

# DELIVERABLE D.T3.3.1

---

Report of preparatory activities for pilot  
action

---

Version final  
09 2017

Authors:

Anton Schabl

Johannes Binder

Claudia Krobath





## Content

<b>1. Objectives</b> .....	<b>2</b>
<b>1.1. Situation/location</b> .....	<b>3</b>
<b>2. Basics</b> .....	<b>4</b>
<b>3. Potential analysis</b> .....	<b>6</b>
<b>3.1. Strengths and risks</b> .....	<b>6</b>
<b>3.2. Developed proposals</b> .....	<b>7</b>
<b>4. Projects</b> .....	<b>9</b>
<b>5. Management</b> .....	<b>14</b>
<b>6. Step-by-step plan for implementation and cost estimation</b> .....	<b>15</b>
<b>7. Hints for further funding</b> .....	<b>17</b>



# 1. Objectives

The objective of this feasibility study according to the application concerns the development of a Voitsberg pilot action which should cover building a sustainable (first) cross-community garden “show” “Lipizzanerheimat” as a recreational and producing space for the peri urban metropolitan area of Graz (final goal: permanent character). Several communities of the region have to be involved by renaturation of “brownfields” / former mining areas (soil improvement).

To reach this several communities of the region are intensively involved by renaturation of “brownfields” / former mining areas (soil improvement) and by improvement of the environmental situation (more “liveable life”). This feasibility study describes a step-by-step development approach with lasting effect and an activity, time schedule for the actions and proposals on financing. For each of the five “Lipizzanerheimat” municipalities at least one pilot project has to be developed together with the stakeholder:

The District of Voitsberg expects to intensify the regeneration through the LUMAT activities and the dialog with public and private stakeholders on new use concepts, interim use options and financial models for reengaging the initiative on the model sites.

- many plots of land and buildings which are unused or underused due to the decline of heavy industry
- the plots of land, which are grouped together under the term “brownfields” shall be brought back into use according to the regional framework for development.
- economic transformation and the reuse of brownfields (“more jobs”)

Points to consider in the present feasibility study:

- based on the concept of the action plan definition of several projects related to the topic “garden”
- Involve multiple communities
- Improvement of the environmental situation (more liveable life)
- Contribution to recreational area of the region and of Graz
- Implementation of at least one concrete project
- Job creation
- Step-by-step development approach with lasting effect
- Activity and schedule
- Notes on financing

Procedure:

- Preparation of several project rough concepts in close cooperation with the communities
- Different processing depths for implementation
- At least a concrete implementation
- Further plan for further implementations.

## 1.1. Situation/location

### Functional Urban Area of Voitsberg - The district of Voitsberg - Lipizzanerheimat

The Austrian pilot-region is a union of five communities “Kernraumallianz Lipizzanerheimat” - Voitsberg, Köflach, Bärnbach Rosental, Maria Lankowitz- and represents a typical shrinking region; i.e. decreasing number of inhabitants, break-down of former coal mining industry but with considerable land consumption at the same time.

