

# THE NEW PLAN D'AMÉNAGEMENT GÉNÉRAL (PAG) WALFERDANGE

Handbook

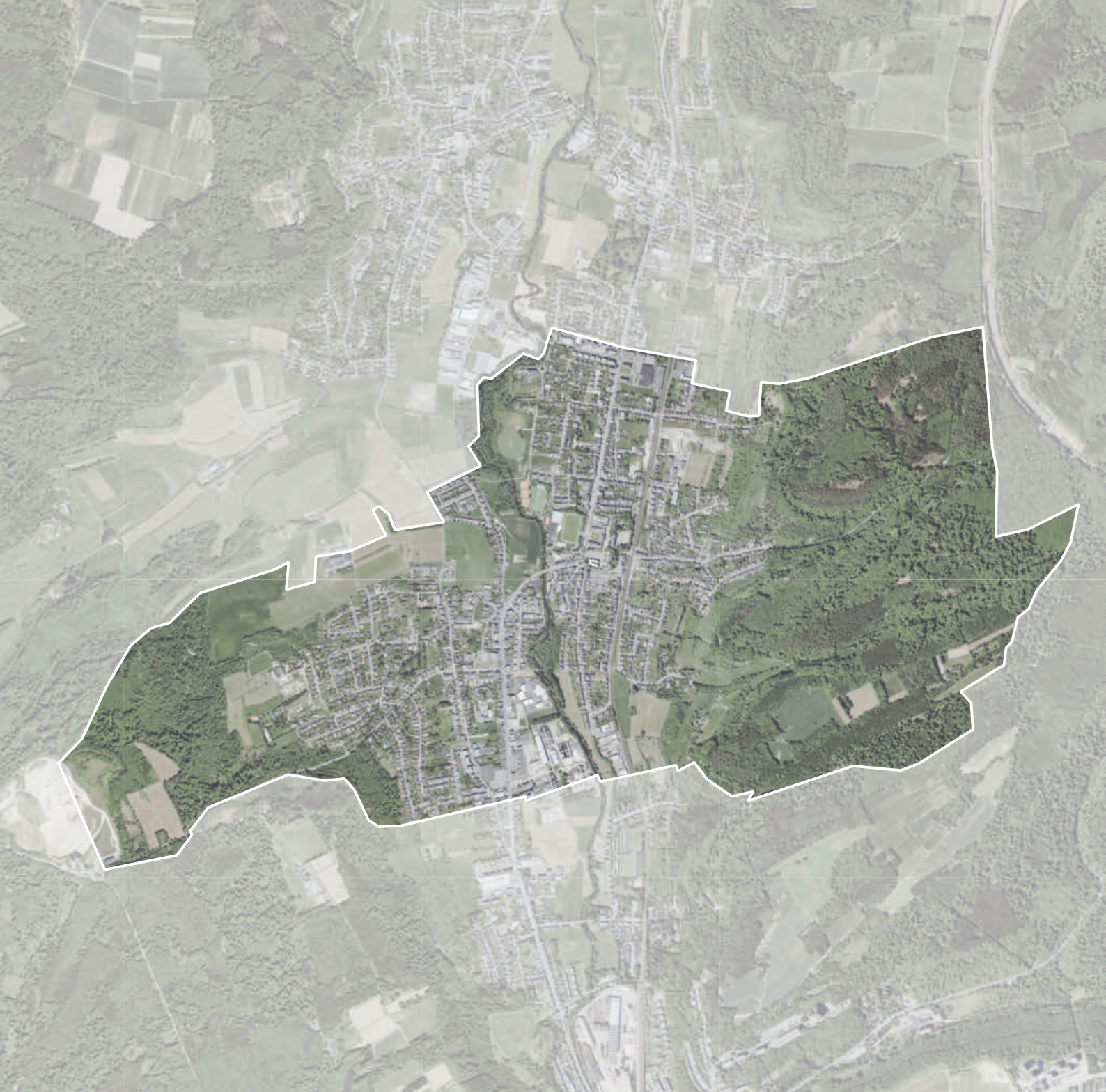


HELMSANGE

BERELDANGE

WALFERDANGE





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## List of Abbreviations

<b>COS</b>	Coefficient d'occupation du sol (site coverage ratio)	<b>PAP NQ</b>	Plan d'Aménagement Particulier – nouveau quartier (Detailed development Plan – new neighbourhood)
<b>CUS</b>	Coefficient d'utilisation du sol (floor area ratio)	<b>PAP QE</b>	Plan d'Aménagement Particulier – quartier existant (Detailed development Plan – existing neighbourhood)
<b>CSS</b>	Coefficient de scellement du sol (sealing coefficient)	<b>RBVS</b>	Règlement sur les bâtiments, les voies et les sites (Building Regulations)
<b>DL</b>	Densité de logement (housing density)	<b>SEA</b>	Strategic Environmental Assessment
<b>EP</b>	Étude préparatoire (preparatory study)		
<b>PAG</b>	Plan d'Aménagement Général (General Development Plan / Land-Use Plan)		





## The college of the mayor and aldermen

**François SAUBER**  
Mayor

**Jessie THILL**  
Alderwoman

**Alex DONNERSBACH**  
Alderman

# FOREWORD

The municipality of Walferdange has commissioned a revision of its “Plan d’Aménagement Général” (PAG) in accordance with the amended Urban Planning Act of 2004, with a view to guiding the municipality’s future spatial development.

The current PAG dates from 2007 and was drawn up on the basis of the Règlement Grand-Ducal of 2004. After more than 20 years and two fundamental amendments to the Règlement Grand-Ducal, a revision is necessary to ensure appropriate, contemporary and forward-looking municipal development.

**The new PAG sets out the framework for how our municipality and our local communities can develop over the coming years.**

Where and how do we want to grow in the coming years? Where and how should development take place, and what impact will this have on our infrastructure?

These are the key questions to which the PAG provides answers. The Walferdange municipal council supports targeted development that creates new housing whilst safeguarding quality of life.

**We want to create additional housing, and affordable housing.**

The development of the municipality must, however, take place gradually, so that our services, our networks (drinking water, sewerage), and our social infrastructure can keep pace. In particular, school and childcare services must be able to keep pace with this growth.

The new PAG is intended to create the conditions for strengthening, expanding and enhancing not only the centres of our

three localities, but also – and particularly – the heart of the municipality centred around the town hall and the ‘Centre Prince Henri’. Especially here, we must promote a high-quality mix of uses and improve accessibility, particularly for pedestrians and cyclists. In new residential areas and existing housing estates, it is also important to aim for a degree of mixed-use development, whilst ensuring that such uses are compatible with the primary function, namely housing.

**The urban landscape, particularly that of our town centres, and the characteristic building fabric must be preserved and developed whilst respecting the original architectural character.**

The preservation, enhancement and creation of attractive open spaces – both as recreational and leisure areas for the residents of Walferdange and for the protection and enhancement of natural resources and biodiversity, particularly in the Alzette area – are key factors in ensuring that the municipality of Walferdange remains fit and resilient for the years and decades to come. This includes active flood protection and forward-looking measures to prepare for heavy rainfall, as well as the creation of an efficient mobility offer with a wide range of options, particularly in the areas of public transport, parking management and cycling.

**The new PAG provides the necessary framework for this.**



# WHAT IS A PAG?

## COMPONENTS OF THE PAG

The PAG is composed of several documents and planning instruments.

Specific requirements regarding the structure and content of the PAG can be found in the loi modifiée du 19 juillet 2004 concernant l'aménagement communal et le développement urbain.

The **preparatory studies** (“étude préparatoire – EP”) form the basis for the preparation of the PAG. They consist of an **inventory and analysis (EP1)**, **development concepts (EP2)**, and the “**schémas directeurs**” (EP3). The “schémas directeurs” set out the guidelines for the development of individual neighbourhoods (“zones soumises à un PAP NQ”).

The “**Plan d'Aménagement Général**” (PAG) is a legally binding planning instrument that defines land use for the entire municipal territory. It consists of a graphic and a written part.

The equally legally binding “**Plan d'Aménagement Particulier – quartier existant**” (PAP QE) regulates the degree of building use (heights, setbacks, building depths, etc.) for already built-up or developed areas in the municipality.

# Constituents of the PAG dossier



## Preparatory Studies

The PAG is elaborated on the basis of a preliminary study, the “étude préparatoire” which includes a comprehensive **inventory and analysis (EP1)** of the spatially and demographically relevant conditions. These include, among others, the population and economic structure, land-use structure, buildings worthy of preservation, land development potential, mobility, overarching national and sectoral planning requirements, valuable green and landscape areas, as well as restrictions resulting from drinking water protection, flood protection, and nature conservation in the municipality.

