

DRAFT 2.0

*Demisthine
Impact*

Copy No:

1. Karen - to be aware of the conflict map for the site, proposed (Strategy?)
2. Neil.

*Please get a new file
for this - MAZE SITE;
PROPOSALS FOR RE-DEVELOPMENT.*

27/11

MAZE CONSULTATION PANEL FINAL REPORT

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Foreword [DN – I would be happy to draft a short ‘visionary’ piece for the Chairman and Vice Chairman. Alternatively you may feel that a covering letter would be more appropriate.]

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Executive summary

1. [DN to be added]

Background

1. [DN to be added]

Recommended development scenario

2. The Panel carefully considered the broad range of proposals put forward in written submissions, and in a series of oral presentations. It was clear to us that no single iconic proposal for the site had been put forward that would fulfil the objectives of the Reinvestment and Reform initiative. Nevertheless, a number of exciting proposals emerged which had individual merit and which, if combined appropriately, could create the necessary synergy to fulfil our vision for the site. This would also have the advantage of ensuring broad public support for the developments that take place.
3. We have set out our analysis of the possible components of a multi-stranded development scenario for the site in the following paragraphs. This includes:
 - a sports zone;
 - an international centre for conflict transformation and associated heritage zone;
 - a rural excellence and equestrian zone;
 - a village of office, hotel, entertainment and leisure facilities;
 - a light industrial development zone;
 - a community zone;
 - a retained zone;
 - a public artwork.

Recommendations

1. We believe that the following recommendations have the potential to provide an internationally recognised physical expression of the transformation from conflict to peace. They would provide an inclusive, shared resource for everyone in Northern Ireland, reflecting the broad range of aspirations expressed during consultation.

Recommended development scenario

2. The Panel carefully considered the broad range of proposals put forward in written submissions, and in a series of oral presentations. It was clear to us that no single iconic proposal for the site had been put forward that would fulfil the objectives of the Reinvestment and Reform Initiative. Nevertheless, a number of exciting proposals emerged which had individual merit and which, if combined appropriately, could create the necessary synergy to fulfil our vision for the site. This would also have the advantage of ensuring broad public support for the developments that take place.

3. We have set out our analysis of the possible components of a multi-stranded development scenario for the site in the following paragraphs. This includes:

- a sports zone;
- an international centre for conflict transformation, and associated heritage zone;
- a rural excellence and equestrian zone;
- a 'village' of office, hotel, entertainment and leisure facilities;
- a light industrial development zone;
- a community zone;
- a retained zone;
- iconic artwork;

- landscaping/parkland; and
 - transport infrastructure
4. The first three components represent the flagship developments for the site. We strongly recommend that the Government gives a firm commitment to the early development of all three projects, with equal priority. This is important for two reasons. Firstly, in order to provide an inclusive range of projects that commands the broadest possible support from all sections of society. Secondly, to provide the 'critical mass' of development that would justify the necessary public sector investment in transport infrastructure, and enhance the site's potential to attract investment partners.
5. We recommend that the remainder of our proposals are included in the masterplanning process for the site. We are conscious that our proposals are wide ranging in nature, and we recognise the importance of ensuring the development of a coherent, inclusive 'whole', rather than a series of separate developments.

Sports Zone

6. This zone could include a number of developments:
- 30,000 seat multi-purpose sports stadium to accommodate gaelic sports, soccer, and rugby (under consideration at the time of writing by the Department of Culture, Arts and Leisure (DCAL), and the Strategic Investment Board (SIB));
 - ancillary grass and all-weather pitches to accommodate sports such as soccer and hockey;
 - offices; and,
 - indoor and outdoor training facilities.

Land requirements

7. A sports zone would require 50 to 70 acres.

Viability and sustainability

8. During the lifetime of the Panel, the SIB has separately advised DCAL that a multi-sports stadium, at a site still to be determined, would be operationally viable. The development costs for the stadium are estimated by the SIB to be in the region of £55 million to £60 million. A significant proportion of this could be provided by the private sector met through, e.g. the selling of naming rights, or the sponsoring of stands.

Compatibility with other uses

9. Nothing proposed for the sports zone is inimical to other potential uses; indeed it should create valuable synergy. Sensitivity to built heritage must be borne in mind; a point which applies to all potential developments.

Known planning issues

10. The outcome of the planning process cannot be anticipated. However, the concept put forward is not thought to be at odds with the Regional Development Strategy (RDS), or the imminent Belfast Metropolitan Area Plan (BMAP).

