

# Welcome to Tyrol.

ROBERT ORTNER

Department of Spatial Planning and Statistics  
Office of the Tyrolean Provincial Government



# Land use

Built-up area is increasing significantly faster than the population.

“Every individual needs more space”



## Veränderung der Ansprüche der Menschen

- ▶ Siedlungsfläche steigt wesentlich stärker als Bevölkerung
- ▶ Flächenverbrauch: 22,4 ha/Tag
- ▶ Bruttogeschoßfläche Einfamilienhaus:  
2008: 253 m<sup>2</sup>  
2012: 294 m<sup>2</sup> (+16 %)  
(STATISTIK AUSTRIA 2012)



1971 20 m<sup>2</sup> living space / EW  
2020 45 m<sup>2</sup> living space / EW

(Source: Wiener Zeitung – Stadt & Land, 9.11.2016  
+ update according to Statistics Austria)

+ Increase in secondary areas  
(Parking lots, streets, sports facilities, etc.)

Reason:  
Changes in housing structure,  
Mobility behavior,  
Consumer behavior...

## How can we curb land consumption?

Utilizing existing inner-city reserves before developing on the outskirts

Infill development / Use of vacant space

Land-saving measures

Housing: Plot size / building types

Retail businesses: Parking deck or underground garage and multiple use

Tourism: Land use, settlement location, maximum bed capacity

Today, I would like to give you a short presentation outlining the solutions we have chosen in Tyrol to reduce land use.

In Austria, the responsible body for spatial planning is the municipality, while the legislative body for spatial planning is the federal state.

This creates a system of internal-outward planning , meaning the municipality is responsible for local spatial planning, and external-inward planning, meaning the state/county is responsible for supra-regional planning .

Here a brief overview of the various options.

There are quite a few of them. The goal of all these measures is to minimize land use while simultaneously maintaining economic prosperity and food security, and providing affordable housing for the growing population.

## Possible solutions

- Spatial planning programs for agricultural reserve areas
- Spatial planning programs Regarding Core Zones
- Neighborhood development
- Town center revitalization

# Suggestions for Austria



Maßnahmen	2023	kurzfristig			mittelfristig			langfristig	
		2024	2025	2026	2027	2028	2029	2030	2030+
1. Festlegung landwirtschaftlicher Vorrangzonen									
2. Ermittlung des Flächenbedarfs als Beitrag zur Ernährungssicherheit	⊙								
3. Festlegung quantitativer Zielwerte und Flächenkontingente									
4. Anpassung finanzieller Instrumente	⊙								
5. Zielgerichtete Vermittlung und Öffentlichkeitsarbeit									
6. Reduktion von Baulandüberhängen in Außenbereichen									
7. Einschränkungen für flächenintensive Nutzungen									
8. Kompensation für Flächeninanspruchnahme									
9. Verbesserung der Bodenbeschaffung und Bodenverfügbarkeit									
<b>Monitoring und Fortschrittsbericht</b>									
10. Monitoring der Flächeninanspruchnahme									
11. Monitoring der Bodenversiegelung									
12. Fortschrittsberichte zur Bodenstrategie									

 Punktuelle Beiträge
  Vorbereitung
  Umsetzung

Land conservation vs. land consumption: an inventory with proposed solutions

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## Spatial planning programs for agricultural reserve areas

- 37000 hectares of high-quality agricultural production land are protected from development
- Approximately 24 percent of permanent settlement area is permanently reserved for food production
- Soil secured as the basis of agricultural operations
- Restrictive handling of changes

## Spatial planning programs for agricultural reserve areas

- Not a glass dome, but a good protection
- If an area is designated as an agricultural reserve area, there is a ban on its conversion into building land
- The regional programs concerning agricultural reserve areas are valid indefinitely and have to be evaluated every 10 years

## Spatial planning programs for agricultural reserve areas –

The criteria for designating agricultural reserve areas are clearly defined and include

the soil climate index as a unit for soil productivity,  
the area size, and the slope.

– Throughout Austria, the regional programs for the protection of high-quality meadows and arable land are considered a model for an effective instrument for keeping important production areas free of development.