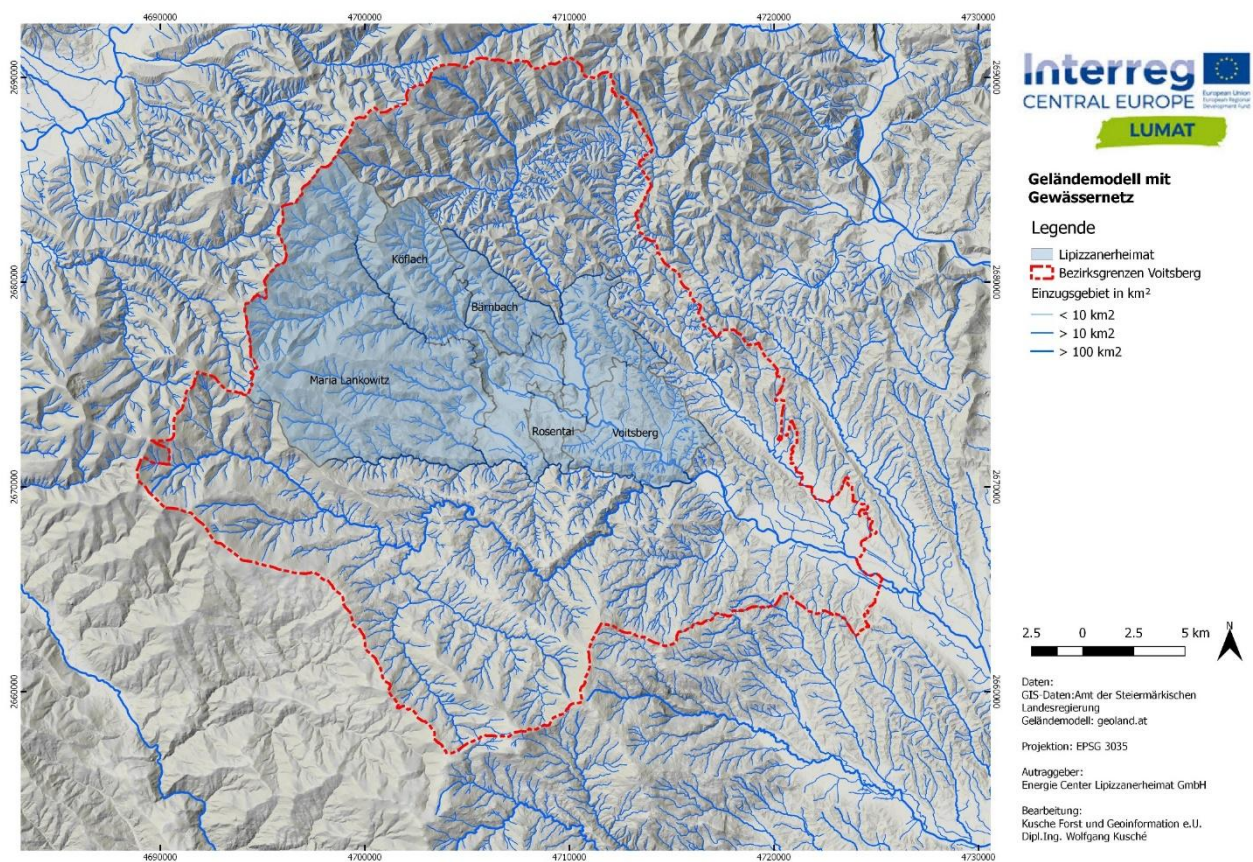


Figure 1: Lipizzanerheimat in the district of Voitsberg

Municipality	Inhabitants (1.1.2018)	Area km <sup>2</sup>
Stadtgemeinde Bärnbach	5.642	31,58
Stadtgemeinde Köflach	9.888	43,28
Marktgemeinde Maria Lankowitz	2.858	104,25
Gemeinde Rosental	1.678	6,54
Stadtgemeinde Voitsberg	9.403	28,62

Table 1: Kernraumallianz Lipizzanerheimat: Inhabitants and area



## 2. Basics

Spatial fundamentals:

- Summary from CircUse, graphical representation of the results (fallow land) - approx. 700 ha former mining area (recultivated, mostly low use (grass))
- Presentation of the SRFM (industrial areas)
- Zoning plans of the municipalities
- Descriptions of individual project ideas

Fig. 2.1: Map display project areas (from CircUse) in the core area



### Process of cooperation

The key stakeholders are to be involved with periodic information events (for example, periodical information at the REV meetings, information to the mayors, close contact with the regional management)

Close co-operation with the Regional Development Association Lipizzanerheimat (REV)

Several stakeholder workshops (decision maker, mayors, land owner/mining company, etc.)



Individual meetings with mayors/heads of administration (5 municipalities of the “Kernraumallianz”)

Survey of possibilities, wishes, project ideas

- Information from the results of the talks / workshops with the communities
- Gathering the ideas of the communities
- Separate appointments with the mayors
- Suggestions EC Lipizzanerheimat

The selection of projects in terms of LUMAT or prioritization takes place in close coordination with the REV, the municipalities or regional management and Leader Management

- interest / activity of the community
- financing
- "activities" for implementation.



## 3. Potential analysis

### 3.1. Strengths and risks

Which surfaces are available?

- Brown fields (with former mining areas - problem with availability) - see also results of the CE project CircUse
- Under-used areas for improvement in all communities
- Provision of concrete space for possible implementation

Interest is present at

- the communities
- many property owners
- several farms (expansions), also horticultural businesses
- Increasing the self-cultivation of vegetables in the region (currently no self-cultivation!)

