benefitting from the maritime environment

How participants saw it

- Practical considerations prevent access – security and health and safety issues.
- Bridges act as a barrier to the quays being used as a living maritime space. Samuel Beckett Bridge – opening of this must be readily available to help boats make it up the river.
- People are put off coming down partly because there is a poor welcome for them – big wall, bare quaysides. The proposed removal of the wall along the Port will help open the space up.

What’s to be done

- Create a nicer feeling and look along the Docklands waterways.
- Cruise Ship transport infrastructure can be used to bring people to the Port from town, not just from port into town - its a two way infrastructure.
- There is a lot of wasteland in the port. There is an opportunity to use the example of Boston Docks Restaurant that started off the developments there – one lone restaurant in a run down area was enough to begin a trend that ended in a revitalised Docklands.
- Taking down the port wall will be important.
- There should be cranes along the quays towards the Port to show people they are in the Port area. That’s important for our identity.

Heritage of the Docklands

- We should value our heritage and exploit it – what models exist elsewhere?
- Create a maritime museum. Someone else said don't build buildings, get an old ship cheap and use it. It's quirky and tells a story. The CEO of Dublin Port mentioned that they have the Light Ship and are wondering what to do with it.
- There is a history and excitement about the Docklands area as well as that of Greater Dublin.
- Dublin Dockers' Preservation Trust has photos of the Docks in operation. Dublin Port Co will be looking for links when redevelopment starts.
- Dublin Port has plans to excavate a dock that got filled in during the boom and they also acknowledge the mistakes made in getting rid of all the cranes. They currently have two ten tonne cranes that can be used for heritage projects.
- There is a Lord Pembroke fishery school in Ringsend.
- Use the example of Jameson and Guinness to use heritage as a tourism destination.

Activities to animate the place

- We should have activities for visitors to make the place come alive.
- There is nothing along the quays for people to do.
- Let's make it more child friendly.
- The Tall Ships event in 2012, the community was not hugely involved – a missed opportunity.

Facilities for Visitors

- This is the first port of destination for cruises, we need facilities to enable this.
- We need more facilities for families and visitors, things like walk ways – make it a place that people want to go.
- Is it worth exploring upgrading Ringsend Park as an alternative venue for facilities?
- Interface of people and water – possibility of swimming and play.
- We need route ways for cyclists, runners and walkers.

8 Enhancing the area through arts and culture

How participants saw it

- Arts and culture in the Docklands are vibrant. It is important to include arts and culture in this next plan.
- Protected structures should be used for cultural activity: a way of celebrating the history of the area while creating a new history.
- Arts and culture are an innate part of who we are – don't separate it out in a new plan
- Has the Docklands development been a failure?
- Honesty needs to be a priority: How do we get honest with ourselves?
- Are we passive consumers or, do we contribute/participate?
- How do we make culture more viable?
- Use existing spaces for arts and cultural activity.
- Protect what has happened and ensure its survival as new ideas emerge.
- Community spirit and good will are important.
- Where are the young people?
- We need better communication about what is happening.
- Better accessibility.
- How about a community information day?
- Community workers should be involved in community arts.
- How can young people respond to this plan?
- Arts/Culture needs to be a bigger part of the plan.

