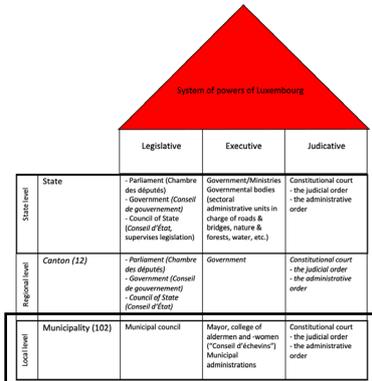


Fact Sheet for Planning Levels

Planning level

Municipal



Type of plan

Master plan including land use, building codes, public design (large-scale urban project)



Facts: Urban redevelopment master plan for Belval (Luxembourg)

Legal basis

- *Loi du 25 juillet 2002 portant création d'un établissement public pour la réalisation des équipements de l'Etat sur le site de Belval-Ouest*, published on 31 July 2002, Mémorial A79.
- The creation of Agora s.a.r.l. as a joint venture between Arcelor Mittal and the Grand Duchy of Luxembourg by the end of 2000.
- The Belval Master Plan was designed by Joe Coenen Architects of Maastricht in the Netherlands, and was selected based on a competition in 2001.

Competencies

Determination of land use, building codes, development specifications, public design guidance, site/building management.

Binding force

Legally binding for commercial real-estate development and marketisation, and for the provision of infrastructure.

Tasks and content

The actual redevelopment by Agora s.a.r.l. and Fonds Belval followed a layout prescribed in a master plan (selected in 2001, published in 2002), whose implementation started in 2002/03. The main developments were the establishment of the Science City (*Cité des Sciences*), including the University of Luxembourg and other public research institutions, and also commercial developments (such as office, retail, restaurants, apartments). Housing links the site to neighbouring municipalities, e.g. in the north-west of the area. The former rail stop Belval-Usines was refurbished with a train station including the park-and-ride complex Belval-Université. After completion, the site expects a resident population of 8,000 (currently about 2,000), while about 25,000 jobs would be established (currently, roughly 5,000 have already been filled). The university plans for approximately 7,500 students on site. Overall, the development is around two-thirds finished.

Process, duration, participation

The master plan was key to the planning procedure and was also adapted to the real-estate market environment that had changed over time. The planning procedure was mainly state-driven and reflects the overall government interests in pushing development in the south of the country, with little local coordination. Municipalities and civil society were involved in the master planning process and implementation to a much lesser extent than is practised today. The very first developments were initiated by 2005, while the research and higher education institutions moved to Belval by 2015. Hence in successive steps over a time span of roughly 20 years, 120 hectares of land were subject to development and the commercial concept. The return on (public and private) investment was the key objective here. Investment from the Luxembourgish government was earmarked at €1 billion.

Duration of validity

Binding. The masterplan is in the process of implementation.

Details of the plan



Detail 1: Belval Master Plan (2002)

Characteristics

Location of the area

The Belval site is located in the south of the Grand Duchy of Luxembourg near the French border. It extends into the local administrative communities of Esch-sur-Alzette and Sanem. Esch-sur-Alzette, the centre of Luxembourg's steel industry, is the country's second largest city with a population of 35,000 inhabitants. In addition to its well-established cultural activities, it is home to several professional training centres and schools, social and health institutions as well as sports and recreational facilities. The municipality of Sanem, which includes Belvaux, Ehlerange, Soleuvre and Sanem, has a population of around 15,000.

Initial situation

The industrial wasteland at Belval-West is the former site of ARBED, Luxembourg's steel group which was founded in 1911 and merged with Mittal Steel in 2006 to form ArcelorMittal. The Belval site hosted blast furnace B, which was Luxembourg's last operational blast furnace that was shut down in 1997. On an adjacent site, an electric furnace is still operational today (thus separating Belval from the area of the City of Esch-sur-Alzette). The furnace at Belval-West was cleaned up and an area of 120 hectares became available for redevelopment.

Particularities of the procedure and/or contents

The particularities of the project include the strong role of the state, which played and still plays a role in the realisation of Belval, mainly through the two development agencies that were founded in order to steer the development: Agora s.a.r.l. (which is controlled by the state through its 50% share) and the Fonds Belval, which is 100% state-owned. Apart from realising further projects, the Fonds is also in charge of managing the existing buildings in the Science City. In contrast to earlier planning practices in the country, relatively high building densities were chosen for both the Science City and some of the commercial buildings on Belval. Also, for the first time in the country's history, industrial heritage was protected and the blast furnace including some associated flagship buildings (e.g. the so-called Möllerei) were restored.

Notes and links

www.belval.lu ; www.agora.lu ; www.esch.lu Accessed on 3 September 2021