

Fact sheet for planning levels

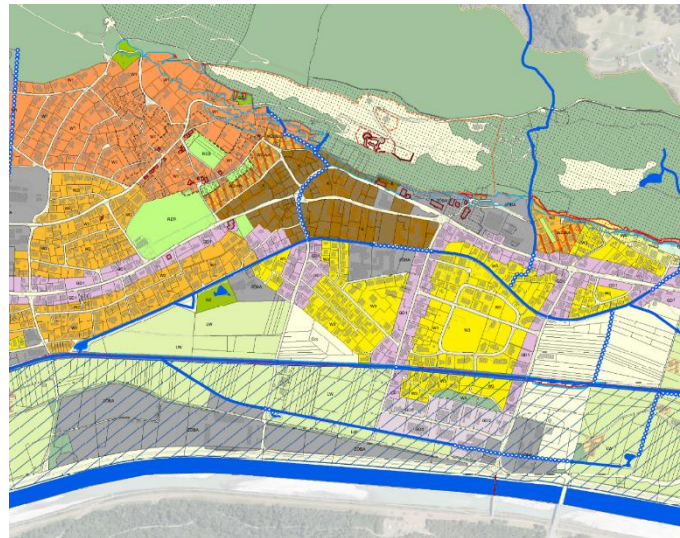
Planning level

Municipal level

Planning system of Liechtenstein						
Planning level	Planning instrument	Content of plan	Legal basis	Policy maker	Legal impact	Scale
National Level	Spatial Development Plan (Landesentwicklungsplan)	Coordination of laws and activities whose actions have spatial impacts Coordination of actions with the municipalities	Article 32 of the Building Law Article 15 of the Building Ordinance	Elaborated by the Office for Building Construction and Spatial Planning, Approved and signed by the Government	Legally binding to all public authorities	Nationwide
	Spatial Development Concept (Raumkonzept)	Strategic framework for the development of the new Landesentwicklungsplan Definition of goals and measures for the future development of the country	None	Elaborated by the Office for Building Construction and Spatial Planning in cooperation with municipalities and public stakeholders	None	Nationwide
	Mobility Concept (Mobilitätskonzept)	Strategic framework for the development of the traffic network and public transport Definition of goals and measures	None	Elaborated by the Office for Building Construction and Spatial Planning in cooperation with municipalities and public stakeholders	None	Nationwide
International /Regional Level	Agglomeration Programme (Agglomerationsprogramme)	Analysis of the situation of settlement and traffic Definition of goals for the future development and definition of measures to improve mobility	Swiss Fund for National Needs and Agglomerations	Verein Agglomeration Westerland/Liechtenstein (11 municipalities in Liechtenstein and 6 municipalities in Switzerland)	Approval of Agglomeration Programme by the Swiss state is the prerequisite for funding of mobility projects	International
Regional Level	Vision 2050	Network for the future coordination of spatially relevant actions Definition of goals for the cooperation	None	Six municipalities in eastern Liechtenstein	None	Regional
Municipal Level	Building Code	Definition of building and design regulations, regulations about the development of building plots, protection of the landscape and the view of place	Article 11 of the Building Law	Decided by municipal council, endorsed by mayor Population has the possibility to hold a referendum	Legally binding for all legal and natural persons	Entire Municipality
	Zoning Plan	Definition of use-use zones for the entire municipality	Article 12 of the Building Law	Elaborated by municipality, decided by municipal council, endorsed by mayor Population has the possibility to hold a referendum	Legally binding for all legal and natural persons	Entire Municipality

Type of plan

Vaduz Zoning Plan (scale: 1:10,000)



LEGENDE

GRUNDNUTZUNGSZONEN

	Wohnzone	W1
	Wohnzone	W2
	Wohnzone	W2plus
	Wohnzone	W3
	Wohnzone	W4
	Gewerbe-/Dienstleistungszone	GD1
	Gewerbe-/Dienstleistungszone	GD2 "Möliholzli"
	Gewerbe-/Dienstleistungszone	GD3 "Neuguet" nördlich Hoval
	Gewerbe-/Dienstleistungszone	GD4 "Neuguet" südlich Hovalweg
	Gewerbe-/Dienstleistungszone	GD5 "Neuguet" nördlich Kieswerk Triesen
	Gewerbe-/Dienstleistungszone	GD6 "Schwefel" Kraftwerk Samina
	Kernzone	K
	Zone für öffentliche Bauten und Anlagen	ZÖBA
	Landwirtschaftszone	LW
	Rebzone	REB
	Reservezone	RES
	Grünzone	GZ
	Übriges Gemeindegebiet	ÜG
	Rüfezone	RÜ
	Waldgebiet	WA
	Alpengebiet	AL