Overall strengths, weaknesses, opportunities and threats

11. A sports zone would meet the RRI criterion of stimulating social and economic regeneration. It would provide a high quality international team sports venue that Northern Ireland currently lacks, in a shared and inclusive way. We believe that the stadium has the potential to play an important part in promoting a shared society. Sport is important to both the main cultural traditions in Northern Ireland. Much could be achieved in terms of promoting tolerance and respect for diversity through the three sporting

bodies, each with a proud tradition and heritage, sharing the new stadium in the pursuit of sporting excellence.

12. The concept of a sports stadium received strong support during consultation, and we believe that the Ulster Branch of the Irish Rugby Football Union, the Irish Football Association, and the Gaelic Athletic Association would support the building of a stadium if a suitable site can be found. We consider that the Maze/Long Kesh site is uniquely well placed to provide such a site. It clearly satisfies the criteria set out in the SIB's site appraisal exercise, particularly in terms of a neutral and accessible location and (in the context of the overall development scenario) suitable transport infrastructure. We also believe that it would be fitting for Northern Ireland's premier team sports development to be located on Northern Ireland's largest - and uniquely symbolic - regeneration project.
13. Some have argued that, ideally, the stadium ought to be located on a city centre site. Whilst this is an understandable aspiration, it is clear that, in practice, a suitable city centre site will be difficult to identify. Furthermore, the combination of social, entertainment, hotel and leisure facilities that we propose for the site, combined with new and improved transport infrastructure, will mean that the Maze site can match the attractions of a city centre for most sports fans.
14. Our working assumption is that the stadium design would follow the established trend of incorporating office or other commercial accommodation in the stadium building, as is the case with the Reebok Stadium in Bolton, and the McAlpine stadium in Huddersfield. The associated office accommodation could prove attractive to sports organisations. This would contribute significantly to underpinning the operational viability of the stadium and, indeed, the entire development.

15. We understand that, if the Government decides to proceed with the sports stadium, it will be a priority project for the SIB, acting in its advisory role to Northern Ireland Departments.

Recommendation

16. We recommend that the Government supports the development of a sports zone as outlined above, maximising the scope for private sector involvement and commercial sponsorship.
17. The stadium must be both fit for purpose, and of the highest achievable quality. Our vision is that the stadium should be the best of its type in these islands. Therefore, we recommend an international competition to find the best design for the stadium within acceptable financial limits. The Government should consult appropriate organisations about the competition, such as the Royal Society of Ulster Architects (RSUA), the Royal Institute of British Architects (RIBA), and the Architecture Association of Ireland.
18. The Government should explore the potential for local sports clubs to relocate to the ancillary pitches and facilities described at paragraph 6 above.

International Centre For Conflict Transformation; & Built Heritage

19. It would be entirely fitting for the Maze/Long Kesh site, which was for so long a symbol of conflict, to become a symbol of the transformation from conflict to peace. We believe that the site would be an ideal location for an international centre for conflict transformation. Such a facility would not focus solely on the Northern Ireland conflict, but could play a key role internationally; supporting the processes of transition from conflict to peace, and of dealing with diversity. Many organisations in Northern Ireland – not least our two Universities – are already active in this field; working with organisations in regions as far apart such as Southern Africa, the middle east,

the Balkans, and the Basque region. The new centre would provide a facility to build and develop this work, with the aim of establishing an international centre of excellence, linked to similar centres throughout the world.

20. In addition to its international focus, the centre could have an important role in Northern Ireland, providing a facility that would support and facilitate the ongoing processes of dialogue; building trust and confidence within and between communities; and assisting the transformation from paramilitarism to exclusively democratic processes.
21. The facility would be a neutral, inclusive 'place apart', to be used by organisations and communities to further the cause of conflict transformation. The centre could include:
 - a neutral venue for facilitated dialogue, with residential and meeting facilities;
 - a shared location for practitioners working in this field, possibly including offices for organisations to base themselves in on an outreach or permanent basis;
 - an archive and research facility for good practice in conflict resolution and transformation; and
 - a link or outreach facility for Northern Ireland's two universities, with links to other international centres of excellence, such as the Kennedy Centre at Harvard University, or Boston University.
22. We envisage this facility remaining in the ownership of the Office of the First Minister and Deputy First Minister. However, the management and operation of the conflict transformation centre could be carried out at arms' length from government. This could be achieved through a contractual arrangement with an existing organisation with a track record in conflict

transformation and good relations, or by government supporting the establishment of a new charitable organisation for that purpose.

