

Residents' feedback on TregaZinkwit

Wishes and requirements arising from the residents' meeting in Limmel (13 April 2026) and the consultation with the Limmel Neighbourhood Council (12 May 2026).

Document intended for: Housing partner for the Dolmanskwartier

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Introduction and context

To ensure that the views of Limmel's current residents are given concrete consideration in the planning process, the council organised a dedicated information and participation evening for Limmel residents on 13 April 2026. Representatives from several council departments were present. Residents were given the opportunity to voice their feedback, concerns and wishes through an open discussion and by placing post-it notes on the planning area.

In addition, an initial draft of this document was further refined in consultation with the Limmel Neighbourhood Council. Finally, all responses were verified and supplemented during the Limmel Neighbourhood Council's community meeting (15 June 2026).

This document compiles the feedback received relating to housing development and the built environment. The feedback has been organised by theme and accompanied by a description (wish or requirement), an explanation of the underlying rationale, and, where relevant, a note on legal or planning considerations. This document is intended for the housing development partner and provides direct input for the further elaboration of the programme and the design.

NB: A parallel document containing feedback on public space, infrastructure and mobility has been drawn up for the construction team partner responsible for public space and infrastructure.

Legend

DESIRE

A point that the local authority wishes to include as a preference or ambition, but for which there is no enforceable framework.

REQUIREMENT

A point specified as a strict precondition on the basis of policy, social or planning considerations.

NOT FEASIBLE

The point has been raised but falls outside the scope of this partner or is otherwise not feasible.

Theme 1 — Housing type and programme

Residents have expressed specific wishes regarding the types of homes to be built in TregaZinkwit, additional facilities and the allocation of homes.

Feedback	Wish/Requirement	Rationale	Explanation / points for consideration
Lifetime-proof homes	WISH	Residents are anticipating an ageing population and want newly built homes to remain liveable in later life without the need for major alterations.	
Health centre with care facilities	WISH	Residents of Limmel feel there is a shortage of primary care facilities in the immediate vicinity. With the arrival of new residents, they expect this demand to increase further.	<i>Implementation depends on the willingness of healthcare providers and may require further municipal decision-making.</i>
As few student flats as possible	WISH	Residents feel that Limmel is already heavily dominated by student accommodation. Residents fear that this trend will continue if the plan area is once again heavily geared towards students.	<i>Directly excluding students as a target group is not legally permitted. This can be interpreted as a preference for housing types and forms of ownership that are generally less attractive for temporary occupation.</i>
Encourage the movement of students (from Limmel to the planning area) by providing attractive, affordable student accommodation.	WISH	As students only remain in the area for a few years, it takes a great deal of effort and energy to reach agreements regarding nuisance and behaviour. A better balance between permanent residents and temporary residents (students) is therefore desirable.	<i>Implementation is challenging as most housing providers in Limmel are private.</i>
An attractive façade design from the Noorderbrug	DESIRE	Residents wish to prevent the new development from taking on a closed character. An attractive façade is desired	
Priority for current residents of Limmel when allocating homes	REQUIREMENT	Residents of Limmel feel a sense of connection to their neighbourhood and would like the opportunity to move into new accommodation without having to leave their immediate surroundings.	

Theme 2 — Social cohesion and interaction

Residents are concerned about how new and existing residents will interact with one another. This directly relates to the planning of meeting places and the organisation of public life in the new neighbourhood.

Signal	Wish/Requirement	Rationale	Explanation / points to consider
As a local resident, how do you interact with 'new' residents?	WISH	Residents are concerned that a new neighbourhood will function as an isolated unit, disconnected from the existing town of Limmel. Encouraging active interaction requires deliberate planning decisions.	
A pavilion with catering facilities as a meeting place	WISH	An accessible catering or catering-style facility could serve as an informal meeting place for both new and existing residents of Limmel.	

Theme 3 — Communication, participation and the existing neighbourhood

A recurring concern was the future of the existing Limmel neighbourhood. Residents feel vulnerable and do not want to be forgotten amidst the enthusiasm surrounding the new development.

Feedback	Wish/Requirement	Rationale	Explanation / points for consideration
Do not further weaken Old Limmel; take into account residents who have lived in Limmel for years or were born there	REQUIREMENT	Residents are concerned that the development of the new planning area will reinforce this trend rather than reverse it.	<i>Recommendation: include an explicit section on 'contributing to the quality of life in Limmel' in the programme of requirements, with measurable indicators.</i>
Collective charging station for electric vehicles	WISH	Residents are considering the transition to electric driving and want a shared, accessible solution to be implemented for this, which is also available to the existing community of Limmel.	

Theme 4 — Noise and environmental nuisance

Residents are concerned about noise from the nearby Beatrixhaven. They believe this should be taken seriously when new homes are built.

Signal	Requirement/Specification	Rationale	Explanation / points to note
Increase in noise from Beatrixhaven; request for structural measures	REQUIREMENT	Some residents experience nuisance from the industrial harbour area to the north of the planning area. With the construction of homes closer to the harbour, there are concerns that noise pollution will increase for the new residents.	<i>The structural response is relevant here: sound insulation, the orientation of façades, green buffer zones and the urban layout of blocks must be tailored to address this. This must be enshrined in the programme of requirements and the structural specifications.</i>

Theme 5 — Parking

Residents have specific concerns regarding the location and management of parking facilities, particularly in relation to social safety.

Issue	Wish/Requirement	Rationale	Explanation / points for consideration
Multi-storey car parks and the risk of crime	REQUIREMENT	Residents associate multi-storey car parks with a lack of social safety and criminal activity (drug-related problems, robberies). They want this to be deliberately taken into account in the design.	<i>When designing the multi-storey car park, take into account, amongst other things: good lighting, clearly laid-out walkways, active management and no blind spots. This should be included as a design requirement.</i>