ÜBERLAGERENDE ZONEN

	Überlagernde Deponiezone "Im Rain"	ÜDE
	Schutzzone "Schloss Vaduz"	SSV
	Umgebungsschutzzone "Schloss Vaduz"	USSV
	Dorfzone "Ober- und Mitteldorf"	DZOM
	Erschliessungsplanpflicht	
	Überlagernde Landwirtschaftszone	ÜLW
	Blaue Gefahrenzone	BGFZ
	Rote Gefahrenzone	RGFZ
	Denkmalschutzobjekte	
	Grundwasserschutzgebiet	GWSG
	Quell- und Grundwasserfassung mit Schutzperimeter	QGWF
	Grundwasserschutzareal	
	Öffentliche Gewässer	
	Archäologischer Perimeter	

Gemeinde Vaduz (2014): Zonenplan Vaduz. Available at:
<https://www.vaduz.li/application/.pdf> (09 April 2023)

Facts: The development of the town centre of Vaduz – A combination of hard and soft planning

Initial situation and location

Vaduz, with its 5,700 inhabitants, is the capital of Liechtenstein and the seat of the Princely Family of Liechtenstein, and hence the city considers that it must maintain a 'prestigious appearance' (Gemeinde Vaduz 24.04.2011, p. 2). The village centre has changed massively in the last 70 years, developing from a rural village to an international centre of the finance industry, the arts (Kunstmuseum Liechtenstein, Hilti Art Foundation) and daytrip tourism. This development has occasioned controversial discussions between different interests and stakeholders, with many locals feeling left behind by the interests of those sectors. In the last 10 to 15 years, the development of the village centre of Vaduz has been shaped by a combination of hard and soft planning instruments.

Legal basis

- The hard planning instruments (Building Code, Zoning Plan) are legally defined in the national building law. The municipal councils decreed these instruments and they are legally binding.
- The town centre development strategy is an informal planning instrument that included extensive public participation and an analysis of the built environment, green spaces, public spaces and buildings in the town centre.

Competences

- The municipalities are responsible for planning within their municipal borders. They must have a zoning plan and a building code as prescribed in the national building law. All other instruments, especially soft instruments, can be developed and implemented on behalf of the municipalities.

Binding force

The building code and zoning plan are municipal ordinances with binding effect for all public authorities, public planning agencies as well as private individuals. Municipalities usually rework the building code every 10-20 years.

Tasks and content

- **Hard planning instruments:** The municipal building code and zoning plan define the town centre as a core zone (*Kernzone*) where multifunctional uses (such as commerce, gastronomy, services, entertainment) as well as high-density housing are allowed. The building code also obliges to municipality to develop a design plan for the core zone (Gemeinde Vaduz 10.06.2014, p. 9). Furthermore, to guarantee the 'prestigious appearance' the municipality has decreed "rules for the design of publicly accessible places" which regulate specificities such as the colours and labelling of parasols as well as the colour of tablecloths on tables set up in public spaces owned by the municipality (Gemeinde Vaduz 24.04.2011, p. 3-4).
- **Soft planning instrument:** In March 2017 the municipality of Vaduz initiated a participatory process with representatives of different stakeholder groups (the local economy, pensioners, youth, culture, education, etc.) to develop a strategic framework for the future development of the village centre and to make it more attractive for the local population, commuters and tourists. Different participatory formats with various stakeholder groups were held, resulting in 13

‘strategic building blocks’ (*strategische Bausteine*) that ranged from public space, access to water, accessibility for pedestrians, housing, work etc.

Process of town centre development

After the local council had passed the development strategy for the village centre in autumn 2018, a three week participatory festival entitled ‘Basecamp: Vadozner Huus’ was held in cooperation with the Institute of Architecture and Planning at the University of Liechtenstein and a private spatial planning consultancy. The festival was held on top of a parking garage that was built in the 1970s, which was defined in the strategy as the anchor point for the future development of the centre. The idea behind the festival was to gather specific ideas for the redevelopment of the area of the parking garage. The results of the festival were presented to the local council, which decided half a year later to demolish the parking garage and create public green space (Liechtensteiner Vaterland (2020): Marktplatz-Areal soll ebenerdig werden. Available at: <https://www.vaterland.li/liechtenstein/gesellschaft/gemeinden/marktplatz-areal-soll-ebenerdig-werden;art170,417661> (09 April 2023)). As yet, however, the works to demolish the parking garage have not started, as negotiations with the neighbouring landowners are proving tricky.

Notes and links

Gemeinde Vaduz (2022): Reglemente. Available at:

<https://www.vaduz.li/service/reglemente/reglemente/navigate/1285/712> (09 April 2023)

Gemeinde Vaduz (2018): Zentrumsentwicklung Vaduz. Strategie. Available at:

https://www.vaduz.li/application/files/6316/1294/5552/PublikationZentrumsentw_Web.pdf (09 April 2023)