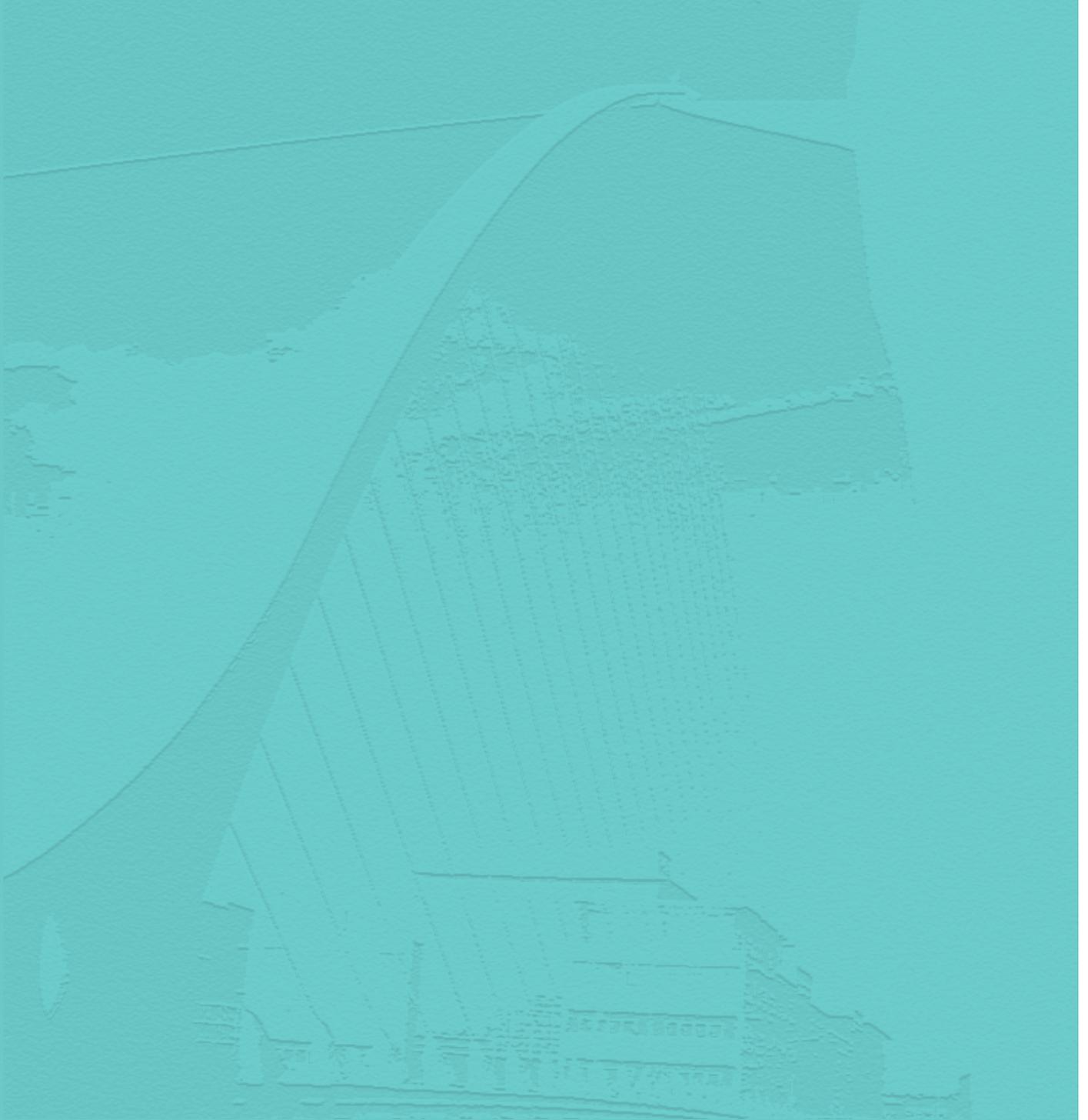
9 Greener healthier Docklands

How participants saw it

- Young people need to be included in the planning process regarding the future of Docklands. Facilitate and motivate the youth to actively participate.
- Where are the plans for parks and spaces?
- We need 'free space' and 'free play' for children in the area where they can be safe and supervised.
- Maintain green space/parks in and around blocks of flats, particularly those housing older persons, appropriately.
- Can we grow vegetables/fruit trees in the area?
- Maintaining and improving community mental health was a concern voiced by a number of participants. This theme also ran concurrently with the other major themes regarding outdoor green space facilities.
- We need facilities for unemployed/underemployed men with mental health issues as a result of the current economic situation.
- We're concerned about health and safety, there are two national roads running through the area.
- I can't see a primary care centre on the north side in the SDZ plan.
- We need to develop partnerships with the statutory agencies including the HSE.
- The future isn't about 'us' and 'them'.