Ideally, each community contributes a "flagship project" to the broad topic of gardens.

Connection of all "garden elements" in the 5 communities via cycling or hiking trails ("garden route").

Timing of implementation fits, because the current changes (new planning area SDR, ÖDK. Reasons, city-functional land management), the municipalities are required, the mayors want to take something further.

#### Main problems:

In the last few years the municipalities in the region have developed several project ideas in the context of urban development, sustainable energy systems, brownfield regeneration. The main "bottlenecks" were the missing financial resources and the inter-municipal cooperation, but also competent project applicants.

#### Risiken

Problem:

- landowner in most of the cases is the mining company - no commitment with the municipalities concerning the price for the land
- no common land use policy of the municipalities (will be established)

### 3.2. Developed proposals

Ideally, each of the five communities of the Lipizzanerheimat should contribute one "lighthouse project" to the broad topic of gardening:

- Rosental: vegetable cultivation in glasshouses on a former ash deposit using mine water for heating
- Voitsberg: Development of a community garden, connection to existing parks (for example energy park) and gardens (Schloßberg)
- Maria Lankowitz: new garden design at the basilica (topic wedding garden)
- Bärnbach: Energy optimization of an office property with 1600 m2 usable area with a special greening
- Lipizzanerheimat „garden route“: creation of a connection of all garden and park elements over the cycle way network currently under development with regard to a recreational area for the region and Graz
- Financial model: Concept of introducing land as "equity" to business settlements

The following graphic gives an overview of the area "Lipizzanerheimat"

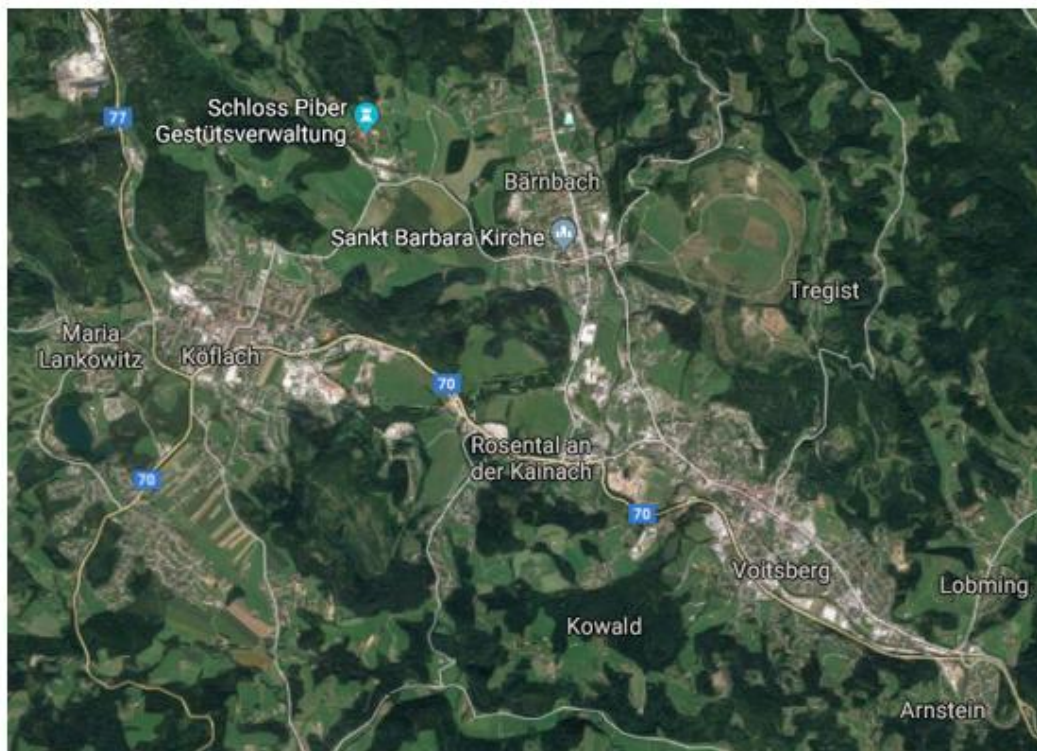


Figure 3.1: Overview Lipizzanerheimat

These proposals are worked out in different processing depths, i.e. from concept (such as requirements for business settlements) to concrete implementation (Rosental greenhouse). This means that the "pilot project Voitsberg" mentioned in the application is divided into several activities and also from implementation to other subsidies.