Land requirement

23. The new conflict transformation centre might require 5 to 10 acres.

Viability and sustainability

24. This has not been tested. A conflict transformation centre could attract funding from philanthropic trusts, the National Lottery, the European Union, and/or the International Fund for Ireland. It is likely that some public sector support would be required, particularly in relation to revenue costs.

Compatibility with other uses

25. The development of an international centre for conflict transformation would add considerably to the synergy of the other proposed developments, and help to establish the international profile and identity of the Maze.

Known planning issues

26. None.

Overall strengths, weaknesses, opportunities and threats

27. The development of a conflict transformation centre or a peace campus received strong support during consultation. The inclusion of this element clearly demonstrates the inclusive nature of our proposals.
28. It is clear that much good work on conflict transformation is taking place within and between communities in Northern Ireland. It is equally clear that much remains to be done, and that there is strong support from a range of community and practitioner organisations for a facility of the type proposed to support this process.

29. The proposal offers an opportunity for a new and unique facility in Northern Ireland, bringing together communities, practitioners, academics and international partners in a way that will make a practical contribution, and with the potential to be of international significance.
30. During the consultation process, it was clear that support for this type of development on the site was strongest from organisations representing republican ex-prisoners. To be successful, it will be essential for the facility to be genuinely neutral and inclusive, and not perceived as being owned by any one section of society.

Built heritage

31. The Department of the Environment's Environment and Heritage Service is presently considering whether any part of the site should be subject to statutory protection in view of its historical significance.¹ **As this is a formal, statutory process that is independent of the Panel or, indeed, OFMDFM, we recognise that the Panel's role in determining the extent to which the built heritage of the site will be preserved, is limited. We also recognise that, until this matter is determined by Government, it will not be possible for a final development plan for the site to be agreed, nor for the planning process for any new development to be completed.**
32. Nevertheless, we were aware that a number of buildings on the site appear to meet the criteria for statutory protection used by the Environment and Heritage Service. As such we recognise that it is highly likely that at least part of the site will be protected. This might include, for example: one H block; the prison hospital; the administration building and emergency control room; a prison chapel; a section of the perimeter wall around Maze cellular; a watchtower; and a "cage" from Maze compound. In these circumstances, **the**

¹ We are also aware of the specific issue of the need to preserve H block 6 until the completion of the judicial inquiry into the murder of Billy Wright.

Panel considered it important to convey our views on the use to which any preserved built heritage might be put.

33. The Panel received a number of proposals for the development of a museum, focussing on the history of the prison itself, or of the conflict generally. Experience across the world has shown that it is possible to use built heritage from periods of conflict as a historical resource, in a manner that is perceived as neutral and progressive. Invariably, however, this becomes easier to achieve with the passage of time, and requires a high level of consensus. **We do not believe that the necessary consensus for the development of a museum exists at the present time. However, we recognise that the protected buildings could have a role to play in the work of the proposed international centre for conflict transformation.**
34. We envisage the fabric of the protected buildings being restored, with some being suitably adapted, eg for storage or administration use, or for use by the various programmes taking place in the centre. A preserved H Block could be equipped with beds, bedding and other ancillary equipment, as a historical resource. Other protected buildings might remain empty. Some straightforward factual information about the history of the site would be available for those using the centre, or wishing to visit the protected buildings.
35. In the longer term, the development of a museum or interpretive centre focussing on the role of the site in conflict may be possible in a changed climate of public and political opinion.
36. We also considered the possible retention of the World War II aircraft hangars, which we understand are less likely to receive statutory protection. These, arguably present a less sensitive and difficult issue than the other prison buildings. However, whilst recognising the historic significance of

these buildings, there is no consensus on their use at present. Therefore, the Panel considered this component of the heritage zone primarily in terms of preservation for future use.

Recommendation

37. We recommend that the Government should conclude the formal process of considering the need for statutory protection as soon as possible, **noting that a decision on the overall development plans for the site cannot be taken until this is done.**
38. We recommend that the Government should establish an international centre for conflict transformation as described above. The new facilities should be built in close proximity to the preserved prison buildings, to facilitate their use as part of the centre.
39. The Office of the First Minister and Deputy First Minister should retain ownership of the facility. The Office should identify or support the establishment of a suitable organisation to operate the centre, obtaining the views of stakeholders. The appointed organisation would be responsible for all aspects of the centre's operation, including managing and facilitating public access to the preserved buildings.
40. The Office should actively engage with a broad range of organisations that might use the centre, with the aim of securing the broadest possible participation and support.
41. We further recommend that the Government should explore potential sources of funding for the centre, and the scope for participation by Northern Ireland's Universities and other international centres of excellence.