## Spatial planning programs for agricultural reserve areas –

means

Protection of high-quality land from development

Value representation of agricultural land

Design options for next generations

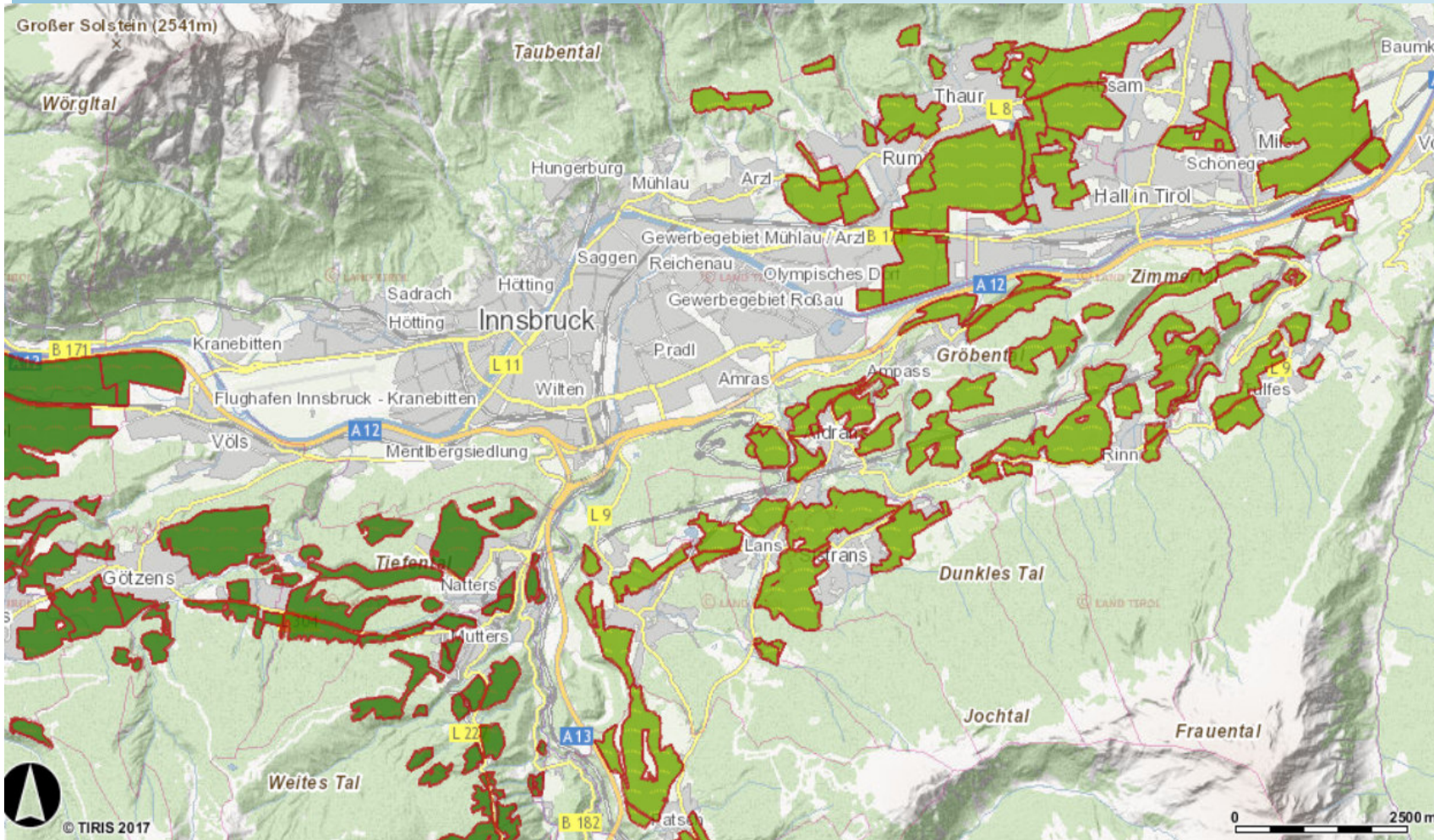
## Spatial Planning Programs programs for agricultural reserve areas



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# Spatial Planning Programs programs for agricultural reserve areas



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## Spatial Planning Program : Regarding Core Zones



The Tyrolean state government designates so-called core zones for municipalities through spatial planning programs. Only within these zones is the designation of special areas for shopping centers of type A permitted (primarily offering city center-relevant goods and groceries).