Building on the inventory and analysis, **development concepts (EP2)** are prepared. They define the strategy for spatial development. In particular, guidelines are established for the following priorities:

- Strengthening the qualities of the individual neighbourhoods in the future development of the municipality
- Promoting mixed use and enhancing access to local services and amenities such as retail, services, and social infrastructure
- Creating high-quality and affordable housing while ensuring adapted urban development
- Expanding and adapting public facilities in light of population growth
- Promoting an attractive and continuous pedestrian and cycling network

- Preserving the characteristic and identity-defining building stock in the historic centres
- The ecological enhancement of the various neighbourhoods and ecological connectivity with the landscape

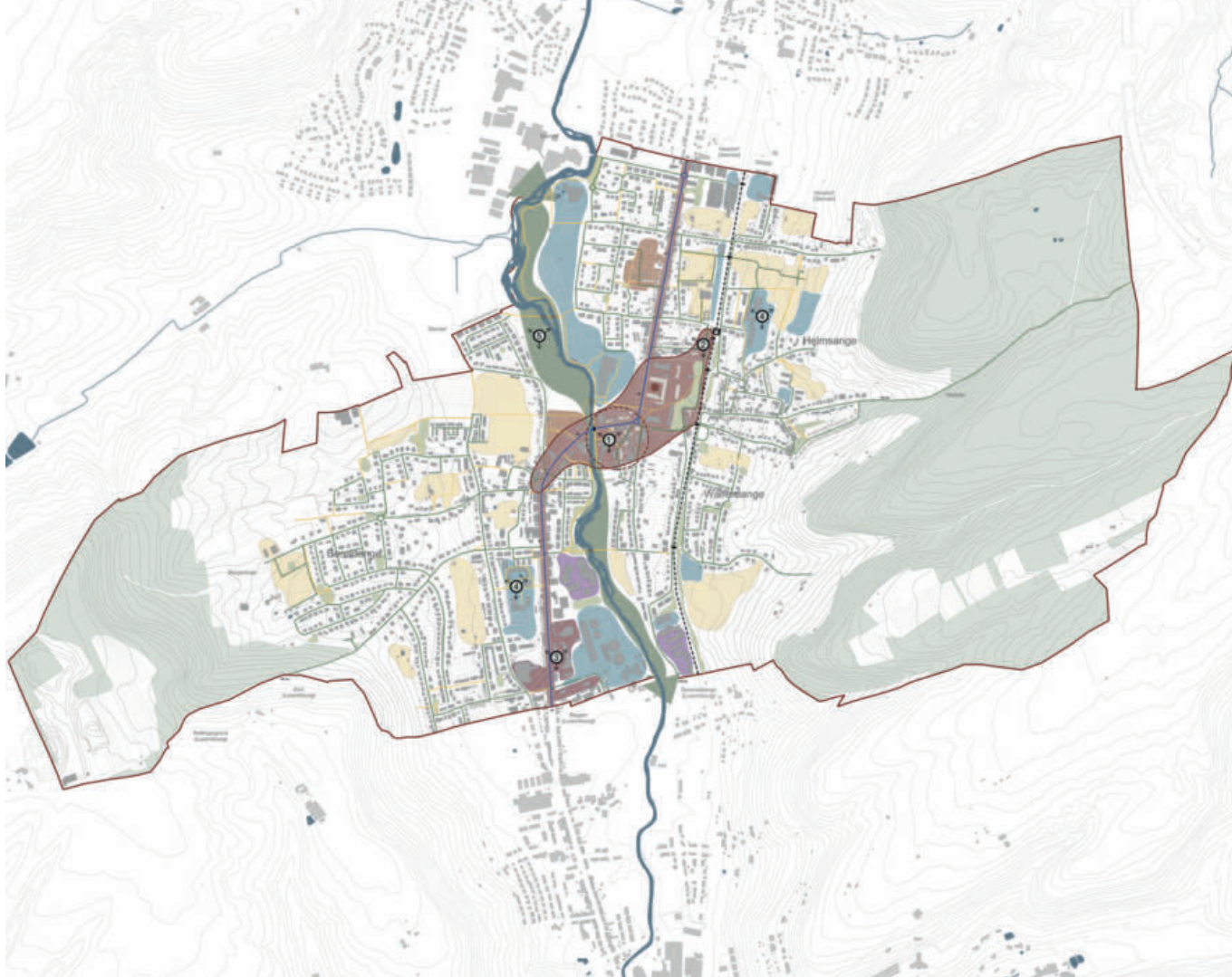
The development strategies are defined in four thematic concepts: urban development, mobility, green and open space, and finance.

The municipality of Walferdange has sufficient building land potential for appropriate residential development. Moderate densification and compaction of the urban structure can help accommodate future development trends and needs. At the same time, the loss of ecologically valuable land outside the settlement area can be avoided by exploiting the potential of development land within the existing settlement area and refraining from extensions of the buildable area.

In alignment with the existing use and urban structure, mixed use should be promoted particularly in the local centres and along the national road N7. Attractive pedestrian and cycling paths should ensure accessibility from the individual neighbourhoods to these areas.

The green corridor along the Alzette should be preserved as an ecologically valuable and open-space-defining area, and should continue to be enhanced in the future.





Excerpt from the urban development concept.

In order to develop the **new neighbourhoods** (“**zones soumises à PAP NQ**”) sustainably and with a high level of urban development quality, the “**schémas directeurs**” (EP3) define guidelines for housing typologies, urban densities, mobility, as well as green and open spaces. The neighbourhoods to be developed in the future are predominantly residential areas that serve moderate densification within the settlement area and that complete development at the edges of the existing settlement. By creating housing, the increasing demand is to be met and contemporary forms of housing are to be promoted, for example for families, singles, and seniors. In order to improve the liveability in the future neighbourhoods, particular attention has been paid to developing guidelines for the creation of neighbourhood squares and green corridors. In addition, specific provisions are set out for areas affected by flooding or heavy rainfall, in order to promote climate-resilient development.

In addition to the development of residential neighbourhoods, the new PAG designates mixed-use zones located in particular along the national road N7 in the south of Bereldange. The guidelines of the “schémas directeurs” serve in these areas as orientation for the restructuring of existing development, in

order to promote local retail and amenities while making rational use of the resource land. Through mixed use, short distances between housing, retail, and services can be promoted.

For zones for which the preparation of a detailed development plan is required (“zones soumises à un PAP NQ”), the guiding principles of the “schémas directeurs” must be considered, in addition to the regulatory requirements of the PAG including the density coefficients.

The “schémas directeurs” consist of a graphic and a written part. The graphic part of the “schéma directeur” follows the specifications (légende type) of the corresponding Règlement Grand-Ducal. Conceptual sketches outline, for a large number of the new neighbourhoods, fundamental considerations and non-binding design examples for future development.

## Example of a "schéma directeur"



### 3.1 Schéma Directeur B 2 – „Östlich an de Spätzlücken“

#### 3.1.1 Charakteristika des Plangebietes

<b>Größe</b>	ca. 1,10 ha
<b>Städtebaulicher Kontext</b>	Das Plangebiet befindet sich am nördlichen Ortsrand von Barelange. Östlich des Plangebietes befindet sich der aufgesiedelte PAP „An de Spätzlücken“, der von Einfamilienhäusern (freistehend, Doppel- und Reihenhäuser) geprägt ist. Südlich des Plangebietes dominiert Wohnbebauung (freistehende Einfamilienhäuser) entlang der „Rue Batty Weber“. Das Plangebiet ist nördlich und westlich von Offenland umgeben.
<b>Art der baulichen Nutzung</b>	Wohngebiet (HAB-1) und öffentliche Nutzung (BEP-2); Wohndichte max. 16 WE/ha
<b>Verkehrliche Erschließung</b>	Die äußere Erschließung erfolgt über die Straße „Rue Michel Lentz“, die südlich des Plangebietes verläuft.
<b>Entwässerung/Kanalisation</b>	In den Straßentrassen der „Rue Michel Lentz“ und im PAP „An de Spätzlücken“ befinden sich Trennsysteme. Südlich entlang der Plangeietsgrenze verläuft ein Starkregenkorridor.
<b>Naturräumlicher Kontext</b>	<b>Bodennutzung</b> Das Plangebiet wird größtenteils als Mähwiese bewirtschaftet. <b>Gefälle</b> Es befindet sich an einem Südhang und weist ein durchschnittliches Gefälle von ca. 10% auf. <b>Wasser</b> Entlang der südlichen Plangeietsgrenze verläuft ein temporär wasserführender Graben (Starkregenachse), der von Grünstrukturen begleitet wird. <b>Biotop</b> Die Innenbereichskartierung (EFOR-ERSA, 2021) weist im Plangebiet lineare Gehölzstrukturen als gesetzlich geschützte Biotop nach Art. 17 NatSchG aus. <b>Habitat</b> Gemäß der Strategischen Umweltprüfung (EFOR-ERSA, 2026) wurde das Vorkommen verschiedener Vogelarten nachgewiesen. Artenschutzrechtlich relevant ist der Haussperling. Die Notwendigkeit von Maßnahmen nach Art. 21 NatSchG ist im Rahmen der weiteren Planung zu prüfen. <b>Schutzgebiete</b> /
<b>Planwerke, Servituten und Dienstbarkeiten</b>	Zone de servitude „urbanisation – paysage“