Rural Excellence and Equestrian Zone

42. The main component of this zone would be an international exhibition centre, with associated showgrounds and equestrian facilities. There are currently no modern facilities of this nature in Northern Ireland and, indeed, limited facilities anywhere on the island of Ireland. A new facility could replace existing outdated facilities, providing a modern setting for established events, as well as attracting new events which could not heretofore be staged in Northern Ireland.
43. The international exhibition centre would be purpose built to provide maximum flexibility. It would be capable of hosting a range of events from agricultural shows, business and trade exhibitions, to concerts and art exhibitions. It would provide a focus for activities designed to promote Northern Ireland as an outward and forward looking region, and for developing links to other rural and maritime regions and states in Europe and beyond.
44. In addition to the main indoor exhibition spaces, the facility might include outdoor showgrounds, and equestrian facilities such as: indoor and outdoor showjumping/eventing arena; livery stables; and a riding school.
45. Other associated elements might include:
- a museum or visitor attraction on the theme of Harry Ferguson and other aspects of agriculture in Northern Ireland;
 - a sustainable living centre – visitor attraction centred on various aspects of sustainable living such as recycling, biomass farming etc.

46. The Panel also considered the scope for a horse racing circuit. This reflected an expression of interest from Down Royal Racing in relocating from the current site of the Maze Racecourse, developing a traditional grass circuit and an all-weather circuit.

Land requirements

47. The land requirements for the international exhibition centre would be some 40 to 50 acres. The requirement for the horse racing circuit would be some 100 acres. No figures are available for other uses.

Viability and sustainability

48. We have not yet seen final business plans or economic appraisals for these proposals, although work is ongoing. In addition to public sector investment (if appropriate), other sources of funding might include the National Lottery, the European Union and the International Fund for Ireland.

Compatibility with other developments

49. Those proposals are compatible with other proposals for the site. Indeed, a high degree of synergy with the sports zone might be expected.

Known planning issues

50. These proposals are not thought to be at odds with the RDS or BMAP.

Overall strengths, weaknesses, opportunities and threats

51. The developments proposed would complement the sports zone as well as being highly significant in their own right. They would increase both the number and duration of trips to the site, and help to maximise the usage of transport infrastructure, car parking, and the hotel, social, retail, leisure and entertainment facilities of the 'village' (see below).

Recommendation

52. We recommend that, subject to favourable economic appraisal of business plans, the Government endorses the development of an international exhibition centre as described above.
53. The Panel does not recommend the inclusion of a horse racing circuit at this time. However, the Panel recommends that the Government should continue to liaise with Down Royal Racing in relation to its redevelopment plans, mindful of the potential synergy with developments on the Maze site.
54. During consultation, two organisations expressed an interest in being included in this type of development: The Royal Ulster Agricultural Society; and Laganside Rural Development. The Panel recommends that the Government explores with both organisations the scope for their participation in the development and operation of this part of the site.

Office, Hotel, Entertainment and Leisure Village

55. This could comprise:
- offices;
 - a range of hotel and self catering accommodation;
 - a conference facility;
 - ancillary specialist retail and leisure facilities;
 - a range of restaurant/entertainment/licensed facilities;
56. The rationale for this zone is threefold:
- to establish a vibrant entertainment and leisure 'heart' for the site;
 - to maximise commercial development on the site; and
 - to provide the range of high quality services and facilities that visitors to the site would expect.

Land requirements

57. This would depend on attracting commercial development, but might be expected to require 30 to 50 acres.

Viability and sustainability

58. The Panel has not received any specific development proposals, but recognises that there is a vibrant market for such facilities in the Lisburn City Council area, and significant potential for development on the site.

Compatibility with other developments

59. There would be considerable synergy and, indeed, a high degree of mutual dependency between this and other developments on the site.

Known planning issues

60. None.

Overall strengths, weaknesses, opportunities and threats

61. There is a clear opportunity to develop a range of facilities and services to satisfy demand stemming from other activities on the Maze site, and to establish a leisure and entertainment hub that would be a major attraction in its own right. In particular, the Lisburn City Council area does not currently have a major hotel and conference facility. However, the site will face competition from other sites in the area.
62. The hotel market in Northern Ireland is strong [DN Roy – can we say this?], and an opportunity exists to attract a range of accommodation such as a 4/5 star hotel aimed primarily at the business/conference/international tourist markets, through to budget hotel and self catering accommodation aimed primarily at tourism and travelling sports fans and competitors.