This is also shown in the following table:





Municipality	Project idea	Concept	Implementation	Comment
Rosental	vegetable cultivation in glasshouses on a former ash deposit using mine water for heating	Potential analysis to clarify technical questions	Construction of a small greenhouse as a model	Continuation should be done by the community
Voitsberg	Development of a community garden, connection to existing parks (for example energy park) and gardens (Schloßberg)	Creation of a basic sketch with functional concept	Structural implementation as part of a Leader project	
Maria Lankowitz	new garden design at the basilica (topic wedding garden)	Planning is carried out as part of the village renewal program	Implementation is part of the village renewal program	
Bärnbach	Energy optimization of an office property with 1600 m <sup>2</sup> usable area with a special greening	potential analysis		
Lipizzaner-heimat	„Garden route“: creation of a connection of all garden and park elements over the cycle way network currently under development with regard to a recreational area for the region and Graz		Creation of a map base	Implementation via the new cycle path concept for the core area; Basis for the tourism association
Business settlement - Financial model	Concept of introducing land as "equity" to business settlements	Modell		

Table 2: Overview project ideas

## 4. Projects

### Pilot project description

#### Rosental: Mine water use for heating greenhouses – Potential Analysis (step 1)

A potential analysis for the heating of greenhouses with mine water on a former mining area should provide clarity for the implementation and at the same time provide a comprehensible data basis for interested parties. The idea is to heat a greenhouse with winter vegetables using the waste heat. Furthermore, enough space would be available on former mining sites for the construction of the greenhouses.

The potential analysis should clarify:

- Use of mine water
- Creation of an investment concept for 2 variants (with and without heat pump) including investment costs
- Construction costs greenhouse
- Total cost comparison