#### Lage des Plangebietes



Abbildung 1.: Blick von der „Rue Michel Lentz“ nach Nordosten auf das Plangebiet



Abbildung 2.: Blick vom Feldweg in Richtung Osten auf das Plangebiet



Abbildung 3.: Blick von dem Feldweg entlang des Plangebietes in Richtung Südosten



Abbildung 4.: Blick von der Straße „An de Spätzlücken“ nach Westen auf das Plangebiet

## General Development Plan / Land-Use Plan (PAG)

The **PAG (General Development Plan or Land-Use Plan)** regulates land use for the entire municipal territory with the objective of sustainable development. It consists of a graphic and a written part, both of which are legally binding and complement each other. In the graphic part, the future spatial development possibilities of the municipality are represented.

- Division of the municipal territory into “built-up or buildable areas” as well as “areas that are generally not buildable.”

Within the buildable areas, a subdivision into zones defining different land uses (residential zones, mixed-use zones, activity zones, public-use zones, etc.) is made.

- Designation of overlay zones. The overlay zones define additional rights and/or obligations (e.g. “zones soumises à PAP NQ,” “secteurs protégés,” “servitudes d’urbanisation,” etc.).
- Determination of urban densities for new development areas (“zones soumises à PAP NQ”).

In the written part, the provisions for the zones designated in the graphic part are established.

## PLANNING INSTRUMENTS PREPARED IN PARALLEL

In parallel with the PAG, further directly related documents are prepared. They each follow an independent procedure – two of them in parallel to the PAG procedure (PAP QE, SEA (Strategic Environmental Assessment)), and a third (RBVS (Règlement sur les bâtisses les voies et les sites)) independently of the PAG procedure.

### Detailed Development Plan for Existing Built-Up Areas (PAP QE)

When revising the PAG – since the 2011 legislative amendment – the “PAP Quartier Existant” (PAP QE) is elaborated in parallel with the PAG. It constitutes a binding planning instrument for construction in already developed neighbourhoods (existing built-up areas) and defines the degree of building use.

Under the previous PAG, building projects for which the graphic part of the PAG did not require a PAP were assessed on a case-by-case basis to determine whether a PAP needed to be prepared or whether construction could proceed without a PAP, adapted to the existing urban structure. With the introduction of the

PAP QE, rules for building and constructing are established for largely built-up areas that serve as a framework for the degree of building use.

The PAP QE is prepared by the municipality for largely built-up areas. It specifies and complements the general development plan (PAG) by adding specific building provisions such as setbacks, building heights, roof forms, etc. to the general rules on land use and development of an area.

## Strategic Environmental Assessment (SEA)

In accordance with the SEA Act (loi modifiée du 22 mai 2008 relative à l'évaluation des incidences de certains plans et programmes sur l'environnement), a Strategic Environmental Assessment (SEA) must be prepared in parallel with the PAG.

With the SEA, potential environmental impacts are identified during the preparation of the PAG and are avoided, reduced, or compensated through adjustments.

The objective is to produce a planning instrument (PAG) that can be considered fundamentally environmentally compatible, both overall and in its individual planning proposals.

On the basis of an environmentally compatible PAG, detailed development plans (PAP) as well as infrastructure and project planning can be derived in an environmentally compatible manner at the subsequent planning levels.

The SEA process can be divided into two phases. In Phase 1 of the SEA (Environmental Impact Assessment), areas are identified whose designation and development potentially entail significant environmental impacts, so that in Phase 2 of the SEA (environmental report), a more in-depth study can be carried out, taking into account the opinions (avis) of the environmental authorities (Art. 6.3 SEA Act).

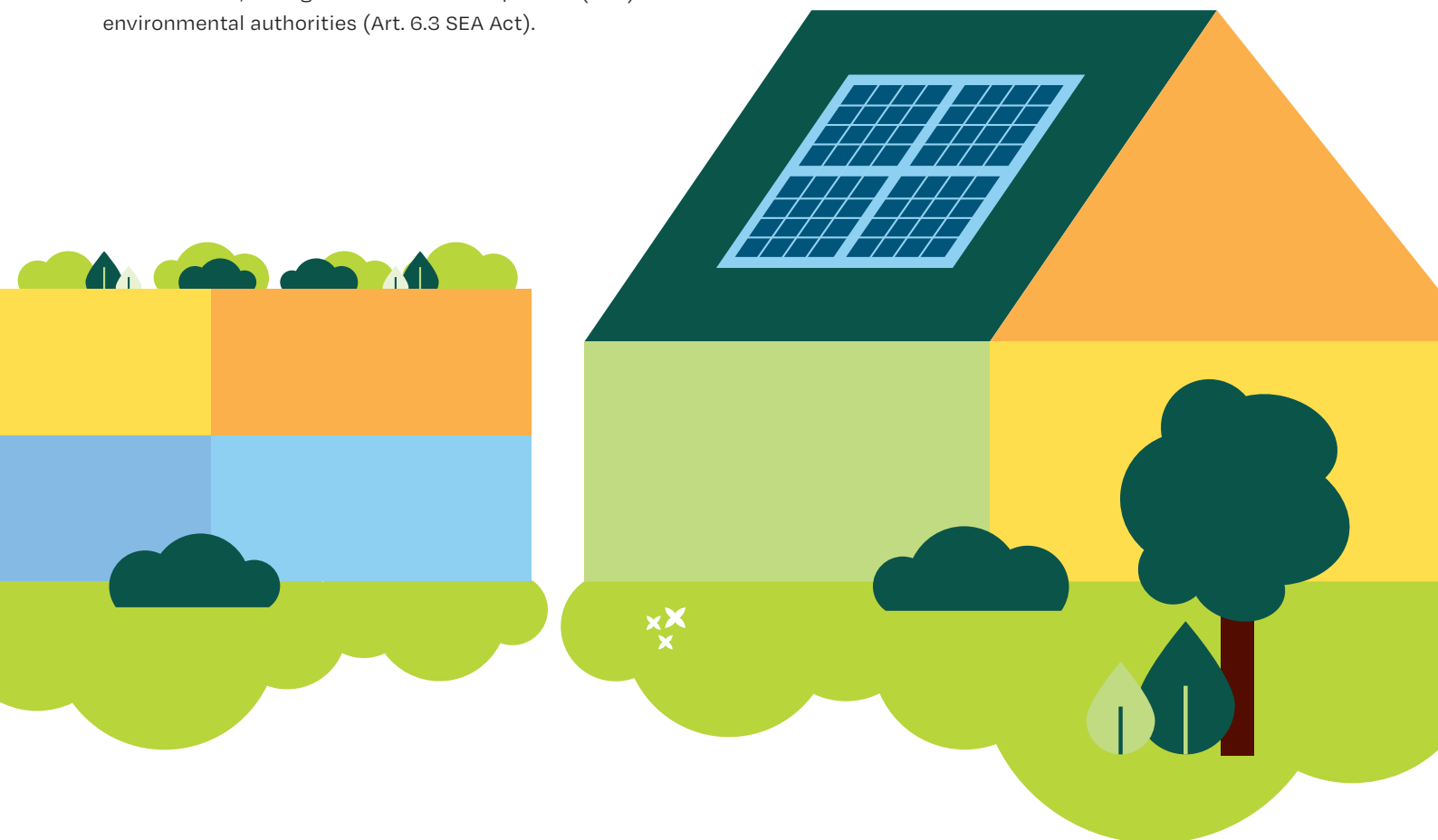
The environmental indicators assessed include impacts on human beings, plants, animals, and biological diversity, soil, landscape, water, climate and air, as well as material assets and cultural heritage.

The environmental report goes through the procedure in parallel with the PAG. Within the framework of a public display, citizens can inform themselves about the findings and conclusions, and submit objections.

## Building Regulations (RBVS)

The RBVS supplements the provisions of the PAG and the PAP. It is a binding planning instrument that defines requirements for building construction, for individual rooms or dwellings, for the safety of public and private spaces, for construction site safety, and for permit procedures.

