

## 2. Pilot case – inner development Pilot area: South Tyrol, Italy

### 1.1 General descriptio n of the case study

South Tyrol is an autonomous province of Italy and part of the region Trentino-Alto Adige. The population in 2019 was 532.080. It has a total area of 7.400,43 km<sup>2</sup>. The area is administratively divided among 116 municipalities. In the mountainous South Tyrol, about 64.5% of the total area of the country is above 1500 m s.l.m. and only 14% is below 1000 m. Therefore, a large part of the population is concentrated in relatively small areas in the valleys at altitudes between about 200 and 1200 m - mainly in the area of extended alluvial cones and wide valley basins. The most densely populated areas are found in the Etsch Valley, where three of the four largest cities, Bolzano/Bozen, Merano/Meran and Laives/Leifers, are located. 43.9% of the people resident in South Tyrol live in the seven municipalities with more than 10,000 inhabitants.<sup>1</sup>

The flat valley floors are mainly used for agriculture.

The three large main valleys of South Tyrol are the Etsch Valley, the Eisack Valley and the Puster Valley, which were formed by the glaciera and its tributaries. In addition to the three large main valleys, South Tyrol also has a large number of side valleys.<sup>2</sup>

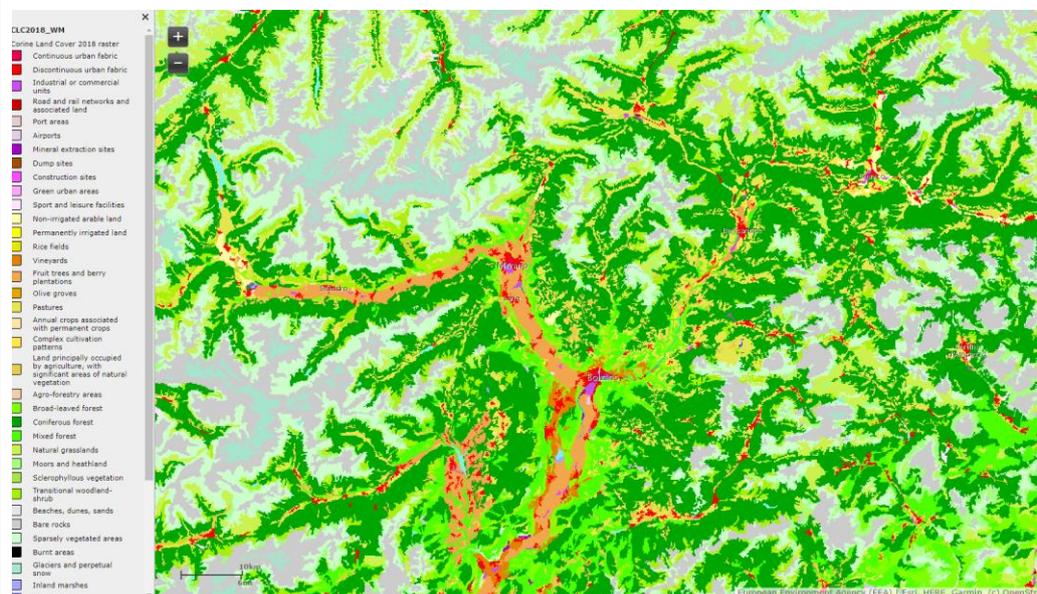


Figure 1 – Corine land cover 2018 raster – cutout South Tyrol<sup>3</sup>

South Tyrol is a mountainous country where 94,5 % of the area is not usable for building. With a view to the next generations, the landscape must therefore be used carefully so that South Tyrol continues to be an attractive living space for the people living here and guests. The new provincial law "Space and Landscape" came into force in July 2020 and faces new challenges to South Tyrolean municipalities, planners and architects and the entire construction industry.

The most important aim of the new law is to enable sustainable social and economic development on the one hand, and to reduce land consumption and urban sprawl on the other hand, in order to protect South Tyrol's natural and cultural landscape in a

<sup>1</sup> Landesinstitut für Statistik (Astat): [Demografische Daten für Südtirol 2018](#). called up on 12.11.2020 (PDF-file).

