

PETITION

Against the "Schoettermarial" real estate project!

The City of Luxembourg's General Development Plan (PAG) has been annulled by the Administrative Court with specific regard to the site of the "Schoettermarial" housing development project. In launching this petition, we are calling on your support to ask the City to not only fully comply with its legal obligations in terms of environmental studies but also to properly involve residents in the development of our neighbourhood.

Approximately 60,000 m² and over 400¹ extra apartments, to the detriment of the quality of life of local residents and the environment

The "Schoettermarial" site is located at the intersection of the Pfaffenthal and Weimerskirch districts, on the extension of Boulevard Prince Félix. It is home to an astonishing natural environment that is probably unique in Luxembourg, full of precious habitats and species that are protected at both national and European² level. Many local residents enjoy spending time in these surroundings.

The City of Luxembourg intends to urbanise the site, despite the location being wholly inadequate for a such large-scale real estate project³, and despite the value of the site for the environment and biodiversity,

In its judgment of 6 May 2021 on the appeals lodged by the City, the State and the developer, the Administrative Court confirmed the annulment by the Administrative Tribunal of Luxembourg City's PAG for the "Schoettermarial" site. The Court ruled that the environmental impact studies carried out by the City for the new PAG were clearly deficient. The Court even refers to a "flagrant procedural defect in this case".

Our position is not that the urbanisation of Kirchberg should be stopped, but we maintain that urbanisation planning must respect local residents' concerns and their quality of life, respect the natural environment and respect national and European legislation on the protection of biotopes, species habitats and protected species.

1) Source: Master Plan n°KI-02A + KI-02B "Schoettermarial" at Kirchberg available on the VDL website: <https://www.vdl.lu/sites/default/files/media/document/SD%20KI-02A%20KI-02B%20Schoettermarial.pdf>

2) The presence on the site of protected species such as the Coronella Austriaca (smooth coronella), the Callimorpha, three species of murine (Myotis myotis, Myotis bechsteinii, Myotis emarginatus), species of lizard (agile lizard, wall lizard), and the Muscardin, has been confirmed in environmental studies, after numerous confrontations led by local residents.

3) Management of traffic flows on Boulevard Prince Félix and Rue des Maraîchers would become a headache with the addition of 800+ extra cars that would be passing through.)

We ask the City of Luxembourg:

To carry out a new, complete ⁴ and independent ⁵ study of environmental impacts, in accordance with the decision of the Administrative Court, also taking into account the legitimate concerns of local residents;

To reclassify the site as a green zone, or at least drastically reduce the planned building density so as to avoid as much as possible the destruction of biotopes and the nuisance for local residents;

To consider new urbanisation only in those areas where there are no biotopes or habitats of protected species;

To properly involve local residents in the decision-making process and take account of their observations.

I (we) the undersigned...1).....

2).....3).....

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support this petition against the urbanisation of the "Schoettermarial" site, which would go against the interests of the current residents of the Kirchberg district.

Signature(s):

1)..... 2)..... 3).....

4) It is necessary to consider not only the direct environmental consequences of a real estate project on the site, given its scale, but also all the indirect consequences for the surrounding neighbourhoods: increase in traffic, noise, pollution, projected shade, and during its various phases (in particular the construction phase), etc. This excludes studies conducted by consultancies commissioned by the developer himself.

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The petition can be sent either:

- by e-mail to the following address: petitionkirchberg@gmail.com
- or to the following addresses:
 - Ms Antoinette HOFFMANN 100, rue des Maraîchers L-2124 Luxembourg ;
 - Mr Thierry ENGEL 70 bd P. Felix L-1513 Luxembourg Résidence BURLINGTON ;
 - Ms Patricia TIBBELS 91, rue des Maraîchers L-2124 Luxembourg ;

DEADLINE FOR SENDING IN THE PETITIONS : 15 OCTOBER 2021