In Walferdange, the RBVS will be prepared after the adoption of the new PAG. It can therefore not yet be consulted at this time.



# READING THE PAG

## As a general rule:

The legally binding part of the PAG consists of a graphic part (“partie graphique” of the PAG) and a written part (“partie écrite” of the PAG).

To identify the relevant provisions, the respective parcel should first be located on the plan. The colours and hatchings affecting the parcel/building are explained in the legend of the PAG. Detailed provisions for each zone can be found in the written part of the PAG.

Depending on whether the parcel is located in a “quartier existant” or in a “nouveau quartier,” additional provisions can be found in the PAP QE (in the case of a “quartier existant”) or in the “schéma directeur” (in the case of a “nouveau quartier”).

## Procedure:

- Locate the parcel on the plan;
- Use the legend to determine what the colours, hatchings, and/or lines/borders affecting the respective parcel/building mean;
- Refer to the written part of the PAG for the titles and categories previously identified to read what they mean in detail.



# READING THE PLAN

The following section explains how to read the legally binding graphic part of the PAG using the legend of the PAG Walferdange.

**1** **FOND DE PLAN**  
Composé sur base du PCN 2026, de la BD-L-GeoBase 2026, de la BD-L-TC 2011, de l'Orthophoto 2025, de la carte topographique du Luxembourg 2021 (Geoportal)

- Limite communale
- Limite parcellaire
- Bâtiment existant: PCN (2026) | BD-L-GeoBase (2026)
- Bâtiment supplémentaire à titre indicatif | Bâtiment PCN 2026 supprimé (Source : orthophoto 2025)
- Cours d'eau
- Surface hydro-terrestre permanente
- Courbe de niveau: équidistance 5m | 25m

**2** **PROJET D'AMÉNAGEMENT GÉNÉRAL**

- délimitation du degré d'utilisation du sol
- délimitation de la zone verte

**3** **ZONES URBANISÉES OU DESTINÉES À ÊTRE URBANISÉES**

**4** **Zones d'habitation**

- HAB-1 zone d'habitation 1
- HAB-2 zone d'habitation 2

**5** **Zones mixtes**

- MIX-u1 zone mixte urbaine 1
- MIX-u2 zone mixte urbaine 2

**6** **Zones de bâtiments et d'équipements publics**

- BEP-1 zone de bâtiments et d'équipements publics 1
- BEP-2 zone de bâtiments et d'équipements publics 2

**7** **Zones d'activités**

- ECO-c1 zone d'activités économiques communale type 1

**8** **Zones de gares ferroviaires et routières**

**9** **Représentation schématiques du degré d'utilisation du sol pour les zones soumises à un plan d'aménagement particulier "nouveau quartier" :**

Dénomination de la ou des zones			
COS	max.	CUS	max. min.
CSS	max.	DL	max. min.

**10** **ZONE VERTE**

- AGR zone agricole
- FOR zone forestière\*

Remarque importante :  
\* Les zones forestières sont indiquées sur base de données du cadastre des biotopes du milieu forestier, actualisées sur base de l'orthophoto 2025 (DOP). La délimitation des zones forestières est indicative et doit faire, le cas échéant, l'objet d'un examen sur le terrain.

**11** **ZONES SUPERPOSÉES**

- Zone soumise à un plan d'aménagement particulier "nouveau quartier"
- Zone délimitant les plans d'aménagement particulier approuvés

**12**

- servitude "urbanisation - milieu naturel" biotopes à conserver\*
- servitude "urbanisation - paysage"
- servitude "urbanisation - zone tampon"
- servitude "urbanisation - Natura2000"
- servitude "urbanisation - coulée verte"

\* le cas échéant, corrigé des biotopes.

**13** **Couloirs et espaces réservés**

- ||||| couloir pour projets routiers
- ||||| couloir pour projets de mobilité douce
- ||||| couloir pour projets de canalisation pour eaux usées
- ||||| couloir pour projets de rétention et d'écoulement des eaux pluviales

**14**

- 1. Plan base:** This section describes the content and sources of the plan base.
- 2. Building perimeter:** While "délimitation du degré d'utilisation du sol" represents the delineation of the "nouveaux quartiers" with their associated density values, "délimitation de la zone verte" describes the line separating the generally buildable area from the generally non-buildable area.
- 3. Land-use designation – Buildable area:** The "zones urbanisées ou destinées à être urbanisées" describe areas that are fundamentally intended for development. The zoning in the PAG defines the type of land use (e.g. residential use, commercial use, public use, etc.).
- 4. Residential zones (Zones d'habitation):** The residential zones are primarily intended for housing and residential use. Other uses that are subordinate to and compatible with residential use may also be permitted.
  - Residential zones of type "HAB-1" are primarily intended for single- and two-family house types.
  - Residential zones of type "HAB-2" are primarily intended for multi-family housing.
- 5. Mixed-use zones (Zones mixtes):** Mixed-use zones are intended for areas where various types of mixed use are possible:
  - In mixed-use zones of type "MIX-u1" encompass areas where a balanced mix of uses exists or is desired in the future. This applies in particular to local centres and the areas along the N7. Various uses such as housing, local supply, trade, and services should coexist here.
  - In the "MIX-u2" zones, a mix of housing, services, and shops should likewise be promoted, but with a stronger focus on retail and trade.

- 6. Zones for public buildings and facilities (Zones de bâtiments et d'équipements publics):** Zones for public buildings and infrastructure are designated for use by public authorities (state, municipality, para-state institutions).
- The “zones de bâtiments et d'équipements publics 1” are reserved for public buildings and facilities of public benefit – and are thus also intended for development.
  - The “zones de bâtiments et d'équipements publics 2” are intended for public outdoor activities, sports, walks, and games. Construction is permitted only on a subordinate basis and under certain conditions.
- 7. Activity zones (Zones d'activités):** Particularly larger businesses that are less compatible or incompatible with residential uses are to be located in commercial/industrial zones.
- The municipal commercial zones of type 1 are reserved for light industry, crafts, wholesale, transport or logistics, communal technical facilities, public service infrastructure and facilities, as well as open spaces corresponding to all these uses.
- 8. Railway and bus station zones (Zones de gares ferroviaires et routières):** The railway (station) areas found in the municipal territory include buildings, infrastructure, and facilities related to rail (and bus) transport, park-and-ride car parks, as well as open spaces used for all these functions.
- 9. Land-use designation – area outside the development boundary (zone verte):** The area outside the development boundary is generally NOT buildable. However, under certain conditions, exceptions are possible if the foreseen uses can be permitted in the zone verte under the Nature Conservation Act. Whether building use is possible in one of the following zones is primarily decided by the Minister responsible for the Environment.
- The “zones agricoles” encompass the area outside the construction boundary designated for agricultural use.
  - The “zones forestières” are used for forested areas.
- 10. Overlay zones:** The primary land-use designation can be superimposed with one or more overlay zones (“zones superposées”). These define further provisions that must be respected in the development and other use of the areas.
- 11. Zones subject to a detailed development plan “nouveau quartier” (PAP NQ):** For zones overlaid with this hatching, a detailed development plan must be prepared before any development can take place. It can be prepared for the entire zone or for a partial area of the zone. The detailed development plans (PAP NQ) to be prepared:
- must comply with the coefficients for the degree of building use defined in the PAG;
  - must be guided by the respective “schéma directeur” (“étude préparatoire” of the PAG).
- 12. Areas subject to an approved and maintained detailed development plan (PAP approuvé):** Already approved detailed development plans (PAP) that have been incorporated into the new PAG can be recognised by the PAP hatching and simultaneously by the red border (with reference number). If construction is to take place, no new PAP needs to be prepared; instead, the rules of the existing PAP are to be applied.
- 13. Zones des servitudes urbanisation (areas subject to planning easements):** The overlay of a buildable area with a “servitude urbanisation” defines specific provisions to be respected for the respective area, in order to preserve or develop the urban or natural landscape quality. These requirements and/or prohibitions seek to limit the impacts of the PAG or the subsequent construction measures on the natural and human environment as well as the landscape. In general, they do not prevent development, but ensure that the relevant natural and spatial concerns are incorporated into planning at an early stage. Different categories are defined, recognisable by the corresponding letter in the hatched area.
- 14. Reserved corridors and spaces (Couloirs et espaces réservés):** In order to keep important corridors free for paths, sewerage, and/or drainage, and to prevent these corridors from being built over, “reserved corridors” are designated in the PAG. They concern potential or already planned road projects, active mobility projects (important pedestrian and cycling connections), as well as technical infrastructure.