63. Development of this type is essential for the success of other developments on the site. For example, there are numerous examples of successful out-of-town sports stadiums, but in each case, the associated commercial development was seen as vital to success.
64. The Government is currently reviewing the accommodation needs of the Northern Ireland Civil Service, and following the publication of the Lyons Report, consideration is being given to relocating significant numbers of civil service jobs away from London. The location of the Maze in close proximity to key transport corridors would make it an ideal location for such developments.
65. In the Joint Declaration of April 2003, the Governments of the United Kingdom, and Ireland, agreed to consult all members of the British Irish Council on the establishment of a dedicated secretariat to assist the Council's work. The location of the Maze site in close proximity to the main north south transport corridor, and Belfast International and City Airports, would make it an ideal location for the secretariat.

Recommendations

66. We recommend that the Government should include this type of development in the overall scenario for the site, and should invite commercial development proposals as a matter of priority.
67. In the event that a British Irish Council secretariat is established, we recommend that it should be based on the Maze site. We further recommend that the Government, as part of its review of civil service accommodation, should consider the scope for relocating the headquarters of an appropriate Government Department or agency to the proposed office accommodation.

Light Industrial Development Zone

68. In view of the objective of the Reinvestment and Reform Initiative to promote social and economic regeneration, the Panel sees the need to set aside a proportion of the site for light industrial development in the short to medium term.

Land Requirements

69. This would be in the region of 80 to 100 acres.

Compatibility with other uses

70. This type of development is clearly different in nature to that envisaged in our other recommendations. However, given the size of the site, we do not consider this to be an insurmountable planning challenge.

Known Planning Issues

71. This type of development is not thought to be at odds with the RDS or BMAP.

Overall strengths, weaknesses, opportunities and threats

72. This proposal would make available 80 to 100 acres of level, serviced, prime development land, located on a key transport hub and with the prospect of first class transport infrastructure. The Panel considers that there is very considerable potential to attract blue chip companies to such a site.

Recommendation

73. The Panel recommends that 80-100 acres is identified on the site for this type of development, and that Invest Northern Ireland is invited to consider the potential for development.

Community Zone

74. The Panel is aware that for people living in local communities near the site, the proximity of a major security site gave rise to considerable disruption and inconvenience over a prolonged period. We consider that this should be recognised by Government, and addressed by working in partnership to develop a small part of the site to provide local facilities.
75. This would be a small zone on the eastern periphery of the site, adjacent to the Coronation Estate on the Halftown Road. Development to complement existing community facilities might include:
- an all weather sports pitch;
 - play areas/gardens; and
 - business units.
76. This could be achieved by transferring responsibility for the site to Lisburn City Council (subject to Council agreement) which would agree arrangements for the running of the facilities by the Halftown Residents Association on behalf of the local and wider community.

Land requirements

77. No more than 10 acres would be required.

Viability and sustainability

78. There are no significant issues in relation to the sports pitch and play areas/gardens. However, no business case or plan exists in relation to business units, which may not be realistic.

Compatibility with other uses

79. It would be important to strike the correct balance between: creating a 'local' ambience in this zone; integrating the remainder of the site, this zone and existing community facilities in a meaningful way; and maintaining the integrity and security of the main part of the site.

Known planning issues

80. None.

Overall strengths, weaknesses, opportunities and threats

81. This proposal offers an opportunity for Government to act as good neighbours to a local community, and to recognise the disruption faced by that community during the former operational life of the site.

Recommendation

82. We recommend that the Government supports this development and seeks the agreement of Lisburn City Council to the ownership and management arrangements described above.

Retained Zone

83. Given the size of the site, a significant proportion could be retained for medium to long-term development, whilst still allowing for significant short-term development. A number of ideas were put forward during consultation that could be accommodated on this part of the site, such as a 'retirement village' and a private hospital.

Land requirement

84. This could be flexible, up to 100-120 acres.

Compatibility with other uses

85. Setting aside such a proportion of the site would not prejudice the development proposed. In the longer-term, the range of potential land uses may be broader, e.g., future planning policy may be more favourable to housing development.

Viability and sustainability

86. It is not possible to speculate on the viability or sustainability of unspecified future development at this stage. However, a successful initial phase of development would increase the attractiveness of the site for future commercial or residential development, particularly if high quality transport infrastructure is established.