Retail establishments larger than 300 m<sup>2</sup> may only be built within these core zones.

Outside of core zones, the construction of such retail establishments is only permitted on designated retail areas

Til today, such core zones have been designated for a total of 33 municipalities.

## Neighborhood development



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Neighborhoods are places for living, shopping, working, learning, and social interaction. Here social connections are built and neighborliness is nurtured and cultivated. To meet the needs of all population groups in different phases of life, neighborhoods must be designed to be sustainable, high-quality, and livable, and adapted to changing conditions.

Neighborhood development aims to create the desired "neighborhood" and its master plan using a holistic approach.

This requires interdisciplinary, process-oriented, and simultaneous collaboration across various disciplines, such as architecture, process facilitation, landscape architecture, transportation and urban planning,.

## Village center revitalization

Vacancy is both, a problem and an opportunity.

On the one hand, these areas are increasingly losing their appeal, and on the other hand, municipalities incur significant additional costs due to new developments aimed at creating housing for young residents .

Therefore, as part of town center revitalization efforts, municipalities and private individuals are encouraged to breathe new life into vacant buildings, give them new functions, and thereby revitalize the village.

The implementation of these measures requires raising awareness among stakeholders, as well as providing guidance and support from construction professionals who know how to handle existing buildings with care.

## Village center revitalization:

### Advantages of revitalizing old buildings

- Residents, especially young people, can remain in the village
  - vibrant village centers
- revitalization instead of new development, areas are already developed
  - quality assurance of existing cultural assets
    - local value creation
  - securing jobs in rural areas

# Infill development



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# The development plan - vacancy



Source: Municipality of Silz



In the historic town center, town center revitalization

# Potential for densification

e.g. former South Tyrolean settlements



Infill development through:

- Enlarging existing buildings – extensions, additions, adding stories, converting attics
- Replacing lower-density buildings with demolition and new construction of higher density
- Development of vacant land within built-up areas – filling in gaps in existing buildings, additional new buildings on appropriately large plots of land

Advantages:

- Development and infrastructure already in place
- Easier walking distance, revitalization of the town center, more attractive for public transport
- Affordable due to existing space / existing structure

# Vacancy activation

New use – old building

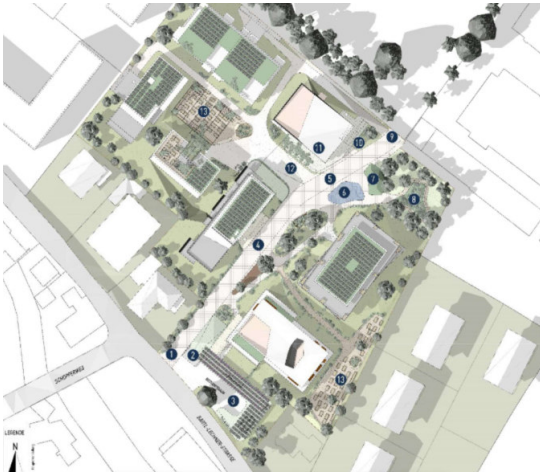
Rimml area  
Leitlhaus



Ideas for reuse/repurposing through, for example, citizen participation  
Best practices as inspiration for others

# Neighborhood development

e.g. Kufstein  
Barracks area – Master plan  
Clarapark



## Housing subsidies (Wohnbauförderung)

since the 1990s in Tyrol have been dependent on the land use per residential unit;

financially interesting if the land area per residential unit is less than 400m<sup>2</sup>

In addition to all the planning measures, market effects also have a major influence, such as the high building land prices in Tyrol.....

# challenges

# Handling of PV systems in open fields





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# traffic areas



# Buildings only on unproductive land...??



Thank you for your attention.