15	<p><b>Secteur et élément protégés d'intérêt communal</b></p> <p>secteur protégé de type "environnement construit"          construction à conserver*          petit patrimoine à conserver          gabarit à préserver*</p> <p><small>Remarque importante:          * La commune peut demander un levé de Topographie du bâti existant afin de définir exactement la partie de construction à conserver / à préserver.</small></p>
16	<p><b>ZONES DE RISQUES NATURELS PRÉVISIBLES</b></p> <p>zone de risques d'éboulement ou de glissement de terrain [Source : Géocoastal, 2022]</p>
17	<p><b>ZONE DE BRUIT</b></p> <p>zone de bruit ≥ 60db(A) routes principales, axes ferroviaires [Source : Administration de l'environnement 2022]</p>
18	<p><b>ZONES OU ESPACES DÉFINIS EN EXÉCUTION DE DISPOSITIONS SPÉCIFIQUES RELATIVES</b></p> <p><b>à l'aménagement du territoire</b></p> <p>Grand ensemble paysager "Vallées de l'Eisch et de la Mamer"  <small>[Source : Plan directeur sectoriel - Paysages 02.2021]</small>          Coupure verte "CV16 - Steinsel - Bereldange"  <small>[Source : Plan directeur sectoriel - Paysages 02.2021]</small></p>
20	<p><b>à la protection de la nature et des ressources naturelles</b></p> <p>NATURA 2000: Zones "Habitats" LU0001022 "Grünwald" (vers l'Est) &amp; "Habitats" LU0001018 "Vallée de la Mamer et de l'Eisch" (vers l'Ouest) [Source: MECCO 10.2022]          Réserves naturelles nationales [Source: MECCO 10.2022]</p>
21	<p>à la protection des sites et monuments nationaux [Source: Liste NPN du 03.03.2024]</p>
22	<p><b>à la gestion de l'eau - zones inondables</b></p> <p><small>[RGO du 30 mars 2022 décrétant réglementer les cartes des zones inondables et les cartes des risques d'inondation pour les cours d'eau de l'Alsace et de la Moselle]</small></p> <p>HQ 10          HQ 100          HQ extrême</p>
23	<p><b>INDICATIONS SUPPLÉMENTAIRES (à titre indicatif et non exhaustif)</b></p> <p>zone de danger "forte pluie" (risque élevé et risque très élevé) [Source : Administration de la gestion de l'eau, 2022]          ligne électrique à haute tension (65 kV) [Source: BD-LTC 2013, CREOS 2007]          ligne ferroviaire [Source: BD-L-Géobase 2024]</p>

- 15. Protected sectors and elements of municipal interest (Secteurs et éléments protégés d'intérêt communal):** The overlay "secteur protégé d'intérêt communal de type environnement construit" encompasses the historic centres of the municipality and serves to protect the locally typical building stock and its architectural character (built-cultural, local-historical heritage). In these areas, building measures should particularly integrate into the urban fabric and harmonise with the existing traditional architecture. In addition to the protection of the entire area, individual buildings, building volumes, and small built-cultural heritage items are protected ("constructions à conserver," "gabarits à conserver," "petit patrimoine"). These are subject to additional provisions applying directly to the building or object.
- 16. Areas of foreseeable natural risks (Zones de risques naturels prévisibles):** Areas with foreseeable natural risks are subject to special requirements due to their geological characteristics, as they are exposed to the risk of landslides (marked with a "G"). For these areas, specialist assessments are required in the context of the preparation of a PAP.
- 17. Noise zones (Zones de bruit):** Noise protection zones encompass all parts of the municipal territory that are affected by significant noise pollution from air, road, or rail traffic. These areas are subject to special requirements.
- 18. Informational designations:** The informational designations are not original designations of the PAG itself, but are determined by various sectoral authorities and incorporated into the PAG for informational purposes.
- 19. Spatial planning (L'Aménagement du territoire):** The affected areas are subject to spatial planning requirements that must be taken into account in potential construction projects and discussed with the responsible authority.
- A "grand ensemble paysager" designates a coherent, large-scale landscape characterised by common features (relief, vegetation, water bodies, or use such as agriculture, forest, settlement), in which potential extensions of the buildable area in the PAG are subject to certain requirements.
  - The "coupures vertes" as smaller-scale green breaks between settlements or urban districts serve to prevent sprawl, protect natural and landscape spaces, provide better air quality and climate, and create recreational areas. They are more strictly protected against potential extensions of the buildable area.

**20. Nature and natural resource protection (Protection de la nature et des ressources naturelles):** The affected areas are either European (NATURA 2000) or nationally protected (national nature reserves). Construction projects must comply with the relevant legislation. Potential projects in such areas must be discussed with the Environmental Administration in advance.

**21. National heritage protection (Protection des sites et monuments nationaux):** The listed buildings are on the national inventory of buildings and objects worthy of protection. Construction projects must comply with national legislation and must be discussed in advance with the “Institut national pour le patrimoine architectural” (INPA).

**22. Water management – flood zones (Gestion de l'eau – zones inondables):** Water protection includes, among other things, the designation of flood zones established by Règlement Grand-Ducal. In Walferdange, these are found along the Alzette. They are divided into three sub-categories (HQ10, HQ100, HQextreme) reflecting the probability of occurrence of a flood event. Building in these areas is not prohibited, but is subject to restrictions and conditions which are determined by the Administration de la Gestion de l'Eau for each specific case. These conditions should be clarified as early as possible in the planning process.

**23. Additional notes:** The additional notes include high-voltage lines and existing railway lines. In addition, areas affected by an elevated risk of heavy rainfall are marked. For new development areas (“zones soumises à PAP NQ”), specialist assessments should be prepared if the respective area is concerned by heavy rainfall risk. The assessments are to be carried out during the PAP preparation process and are guided by the “schémas directeurs.”



## ADDITIONAL NOTES IN THE PLAN “DISPOSITIONS COMPLÉMENTAIRES À LA PLANIFICATION COMMUNALE”

In addition to the graphic part of the PAG, the plan “Dispositions complémentaires à la planification communale” encompasses supplementary information and provisions.

Biotopes and habitats are indicated in the plan in order to alert developers at an early stage of construction projects that nature conservation concerns may be affected, and that these must be clarified with the Ministry responsible for the Environment before the planned works begin. The plan contains biotopes (Article 17 of the Nature Conservation Act of

18 July 2018), habitats (Article 17 and/or Article 21), and trees worthy of preservation. The corresponding provisions of the Nature Conservation Act must be respected or clarified with the Ministry of the Environment in the case of potential impairment or destruction.

In addition, information on potentially contaminated sites, archaeological observation zones, flood and heavy rainfall hazard areas, and national heritage protection is presented.



# PAP NQ OR PAP QE

The PAP regulates the type of land use, i.e. WHAT may be built. In addition, it defines areas for which a PAP NQ must be prepared or already exists. For these areas, it sets out provisions on the degree of building use (density coefficients), i.e. HOW construction may take place.

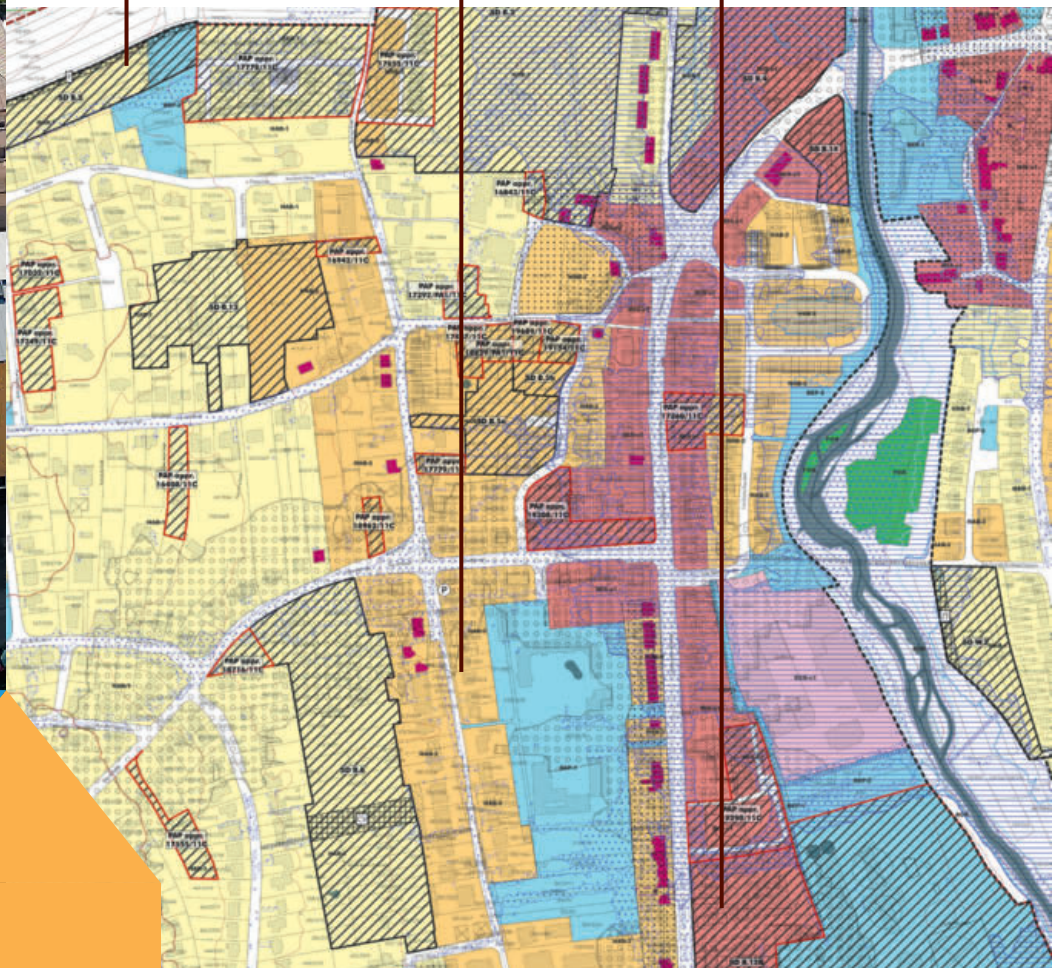
The provisions regarding the degree of building use to be taken into account vary from area to area. How to determine the provisions to be followed is described below.