<sup>2</sup> Wikipedia: Südtirol, Täler, <https://de.wikipedia.org/wiki/S%C3%BCdtirol#T%C3%A4ler>, called up on 12.11.2020.

<sup>3</sup> Copernicus Programme: Corine Land Cover, CLC 2018 <https://land.copernicus.eu/pan-european/corine-land-cover/clc2018>, called up on 12.11.2020

sustainable and efficient way. The most important instrument for this is the definition of settlement areas by the municipalities. In the future, new building land (with the exception of industrial and special use areas) can only be designated within the defined settlement boundaries. This will enable compact settlement development and the containment of urban sprawl. This also means, for example, that new building land must be bordering on existing building land, that existing buildings must take precedence over new ones, and that the municipalities must strictly incorporate unused or underused cubatures into their planning so that existing buildings are used before new areas are designated as building land.

Another important element of the new provincial law is the mandatory survey of empty buildings in the municipalities.

Villages and cities should not lose their attractiveness. At the same time further land consumption by new buildings must be counteracted. Therefore renovations, addition of floors by heightening of roofs, vacancy management, the usage of sustainable raw materials and innovative urbanistic concepts become more important.



Figure 2 - Vacancy management South Tyrol

As the settlement area is limited, a sustainable development of land consumption should be aimed at. The principle of old before new and the reduction of land consumption through intelligent solutions will apply. Therefore, Plattform Land has established an advisory board "[Intelligent Land Use](#)", which provides expert opinions and recommendations for action.

**Pilot project South Tyrol, Italy: vacancy management**

Since 2017, Plattform Land has been conducting a pilot project on vacancy management in selected pilot municipalities in South Tyrol. The aim is to further increase the attractiveness of the municipality while at the same time reducing land consumption.



Figure 3 - Brandruine Klausen, before renovation



Figure 4 - Brandruine Klausen, after renovation

The main focus is on recording vacancies, sensitising and providing initial advice to target groups and communicating with owners. The approach is based on the needs of the people concerned, takes into account the existing building structure as well as the surroundings and concentrates during implementation primarily on activating people to act.

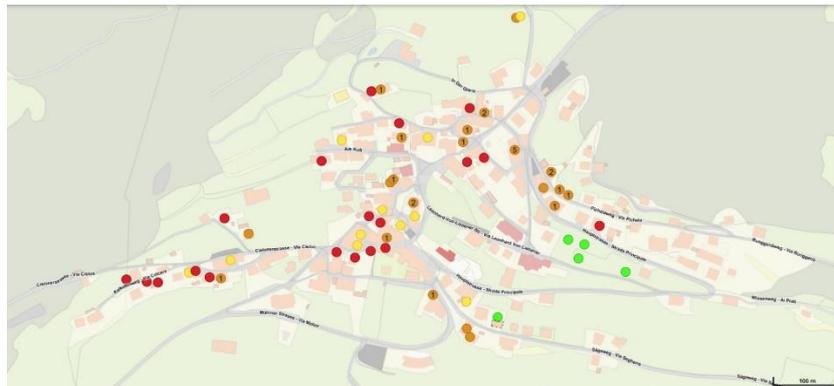


Figure 5 – Information event with the citizens of the municipality Truden, South Tyrol

The work phases of the project includes the following steps:

1. recording of vacancies/building gaps
2. raising public awareness of comprehensive internal development
3. digitalisation of the data in coordination with the Province of South Tyrol and the Association of Municipalities with regard to the uniform GIS software and its further development for vacancy management
4. initial consultations of the affected citizens together with experts (architects, KVV Arche) on the day of the interior development
5. subsidies for municipalities and those wishing to redevelop should be examined and then coordinated and targeted, as is already the case in some neighbouring regions. This is what the Land Platform is working for.

The pilot municipalities support the coordination of the pilot project by the Platform Land with contributions or by issuing a mandate to the Platform Land.



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|--------------------------|-------------------------|
| ● Vacant building        | ● Risk of vacancy       |
| ● Partly vacant building | ● Unused dedicated area |

Figure 6 - survey of vacancies, Truden

Link to the project: <https://www.plattformland.org/en/vacancy-management/>