APPENDIX 2

CONFERENCE ATTENDEES



Conference Attendees

Name	Surname	Organisation
Ms. Betty	Ashe	St. Andrew's Resource Centre
Cllr. Gerry	Ashe	Dublin City Council
Mr. Paddy	Behan	St. Agatha's Hall
Ms. Elaine	Boland	
Ms. Laura	Bourke	Dublin City Council
Ms. Mary	Boyle	Dublin City Council
Ms. Martina	Bracken	Dublin City Council
Mr. Kevin	Brennan	National Asset Management Agency
Dr. Paula	Brudell	Trinity College Dublin
Ms. Nina	Buckley	St. Andrew's Resource Centre
Ms. Maureen	Burke	Parkside North Strand Res Association
Ms. Vivienne	Byrne	Dublin City Council
Ms. Margaret	Campion	Early Learning Initiative
Ms. Anne	Carroll	Ringsend & Irishtown Residents
Mr. Damien	Cassidy	Ringsend Irishtown Environment
Mr. Sean	Caulfield	Ringsend Active Retirement
Mr. Donnchadh	Clancy	Ringsend College
Ms. Emma	Connors	Axis Ballymun
Ms. Frances	Corr	Ringsend & Irishtown Residents
Mr. Tim	Darmody	Darmody Architects
Ms. Fiona	Craven	Dublin City Council
Ms. Oriane	Delapierre	Sunflower Recycling
Ms. Linda	Desmond	Docklands Seniors Providers Forum
Ms. Lisa	Downes	St. Andrew's Resource Centre
Mr. Jim	Doyle	St. Andrew's Resource Centre
Mr. Tony	Dunleavy	North Inner City Senior Citizens
Ms. Sheila	Dunne	Dublin City Council, South East Area Office
Prof. Mark	Dyer	TrinityHaus
Ms. Sheila	Farrell	Dublin City Council
Mr. Gerry	Fay	North Wall Community Association
Mr. Mark	Fay	North Wall Community Association
Ms. Carol	Finlay	Dublin City Council, South East Area Office
Ms. E.	Fitzpatrick	St. Andrew's Resource Centre
Mr. John	Fitzsimons	St. Andrew's Resource Centre
Cllr. Mannix	Flynn	Dublin City Council
Ms. Sarah	Franklyn	Natural Capital Services
Mr. David	Garvey	Dublin City Council
Mr. Dick	Gleeson	Dublin City Council
Mr. John	Gormley	