An early coordination with the municipality is recommended before beginning the planning process.

**NQ**  
zone superposée  
(tissu non bâti)

**QE**  
par déduction  
(tissu bâti)

**NQ**  
zone superposée  
(mutation tissu bâti)



# NOUVEAUX QUARTIERS (NQ)

For areas located within an approved PAP NQ (recognisable by the black diagonal hatching with red border), the following documents must be considered:

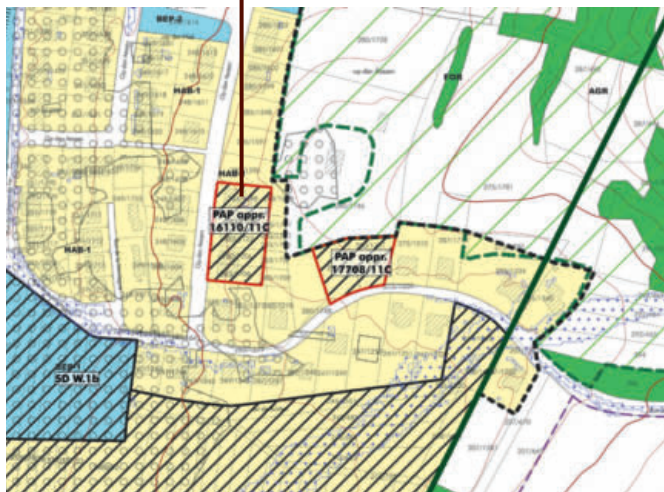
- The type of land use is regulated by the PAG (e.g. yellow zone = HAB-1).
- The degree of building use is regulated by the existing PAP NQ, which complies with the density coefficients defined in the PAG.

For areas located within a “zone soumise à un PAP – nouveau quartier” (recognisable by the black diagonal hatching with black border), a PAP “nouveau quartier” must be prepared before the area can be developed.

The following PAG requirements must be considered for its preparation:

- Type of land use (e.g. yellow zone = HAB-1).
- Degree of building use (density coefficients). The PAG defines maximum density values (COS = site coverage ratio, CUS = floor area ratio, CSS = sealing coefficient, DL = dwelling units/ha) that must be respected during the PAP preparation. A novelty compared to the previous PAG of the municipality of Walferdange is the establishment of a maximum housing density (DL).

Example area

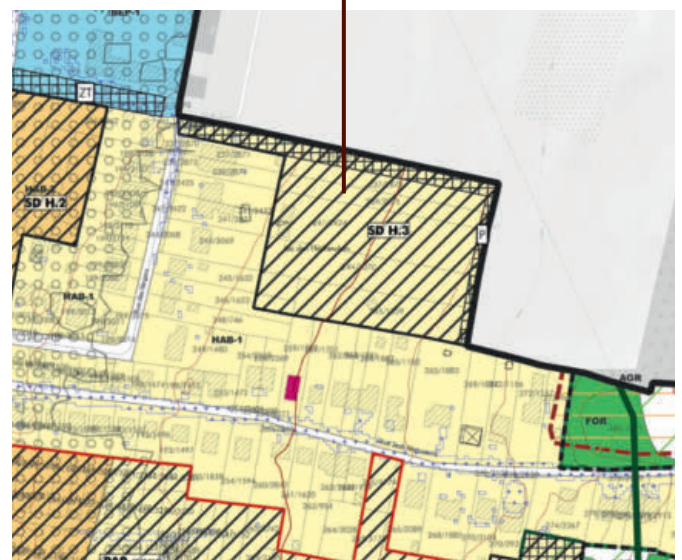


## Dénomination de la ou des zones

COS	max.	CUS	max.
			min.
CSS	max	DL	max.
			min.

Further guidance on the degree of building use, concept, and design can be found in the respective “schéma directeur.”

Example area



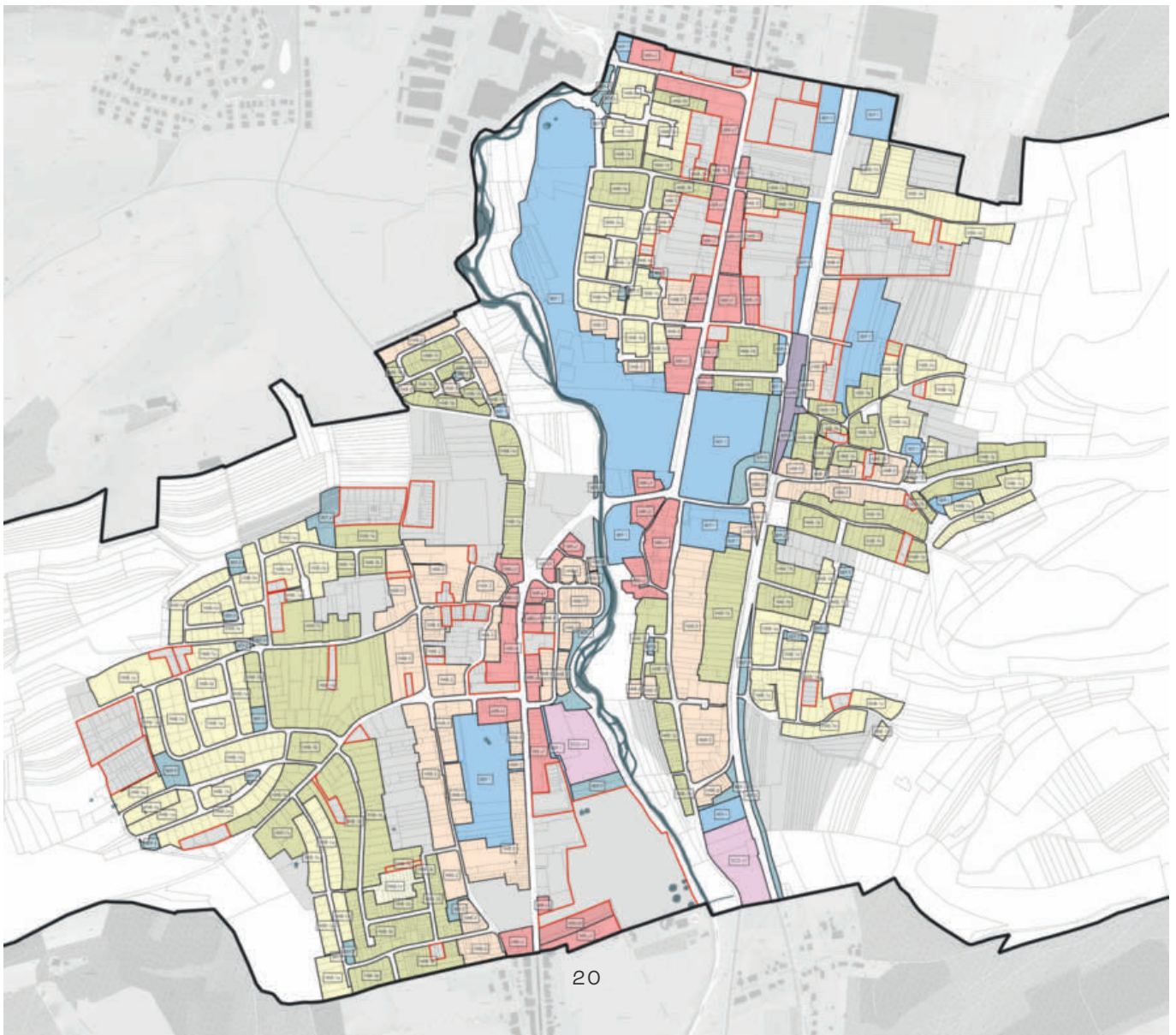
# PAP "QUARTIER EXISTANT"