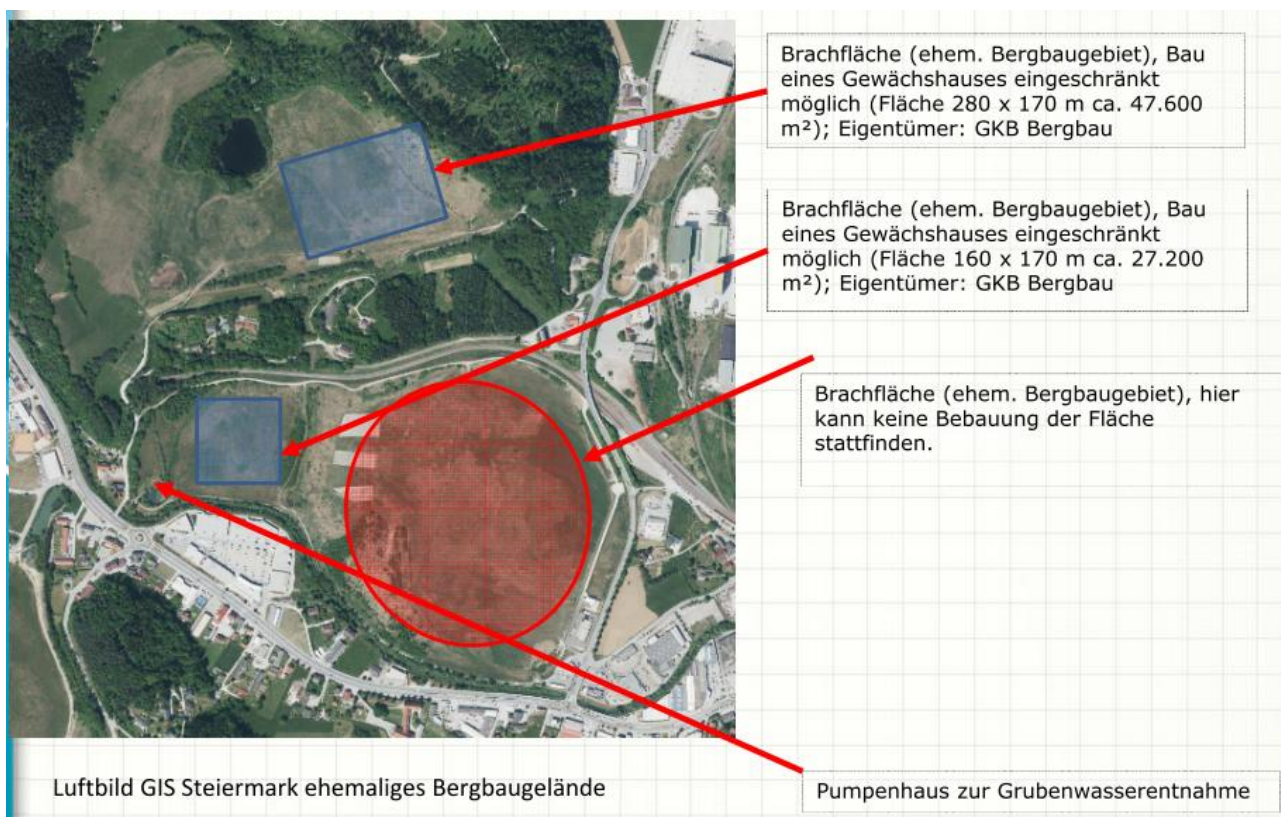


Figure 4.1: Overview pilot area

### **Rosental: Mine water use for heating greenhouses – Set up garden house (step 2)**

In a second step, the garden house has to be set up and the marketing measures for interested parties have to start.

The essential steps are to

- Clarifications with community Rosental
- Planning construction measures
- Implementation of the construction measures
- Test mode
- Information of the interested parties

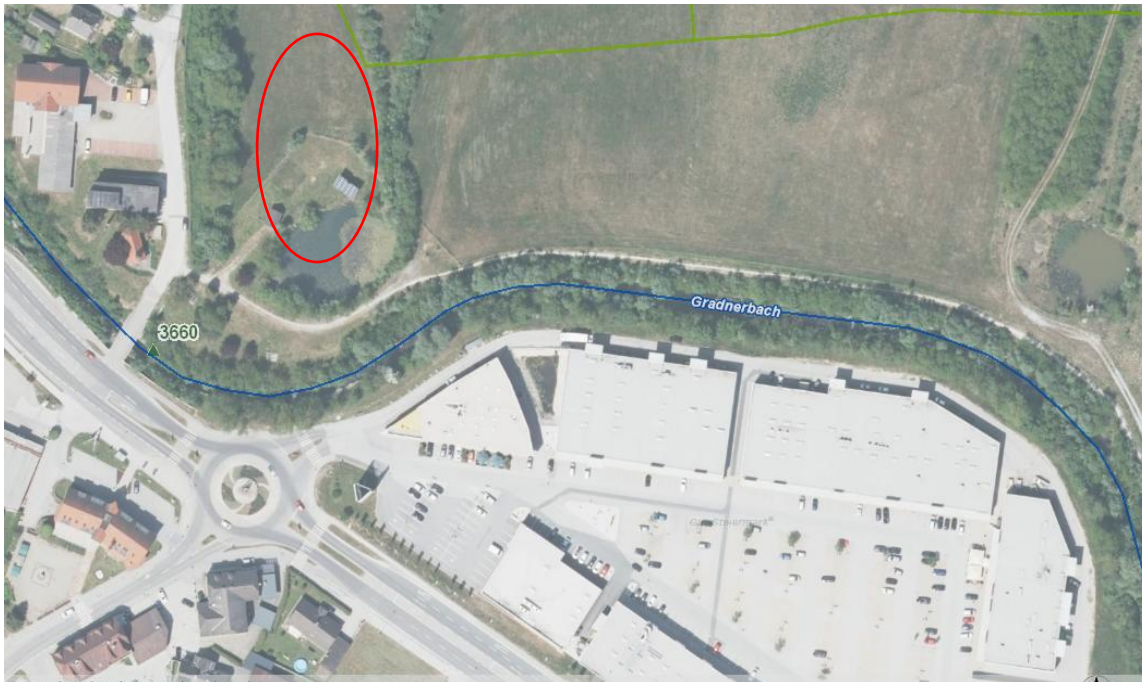


Figure 4.2: Situation pilot area - step 2

### **Voitsberg: Urban community garden**

Preparation of a concept of a garden project on a club basis - urban community garden for Voitsberg

- Inquiries about this are already available in the community
- Municipality is highly interested in
- Possible area would be near the energy park (former mining area)
- Should serve as a nice “entrée” for the energy park by “beautification” of the current entrance area (former mining area)



Figure 4.3: Situation former mining area for urban community garden

### **Maria Lankowitz: Preparation of a village renewal project**

Creation of an application (LE 2014 - 2020) for village renewal: creation of garden areas for the new unique selling point "weddings" in Maria Lankowitz.

