



RETURN ADDRESS PO Box 1992, 6201 BZ

To the ladies and gentlemen,
members of the municipal
council

VISITING ADDRESS
Mosae Forum 10
6211 DW Maastricht

POSTAL ADDRESS
PO Box 1992
6201 BZ

SUBJECT
Purchase of Trega site

DATE
17 January 2024
sent 18 January 2024

ATTACHMENTS
—

HANDLED BY
CLE (Camiel) Kruchten

TELEPHONE NUMBER
043 35

OUR REFERENCE
2024.00200

EMAIL
camiel.kruchten@maastricht.nl

FAX

YOUR REFERENCE
—

Dear Councillors,

With this council information letter, I would like to inform you about recent developments concerning the Tregaterrein site.

No progress due to nitrogen restrictions

As you are aware, little substantive progress has been made since your council adopted the TregaZinkwit area vision in July 2022. The main reason for this is that, due to nitrogen restrictions, it was not possible to draw up an integrated zoning plan with direct building titles for the entire planning area. Under the current nitrogen regulations, a phased approach using (a combination of) multiple legal and planning instruments could offer possibilities. At the same time, due to future nitrogen regulations and the relationship with legal planning options, no guarantees can be given for the spatial development of the remaining area. In this situation, Maaszicht Ontwikkeling, the current owner of the former Trega site, has spent the past year exploring various options for the development of housing on the Trega site. The focus has always been on working together to achieve housing development, and the decision was made not to fall back on the plan for a large-scale logistics development on the site. In addition to collaborating with other parties, Maaszicht Ontwikkeling BV has also considered selling the site.



DATE
17 January 2024

Maaszicht Ontwikkeling prepared to sell Trega site to municipality

Maaszicht Ontwikkeling BV has always indicated that, in principle, it would prefer to reach an agreement with the municipality of Maastricht. This puts the municipality in the best possible position to actively take charge of the development of the area and to manage the programme, quality and planning. In recent months, there have been several discussions with Maaszicht Ontwikkeling BV about the price and conditions of a possible sale. These constructive discussions have resulted in a target sale price of €23.5 million. The sale price has been assessed by an objective and certified valuer as being in line with market conditions and therefore forms a sound and responsible basis for further decision-making.

Decision-making

The council is delighted with this unique opportunity to purchase the Tregaterein site. Work can now begin on a major area development that offers many opportunities and advantages for both the liveability and position of Limmel and for the city. Limmel, the Meuse and the city will be literally connected. Green wedges, a varied housing supply and improvements to the infrastructure in and around the planning area form the basis for an attractive new district.

On 16 January 2024, the council therefore decided to enter into the purchase agreement for the acquisition of the Trega site. Your agenda committee is requested to put the council proposal on the agenda for the council meeting of 30 January 2024 for its meeting on 18 January 2024.

This will give your council the opportunity to express any wishes and reservations and to request that the necessary budget be made available. The council proposal includes the arguments and justification for the purchase of the Trega site. If your council has no wishes or reservations about the purchase of the Trega site and makes the budget available for this purpose, the transfer of ownership will take place no later than 14 February 2024.

Follow-up

Once the transfer of ownership has taken place, the development of the first (partial) plans will be taken up. Based on an integrated approach, further research will be conducted into the best possible design and implementation of, among other things, land parcelling, housing types, target groups and mobility aspects, so that these contribute as much as possible to the feasibility of the initial housing plans. The exact nature and scope of the first phase will be determined in the coming period.



DATE
17 January 2024

be further defined on the basis of research. Naturally, the possibilities in the field of nitrogen will have a major influence on this. The further development of the TregaZinkwit area vision will therefore take place in phases at all times.

The necessary research and preparatory work will be started in the coming period. Depending on the availability of external advisors and the interim results, among other things, more insight into the details of the intended first phase(s) is expected in the autumn of 2024. I will not fail to inform your council about this at that time.

Yours sincerely,

Frans Bastiaens
Alderman for Urban Development, Culture, Resilient Neighbourhoods and Elderly Policy

letter

Council information