Areas that are not overlaid with a diagonal hatching are subject to the provisions of the PAP QE. If construction projects are planned to take place in these areas, a building permit must be applied for at the municipality. The following documents must be considered:

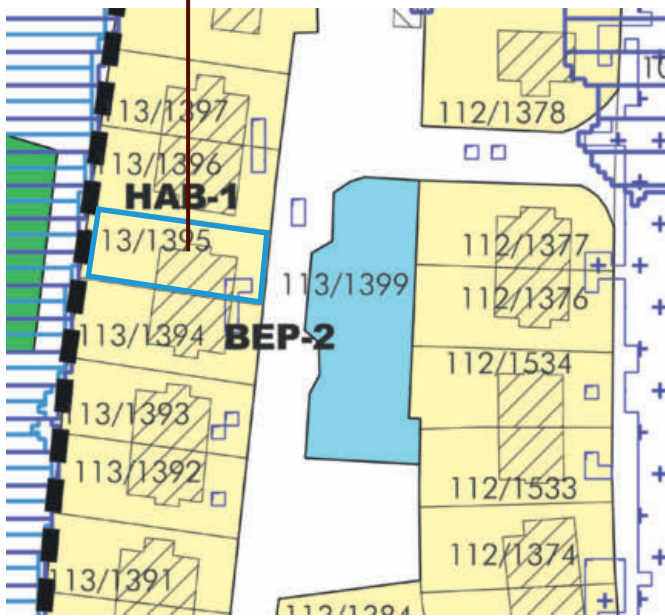
- The type of land use is regulated by the PAG (e.g. yellow zone = HAB-1).
- The degree of building use, i.e. the rules on HOW to build, is regulated by the PAP QE.

- The PAP QE consists of a graphic part ("plan de localisation") and a written part. In the "plan de localisation", the various PAP QE are localised. The "partie écrite" of the PAP QE provides information on the degree of building use. In addition to the specific rules of individual zones, further provisions to be considered can be found in the general requirements for residential and mixed-use areas as well as in the general requirements for all zones.

Excerpt of the "plan de localisation" of the PAP "quartier existant" (PAP QE).



Example area in the PAG



Example area in the PAP QE



## Reading the PAP QE

**FOND DE PLAN**  
Composé sur base du PCN 2026, de la BD-L-GeoBase 2026, de la BD-L-TC 2015, de l'Orthophoto 2025, de la carte topographique du Luxembourg 2021 [Geoportail]

- Limite communale
- Limite parcellaire
- ▨ Bâtiment existant: PCN (2026) | BD-L-GeoBase (2026)
- ▨ Bâtiment supplémentaire à titre indicatif | Bâtiment PCN 2026 supprimé (Source: orthophoto 2025)
- Cours d'eau
- Surface hydro-terrestre permanente
- Courbe de niveau: équidistance 5m | 25m

### PLANS D'AMÉNAGEMENT PARTICULIER "QUARTIER EXISTANT"

▭ Délimitation des plans d'aménagement particuliers "quartier existant"

#### Type des constructions

HAB-1a	QE - zone d'habitation 1a
HAB-1b	QE - zone d'habitation 1b
HAB-1c	QE - zone d'habitation 1c
HAB-2	QE - zone d'habitation 2
MIX-u1	QE - zone mixte urbaine 1
BEP-1	QE - zone de bâtiments et d'équipements publics 1
BEP-2	QE - zone de bâtiments et d'équipements publics 2
ECO-u1	QE - zone d'activités économiques communale type 1
GARE	QE - zone de gares ferroviaires et routières

### ZONES OU ÉLÉMENTS DÉFINIS EN EXÉCUTION DU PAG (extrait)

#### ZONE VERTE

▭ Zones agricoles / forestières / de verdure

#### ZONES SUPERPOSÉES

▭ Zones non soumises aux plans d'aménagement particuliers "quartier existant"

▭ Plan d'aménagement particulier "nouveau quartier" approuvé et maintenu en application

### 1. Limits of the various PAP "Quartiers existants":

The "plan de localisation" delineates the various "quartiers existants." To determine the building provisions for a parcel, the parcel should first be located and the type of "quartier existant" identified (e.g. QE – zone d'habitation 1b). The provisions on the degree of building use, i.e. on setbacks, eaves heights, building envelopes, etc., can then be found in the corresponding chapters of the written part of the PAP QE.

### 2. Areas not subject to PAP QE regulations and approved PAP "nouveaux quartiers":

All areas shown in grey in the PAP QE are not subject to the provisions of the PAP QE. The provisions on the degree of building use (density coefficients) are defined by the PAG. Areas with a red border are subject to the provisions of an already approved PAP NQ.

# PAG PROCEDURE

These dates are indicative and may be deferred.

**28.4.2026**

Adoption resolution  
("saisine") of the  
municipal council

**30.4.2026**

Publication of the  
resolution (daily  
newspapers, Raider)

**6.5.2026**

Public  
information  
event

***Written complaints regarding the PAG must be sent to the Council of Aldermen by registered letter, but can also be submitted at the municipal administration with acknowledgement of receipt.***

***Administration communale de Walferdange  
Place de la Mairie, B.P. 1 | L-7201 Walferdange***

***Info: If a construction measure requiring a building permit is to take place during the PAG procedure, the "old" PAG (PAG en vigueur) must be complied with; the construction measures must nevertheless be neither contrary to the PAG project nor contrary to the PAP QE project.***



**For a period of 30 days:**

Public display of the PAG documents at the municipal administration / on the municipality's website

**Written complaints regarding the PAG and PAP QE to the Council of Aldermen**

**1.6.2026**

End of the complaint period for the PAG / PAP QE



**For a period of 45 days:**

Public display of the SEA documents at the municipal administration / on the municipality's website

**Written complaints regarding the SEA to the Council of Aldermen**

**15.6.2026**

End of the complaint period for the SEA

Opinions of the Ministry of the Interior ("commission d'aménagement" / "cellule d'évaluation") and the Ministry of the Environment

- Within the framework of the municipal council "vote": Possible adjustments to the PAG / PAP QE on the basis of opinions and complaints
- Information to complainants and opportunity for written complaint regarding the PAG to the Ministry of the Interior
- Approval by the Ministry of the Interior and the Ministry of the Environment

# FAQ

## What does it mean if a new residential neighbourhood is to be created in my area?

A diagonal hatching in the PAG marks new development areas. If the area is to be developed, the landowners must prepare a detailed development plan ("PAP nouveau quartier"). The maximum density coefficients are set in the PAG and provide information on the maximum number of dwelling units (DL), the sealing degree (CSS), the ratio between the sum of the gross floor area of all storeys and the total area of the plots (CUS), and the ratio of the ground floor area of future buildings to the net buildable area of the plots (COS). The "schémas directeurs" set out the guidelines for the development of the neighbourhoods. This includes fundamental considerations on mobility, urban structure, and the design of green and open spaces. In addition, potential planning constraints are identified.

## How can I interpret the density coefficients in the new development areas (COS, CUS, CSS, DL)?

The brochure "Plan d'aménagement général – Degré d'utilisation du sol" published by the Ministry of the Interior explains the basic concepts and the calculation of the density coefficients: <https://maint.gouvernement.lu/dam-assets/publications/brochure-livre/pag-utilisation-sol.pdf>



## What impact do biotopes and habitats have on possible construction measures or projects?

In the course of the Strategic Environmental Assessment (SEA) for the PAG, protected biotopes and habitats were identified. These are indicated in the plan "Dispositions complémentaires à la planification communale" for informational purposes ("à titre indicatif"). There is no claim to completeness. For biotopes or habitats, the respective articles of the Nature Conservation Act must be respected in the context of building or construction projects. These may include additional studies, compensation measures or specific permits from the Ministry of the Environment.

## How has heavy rainfall or flooding risk been considered in the PAG?

Promoting a resilient development of the municipality includes active flood protection as well as proactive heavy rainfall preparedness. The PAG indicates particularly sensitive areas on the basis of data from the responsible authority (AGE). For these areas, specialist assessments should be prepared in the preparation of a detailed development plan (PAP NQ), in accordance with the guidelines of the respective "schémas directeurs," so that the functionality of drainage paths can be ensured and negative impacts can be avoided.