Name	Surname	Organisation
Ms. Orla	Grimes	St. Andrew's Resource Centre
Ms. Josephine	Henry	Community Technical Aid
Mr. John	Henry	State Street Corporation
Mr. Blake	Hodgkinson	Marino College
Deputy Kevin	Humphries T.D.	Leinster House
Mr. Garrett	Hulgraine	Dublin City Council
Ms. Jesse	Jones	Create
Ms. Edel	Joy	Dublin City Council
Mr. Darragh	Joyce	
Ms .May	Kane	Ringsend & Irishtown Community Centre Ltd
Ms. Lisa	Kelleher	
Ms. Sinead	Kelly	NUI Maynooth
Mr. Jim	Keogan	Dublin City Council
Ms. Aoife	Kelly Gibson	Ringsend College
Ms. Henrietta	Kerrigan	Inner City Renewal Local Employment
Mr. Seanie	Lambe	Inner City Renewal Group
Mr. James	Larkin	St. Andrews Resource Centre
Dr. Andrew	MacLaran	Trinity College Dublin
Mr. Philip	Maguire	Dublin City Council
Ms. Ann	Maher	St. Andrew's Resource Centre
Mr. Gerard	Maher	Dublin City Council
Ms. Emmanuelle	Marion	d.ploy Dublin
Ms. Eimer	McCabe	Early Learning Initiative
Mr. Vincent	McCabe	
Mr. Dermot	McCarthy	St. Andrew's Resource Centre
Mr. Declan	McCormac	Codema
Ms. Michelle	McDermott	Liffey Trust
Mr. David	McDermott	Dublin City Council
Mr. Tony	McDonnell	North Port Dwellers Association
Ms. Martina	McKenna	St. Andrews Childcare Centre
Ms. Olive	McKenna Burke	Dublin Docklands Development Authority
Ms. Cathy	Moore	Inner City Organisations Network (ICON)
Mr. Les	Moore	Dublin City Council
Ms. Michelle	Moore	Early Learning Initiative
Ms. Margaret	Mooney	Dublin City Council
Ms. Susan	Mulligan	Dublin City Council
Mr. Derek	Murphy	Docklands Seniors Forum
Ms. Dorothy	Murphy	Docklands Seniors Forum
Ms. Louisa	Murray	St. Andrew's Resource Centre
Ms. Aileen	Murray	
Ms. Eileen	Nalty	St. Andrew's Resource Centre
Ms. Sophie	Nicoullaud	
Mr. Kehinde	Oluwatosin	Dublin City Council
Mr. Cecil	O'Gorman	Poolbeg Training
Mr. Conor	O'Hanlon	Dublin City Council
Mr. John	O'Hara	Dublin City Council
Mr. Derry	O'Leary	Dublin Bus

Name	Surname	Organisation
Ms. Marie	O'Reilly	North Port Dwellers Association
Ms. Terry	Prendergast	Grangegorman Development Agency
Ms. Eileen	Quinlivan	Dublin City Council / DDDA
Mr. Michael	Rossiter	Dublin City Council
Mr. Billy	Ryan	Shelbourne Park Residents Association
Mr. Colm	Ryder	Dublin Cycling Campaign
Ms. Rose	Seery	Daisy Days Crèche
Mr. Conor	Skehan	Dublin Institute of Technology
Mr. David	Smith	Mabos
Mr. Léo	Soulet	Sunflower Recycling
Mr. Derry	Solan	Dublin City Council
Ms. Adrienne	Taffe	Early Learning Initiative
Ms. Sorcha	Turnbull	Brady Shipman Martin
Ms. Melanie	Walsh	Sunflower Recycling
Ms. Carmel	Walsh	St. Andrew's Resource Centre
Ms. Bernie	Ward	St. Andrew's Resource Centre
Ms. Betty	Watson	Hogan Place Residents Association
Mr. Noel	Watson	Grand Canal Wharf Residents Association
Ms. Dolores	Wilson	St. Andrew's Resource Centre
Ms. Emma	Wilson	Gallery Quay Residents
Mr. Brian	Wylie	Iarnród Éireann



When the tall ships were leaving I was down at the bridge at 6:00 in the morning and everyone was down at their rowing club bringing their cups of tea out. They were all sitting on the lawn together, chatting and watching the boats going by and it felt just like being down in Skellings or Killibeg or Valencia because I knew the community, everybody knew me, they all had their cups of tea, we were all laughing that the rest of the city was all asleep in their beds and not realising that the boats were leaving that early. That's a real sense of community, if we lose that we've lost everything, if we keep that it's amazing. I think it's perfectly doable and keepable but that's what we have to do. So it's an established community, it's a self-sufficient community. This community can do amazing things for itself, and that has to continue in the future. So in the future if these things are still cohesive, if we know each other and we have special ancient names, that's still working and prosperous. And prosperous doesn't mean having money or plans, it means having your grandparents and grandkids around you, you have to look forward to that too, that's what prosperous means, rich in family, rich in friends, rich in neighbourhood.

Conor Skehan