Known planning issues

87. Extensive housing development may not presently be compatible with the Regional Development Strategy (RDS), which specifies that 60% of new housing development should be on brownfield sites. The Maze site falls outside the current definition of 'brownfield' as it is not within an urban area. However, the RDS will be subject to periodic review, and continuing demand for new housing may result in a favourable change to planning policy in the medium to long term.

Overall strengths, weaknesses, opportunities and threats

88. Given the size of the site, full development is expected to take 15 to 20 years. Phasing of development would be prudent in order to maximise the value of the land; to ensure that the task of regeneration remains manageable; and to allow time for further innovative proposals to emerge. Against this, there is clearly an unquantifiable risk that future planning policy or market conditions may be less favourable than at present.

Recommendations

89. We recommend the retention of up to 120 acres of the site for a future phase of development. This area should be cleared and decontaminated, and consideration given to the scope for interim public space usage, provided that this would not unduly prejudice future development.

Landscaping and public spaces

90. Whilst we have not recommended a dedicated zone for parkland or open space, it will be important to ensure that the overall development of the site takes place in a context of sustainability, good visual amenity, high quality landscaping and good internal access. This “green Maze” approach should include careful development of boundaries, connection zones, open spaces and public amenities to enhance the attractiveness of the site for short or long visits. This theme should be a primary objective of the development

Symbolic development

91. The Panel recognises the importance of the Maze/Long Kesh site to the Reinvestment and Reform Initiative, and the significance of the regeneration of this site as a symbol of confidence and hope for the people of Northern Ireland. With this in mind, and learning from the positive experience of Laganside in Belfast the Panel recommends that the site should feature iconic artwork, in prominent locations throughout the site. This should be of a permanent nature, of intrinsic artistic value, and should serve as the key brand or recognition symbol for the site. This would result in achieving an innovative and internationally recognised beacon for NI with social and community benefits for all. The Panel recommends either a commission to a leading artist, or an international design competition to bring forward suitable proposals.

Transport infrastructure

92. At the request of the Panel, OFMDFM and DRD jointly commissioned Consultants to undertake an investigation into the implications of future development and traffic growth on the transport networks in the Sprucefield, Maze and Blaris areas, outside Lisburn. Central to this commission is the production of an Access Strategy for the former Maze Prison and adjacent Army Base site.
93. Their report outlines a strategic transport assessment and Access Strategy for the Maze site, taking into consideration the implications of adjacent proposed developments at Sprucefield and Blaris.
94. The report concluded that development on the site of the magnitude that we propose would require a significant amount of additional transport infrastructure including new highway schemes. This would comprise:
- provision of a new M1 Motorway Junction to provide direct access to the Maze site;
 - provision of a dual carriageway M1/Knockmore Link road – this has already been proposed as a single lane road; and
 - upgrade of the Blaris Road, between the proposed M1/Knockmore Link road to the Maze entrance on the Halftown Road to a high quality dual carriageway transport corridor.

Recommendations

95. The Panel notes and endorses the work done by OFMDFM on an access strategy for the Maze site. The Panel recommends that Government should adopt a comprehensive access strategy comprising:

- motorway access, via a new junction of the M1 and the, upgraded Knockmore Link and Blaris Road. The latter should include bus lanes or priority use of the hard shoulder if dual carriageway is not considered appropriate;
- the provision of adequate car parking on site, commensurate with sound use of land resources at the Maze and policy on encouraging public transport. This should include consideration of multi-story car parking, and joint/multiple use of facilities and ensure rapid entry and exit;
- appropriate integrated public transport linkages by bus, and bus rail link from the planned Lisburn West Railway Station to the maze with appropriate parking points to facilitate this;
- links to the national cycle route network; and
- a link to the River Lagan Canal at the North west of the site. The Panel was pleased to note the progress achieved by the Council's development of the River Lagan in the Lisburn area, and noted that its long term vision is to facilitate navigation from Belfast to the Maze. The Government should consider linking the site to the Lagan Canal to make the Maze a significant hub in the developing all-Ireland waterway network.

96. We recommend that Government commences the necessary statutory procedures to facilitate this access strategy as soon as possible.

Costs and timing

[DN to be added: including a recommendation for Government to explore the scope for raising capital through a NI bond, for individual as well as corporate investors.]

DRAFT 2.0

Conclusion and summary of recommendations

[DN to be added]

Delivery mechanism

[DN to be added]