LE 2014 - 2020 need a-2-step procedure (planning and implementation) - the requirements for funding are clarified.

Based on the zoning plan the planned areas are determined, a call for the planning (1st step) by the municipality is needed.

Priority is first the areas around the pilgrimage church (flower cross!), created gardens for weddings, the mortuary should be taken away, extended parking places (new situation as this should be on old mining areas) and the way from the registry office (municipal office: wedding hall) to the church as connection.

Based on the planning (step 1) an application for step 2 has to be submitted for the implementation.

Also clarified is the co-financing by the municipality.

A written confirmation by the responsible Catholic priest is needed.





Figure 4.4: Situation pilgrim church in Maria Lankowitz

**Bärnbach: Energy optimization of an office property with 1600 m2 floor space with a special greening**

In the course of optimizing the energy use of an office property with 1600 m2 floor space, the south-facing façade will be enriched with a special greening in terms of energy efficiency.



Figure 4.5: Situation test building

The following questions have to be clarified by a potential analysis:





- The greening should on the one hand have an optical effect and on the other hand bring considerable savings in the cooling of the object.
- The façade is equipped with a glass porch where it is possible to optimally install the greening infrastructure.
- In the selection of the planting, it should be taken into account that, on the one hand, extensive shading of the glass surfaces can take place during the vegetation period and, on the other hand, that light can enter the premises in the transitional period and in winter.
- As enrichment and attraction in addition to the vertical greening new developments such horizontally growing plants should be used.

### **Lipizzanerheimat: „Garden route“**

Creation of a connection of all garden and park elements over the cycle way network currently under development with regard to a recreational area for the region and Graz.

The following steps are required for this:

- Collection of all parks, gardens, etc. in the communities
- Transfer of the data into the GIS
- Supplement the data with current photos
- Connection of the "gardens" over cycle paths
- Presentation in map form
- Handover to the Regional Management Lipizzanerheimat for the new cycle path concept
- Handover to the municipalities and the tourist board

### **Financial model**

In the region Lipizzanerheimat there are more than 700ha of mining reclamation areas in various locations with different dedications. A financial model is to be developed for the potential industrial areas in the core area, where young companies are offered the opportunity to obtain space in a cost-effective manner without making large capital investments. This involves the development of a venture capital-like fund that should be set up by the communities and possibly also by the property owners. This fund acquires the land and makes it available to the founders. The payment is made first free of installments later with a share of the profit, so that with good course a disproportionate return flow takes place. These surpluses should then also cover possible defaults and administrative tasks of the Fund. In general, the land remains the property of the Fund until the full repayment has been made. In the case of an operational dissolution, the property, including any buildings, is available to the Fund and thus to other new founders.



## 5. Management

As a planning specifications of the Province of Styria the Energy Centre is not allowed to create a new administrative structure for LUMAT (condition for the co-financing by the office of the Styrian Government), so EC has to find a “creative solution” on which EC is working intensively. For this solution the political acceptance by the region is needed.

Existing administrative structures are due to the small regionality essentially given by the cooperation of the stakeholders - the specific stakeholders decide on their projects (some of them have their own programs) themselves, inform the other stakeholders. The key stakeholders are to be involved with periodic information events (for example, periodical information at the REV meetings, information to the mayors, close contact with the regional management).

For the implementation of LUMAT, the regional development association Lipizzanerheimat (Regional Development Association) is responsible and decisive (these are the 5 mayors of the region). At the upcoming General Assembly in November, decisions will be made on the management structures.

As a following activity the top key stakeholder will be informed. Participants will be- Regional Development Association (REV) Lipizzanerheimat - 5 municipalities (mayors, heads of administration), LEADER Management Lipizzanerheimat, Wirtschaftsoffensive (“Economic Offensive”) of the district of Voitsberg, Chamber of Commerce Voitsberg als well as the top management of the district administration.