## How can I determine whether my house is under municipal protection?

To protect the built-cultural and local-historical heritage, buildings worthy of protection were identified during the preparation of the PAG in cooperation with the "Institut national pour le patrimoine architectural" (INPA). The municipally protected building volumes are designated in the graphic part of the PAG. In addition, they are listed in the annex to the written part of the PAG with the respective addresses.

### What impact does the municipal protection of my building have?

A building and its façade can be placed under protection. In this case, the classification in the PAG is “construction à conserver.” If, on the other hand, the volume or building line is protected, the classification is “gabarit d’une construction existante à préserver.”

The “constructions à conserver” may in principle not be demolished; renovation work must preserve the original character of the building. In the case of “gabarits à préserver,” the building volumes should be preserved. Therefore, such buildings can also be demolished but must then be rebuilt with an approximately equivalent volume (“gabarit”).

The “petit patrimoine” (small built-cultural heritage) typically concerns religious objects found in public spaces, such as wayside crosses, shrines, small chapels, grottoes, etc. Like the “constructions à conserver,” they may in principle not be demolished.

### I want to expand my living space. Where can I find the provisions on maximum volumes, heights, minimum setbacks, etc.?

To find the provisions on the degree of building use, it must first be determined whether the plot is located in a PAP “nouveau quartier” (black diagonal hatching) or in a PAP “quartier existant.” For the PAP “nouveau quartier,” the already approved PAP provides information on maximum volumes, heights, setbacks, and other regulations. For the PAP “quartiers existants,” the written part of the specific “quartier existant” provides information on maximum volumes, heights, and setbacks. These provisions are made specifically for each type of „quartier existant“. Other regulations can be found in the general provisions of the PAP QE.

### How are citizens consulted?

PAG: The PAG is displayed at the municipality for a period of 30 days and is accessible on the municipality's website. At the same time, citizens can submit their comments and complaints in writing to the Council of Aldermen during this period (by registered letter or personal submission). All complainants are heard by the Council of Aldermen. The municipal council then decides, within the framework of the “vote,” whether and how the PAG project is to be adjusted in accordance with the opinions and complaints. After the vote of the municipal council, complainants are informed and may, where applicable, have a further opportunity to raise their objections (this time with the Ministry of the Interior).

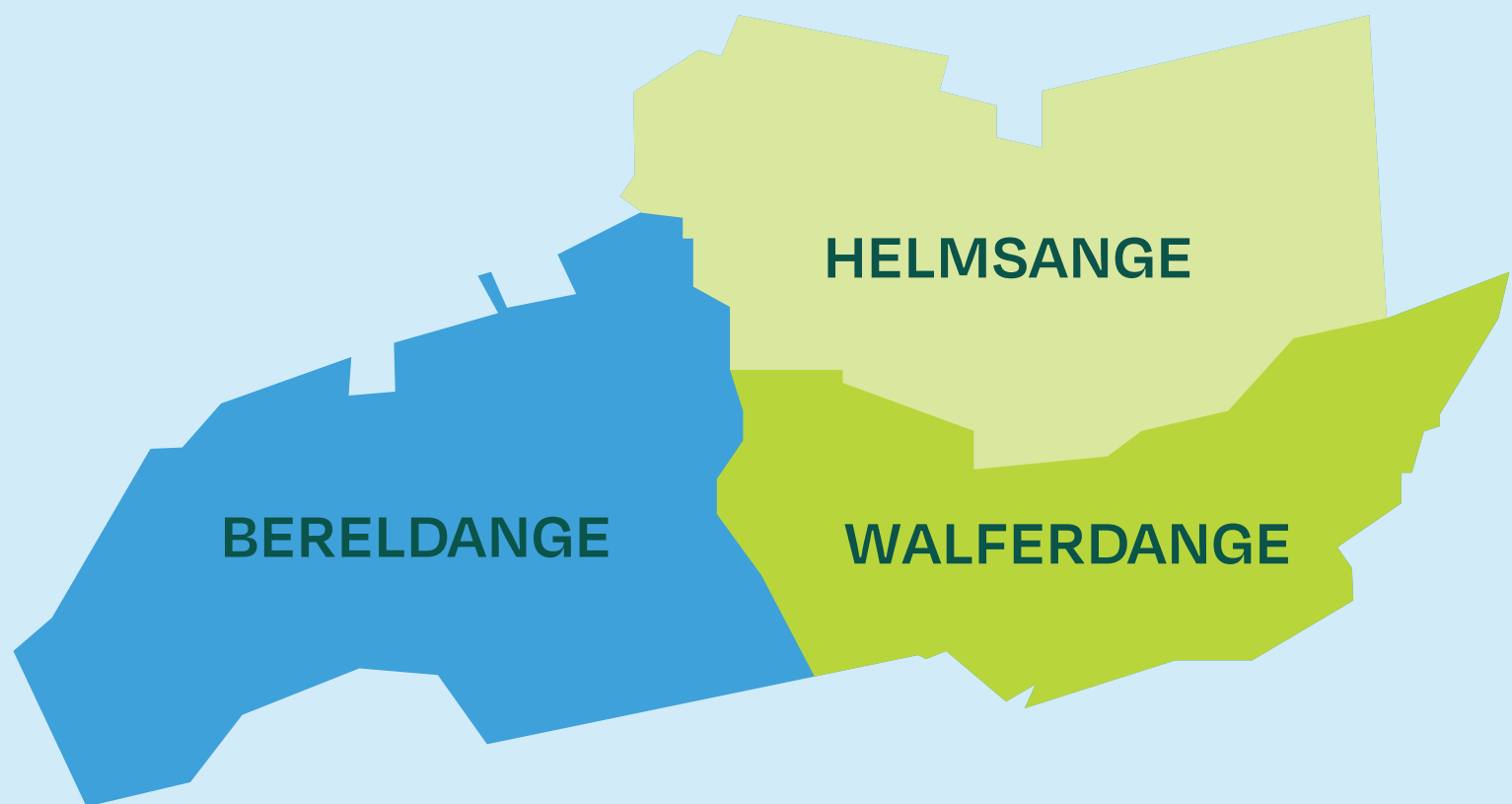
PAP QE: The PAP QE is likewise displayed at the municipality for a period of 30 days and is accessible on the municipality's website. Citizens can submit their comments and complaints in writing to the Council of Aldermen during this period (by registered letter or personal submission). The municipal council then decides, within the framework of the “vote,” whether and how the planning instrument is to be adjusted in accordance with the opinions and complaints.

SEA: The documents are displayed at the municipality for a period of 45 days and are accessible on the municipality's website. Citizens can submit their comments and objections to the Council of Aldermen (in writing or by email to sekretariat@walfer.lu). The municipal council then decides whether and to what extent adjustments are to be made.



# LAWS AND REGULATIONS

- Loi modifiée du 19 juillet 2004 concernant l'aménagement communal et le développement urbain.
- Règlement grand-ducal du 8 mars 2017 concernant le contenu de l'étude préparatoire d'un projet d'aménagement général.
- Règlement grand-ducal du 8 mars 2017 concernant le contenu du plan d'aménagement général d'une commune.
- Règlement grand-ducal du 8 mars 2017 concernant le contenu du plan d'aménagement particulier „quartier existant“ et du plan d'aménagement particulier „nouveau quartier“.
- Loi modifiée du 22 mai 2008 relative à l'évaluation des incidences de certains plans et programmes sur l'environnement.
- Loi modifiée du 18 juillet 2018 concernant la protection de la nature et des ressources naturelles.
- Règlement grand-ducal du 1<sup>er</sup> août 2018 établissant l'état de conservation des habitats d'intérêt communautaire et des espèces d'intérêt communautaire.
- Règlement grand-ducal du 1<sup>er</sup> août 2018 établissant les biotopes protégés, les habitats d'intérêt communautaire et les habitats des espèces d'intérêt communautaire pour lesquels l'état de conservation a été évalué non favorable, et précisant les mesures de réduction, de destruction ou de détérioration y référant.
- Règlement grand-ducal du 1<sup>er</sup> août 2018 instituant un système numérique d'évaluation et de compensation en éco-points.
- Règlement grand-ducal du 1<sup>er</sup> août 2018 déterminant la valeur monétaire des éco-points.
- Loi modifiée du 19 décembre 2008 relative à l'eau.
- Loi du 25 février 2022 relative au patrimoine culturel.



**BERELDANGE**

**HELMSANGE**

**WALFERDANGE**