## 6. Step-by-step plan for implementation and cost estimation

The following tables show the planned activities in the communities

- Level 1 - Preparation
- Level 2 - Implementation

Step 1 - Preparation			
Municipality	Activity and cost estimation	Period in the project	Comment
<b>Rosental:</b> vegetable cultivation in glasshouses on a former ash deposit using mine water for heating	Potential analysis to clarify technical questions; € 6.000,-	05 - 10/2018	
<b>Voitsberg:</b> Development of a community garden, connection to existing parks (for example energy park) and gardens (Schloßberg)	Creation of a basic sketch with functional concept	During summer 2018	
<b>Maria Lankowitz:</b> new garden design at the basilica (topic wedding garden)	Planning is carried out as part of the village renewal program	before sommer 2018	

Table 3: Activities step 1 - preparation

Step 2 - Implementation				
Municipality	Activity and cost estimation	Period in the project	After project end	Comment
<b>Rosental:</b> vegetable cultivation in glasshouses on a former ash deposit using mine water for heating	Construction of a small greenhouse as a model € 25.000,-	10/2018 - 03/2019		
	Marketing activities at gardening	04/ 2019	Further activities 05/2019	Continuation is to be carried out by the community with EC support
<b>Voitsberg:</b> Development of a	Structural implementation	Start spring 2019		Contribution by budget change



community garden, connection to existing parks	approved under a Leader project			Leader project
<b>Maria Lankowitz:</b> new garden design at the basilica (topic wedding garden)	Implementation is part of the village renewal program	Application autumn 2018		Continuation is to be carried out by the community with EC support
<b>Bärnbach:</b> Energy optimization of an office property with 1600 m2 usable area with a special greening	Carrying out a potential analysis; € 5.800	05 - 10/2018		
<b>Lipizzanerheimat:</b> „Garden route“: creation of a connection of all garden and park elements over the cycle way network currently under development with regard to a recreational area for the region and Graz	Creation of a map base with current photos in spring 2019; € 3.000	Spring 2019,		Implementation via the new cycle path concept for the core area; Basis for the tourism association
<b>Lipizzanerheimat:</b> Business settlement - Financial model	Concept of introducing land as "equity" to business settlements € 6.000,-	05 - 10/2018	Application after completion and presentation	

Table 4: Activities step 2 - implementation



## 7. Hints for further funding

A series of talks were held to implement the planned pilot projects. This results in the following financing options besides LUMAT:

- self-financing or own contribution by the municipalities
- Concrete address of funds
- Hints for further funding

### Self-financing or own contribution by the municipalities

Rosental

Exploitation costs for test garden shed

Voitsberg

Preparation and cleaning of the planned area

### Concrete addresses of funds

Maria Lankowitz

ERDF funds for village renewal (LE 2014 - 2020)

Prerequisite: Participation in the Agenda process

Approach with competent provincial authority clarified in advance

a) Plans and development concept for village renewal (7.1.2)

Funding: Grant of 75% of the eligible material costs

b) Implementation of village renewal and community development plans (7.6.2)

Funding: grant of 50% of the eligible investment and material costs

### Hints for further funding

For the implementation of the planned actions/projects different funding possibilities can be claimed:

- The Lipizzanerheimat is also a LEADER region, the mayors can still submit applications under the approved LEADER program 2014-2020
- As part of the new Styrian Provincial and Regional Development Act 2018, applications can be submitted from the summer of 2018 onwards





- The Austrian Rural Development Program 2014 - 2020 offers specific subsidies for "village renewal" (see Action Plan for Maria Lankowitz).

The political representatives and stakeholder of the region are members of the different boards and can influence the specific programmes.

The following contact points are available for the subsidies listed above

- Regionalmanagement Steirischer Zentralraum - EU-Regionalbüro Voitsberg  
<http://eurm.or.at/index.php/organisation/eu-regionalbuero>
- LAG Lipizzanerheimat  
<https://www.lipizzanerheimat.at/>
- Wirtschaftsoffensive (WOF)  
<https://www.lipizzanerheimat.at/management/>
- Förderberatung des Landes Steiermark  
<https://www.verwaltung.steiermark.at/>