

# Component Master Plan of Central Park II



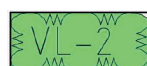
## FARM CENTRE AREA

The area is reserved for the construction of the farm's housing, adjacent and production facilities. The number of housing units other than those necessary for farm management is: - up to one housing unit, if the area of the farm in the AM area is 1-5 ha; - up to two housing units, if the area of the farm in the AM area is 5-20 ha. If the farm has in use more housing units than described above when the City Council approves the component master plan, their number remains as the permitted building volume.



## LOCAL RECREATIONAL AREA

The area is reserved for public recreational activities and outdoor recreation. The area allows for the construction of maintenance buildings, structures, outdoor recreation routes and paths, horseback riding routes, fitness and nature paths and other similar spaces required by recreation and outdoor recreation activities but not any large-scale or heavy construction altering the landscape and nature. There is an action restriction in force in the area according to Section 128 of the Land Use and Building Act. Recommendation: Forest areas should be kept unified and as diverse multi-purpose forests in terms of their flora and fauna. Field areas can be assigned as allotments for hobby-like cultivation in the areas indicated in the plan.



## LOCAL RECREATIONAL AREA

The area is reserved for public recreational activities and outdoor recreation. The area allows for the construction of maintenance buildings, structures, outdoor recreation fields, outdoor recreation routes and paths, horseback riding routes as well as fitness and nature paths suited to the landscape according to the main use but not any large-scale or heavy construction altering the landscape and nature. There is an action restriction in force in the area according to Section 128 of the Land Use and Building Act.

Recommendation: The current field areas should be kept as open landscape spaces outlined by the existing forest edges. Field areas can be assigned as allotments for hobby-like cultivation in the areas indicated in the plan. Significant water passages should be kept as open trenches.



## SPORTS AND RECREATIONAL SERVICE AREA

The area is reserved for an outdoor recreation base. The area allows for the construction of buildings serving sports and recreational purposes as well as traffic routes and areas necessary for the operations of the area.



## SPORTS AND RECREATIONAL SERVICE AREA

The area is reserved for outdoor recreation, recreational and leisure activities. The area allows for the construction of buildings meant for petting zoo operations and small-scale horseback riding operations suited to the nature of the landscape as well as traffic routes and areas necessary for the operations of the area. In addition, buildings of cultural history value to be preserved that have been taken down somewhere can be relocated in the area to host activities suited to the nature of the area.



## PUBLIC PARKING AREA



## RAILWAY AREA

The area allows for station, service and depot facilities as well as equipment required by the rail traffic.



## AREA FOR BUILDINGS AND PLANTS SERVING COMMUNITY MANAGEMENT

The area is reserved for telecommunications. The area allows for the construction of buildings, structures, maintenance roads and fields required by the operations.

EH

**CEMETERY AREA**

The area is reserved for cemetery use. The area allows for the construction of maintenance and other facilities required by the operations as well as traffic routes and areas necessary for the operations of the area. There is an action restriction in force in the area according to Section 128 of the Land Use and Building Act, until the future cemetery use is allocated more precisely by the local detailed plan. It is recommended to prepare the tree stand for future cemetery use based on the care and use plan to be prepared after the approval of the plan. Recommendation: the implementation must take into consideration the nature of the existing landscape and its linking to the environment.

SL

**NATURE RESERVE**

An area protected or intended to be protected by nature conservation legislation. The area's protection purpose is safeguarded by the Land Use and Building Act until the preservation decision in accordance with the nature conservation legislation takes effect. Earthworks, tree-felling or corresponding action altering the landscape may not be carried out without a permit as is regulated in Section 128 of the Land Use and Building Act.

MT

**AGRICULTURAL AREA**

The area is reserved for the practice of agriculture. The area only allows for the construction of maintenance and storage buildings and structures related to the practice of agriculture but not housing. Recommendation: An uncultivated protection zone must be left between a cultivated field and a water passage.

MU-1

**AREA PREDOMINANTLY FOR AGRICULTURE AND FORESTRY, OUTDOOR RECREATION GUIDANCE NEEDS OR ENVIRONMENTAL VALUES**

The area allows for the practice of agriculture and forestry and the construction of production and adjacent buildings serving such activities as well as construction serving public outdoor recreation and recreational activities. Earthworks, tree-felling or corresponding action altering the landscape may not be carried out without a permit as is meant in Section 128 of the Land Use and Building Act.

The permit is not needed, if the measure is in accordance with silviculture plans prepared according to the principles of the silviculture instructions approved by the City Board. Special attention must be paid in the forest edge areas linking to Espoonjokilaakso River Valley in the preservation of the cultural landscape.

Recommendation: In forestry, construction measures and other such activities, the preservation of sufficiently vast unified forest areas that safeguard the rocky ridge areas and other valuable natural landscape areas as well as the diversity and multiple uses of forest nature must be observed.

MU-2

**Area predominantly for agriculture and forestry, outdoor recreation guidance needs or environmental values**

The area allows for the practice of operations maintaining the values of agriculture and other similar cultural landscape. The area allows for construction related to the aforementioned operations as well as construction serving outdoor recreation and recreational purposes. Special attention must be paid to fitting the buildings and structures to the landscape. Recommendation: Fields should be kept as open landscape spaces outlined by the existing forest edges by cultivation, mowing, grazing or other means suitable for the nature of the area. Significant water passages should be kept as open trenches.

MP

**Area intended for gardening**

The area allows for the construction of maintenance, storage and glasshouse buildings serving gardening and seedling cultivation. In addition, construction serving public recreation and outdoor recreation is allowed.

W

**Water area**

/s

### Area to be maintained

The area's building stock of valuable cultural history as well as tree stand and other vegetation, terrain and old roads of landscape value should be maintained. New construction must be carefully fitted into the old environmental entity.

----- The line 5 m outside the boundary of the component master plan area to be confirmed

--+-- City district boundary

----- Block, block section and area boundary

-. - . - . - . Boundary between the area sections under different plan regulations

- - - - - Directive boundary between the area sections under different plan regulations

41

City district number

Ka

City district name

SÖDERS

Street or area name



Directive building area



Directive area section reserved for patch cultivation



Directive local sports area



Directive parking space



Street

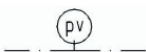


Graded interchange



**Route primarily serving outdoor recreation and other leisure activities**

The route's location is directive, connection binding. The directive division according to the purpose of use is shown in the traffic network plan. The routes are implemented according to special plans.



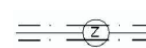
**Groundwater area important to the water supply of settlements**



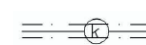
**Area especially important to the diversity of nature**

When using and caring for the area according to its primary purpose of use, the unified preservation of the core area, significant in terms of its natural characteristics, must be taken into consideration.

### Piping markings:



Power lines of 20 kV and area sections reserved for them.



Natural gas main line and area section reserved for it Water main line



Water main line

The component master plan touches an area in the property register maintained by the State.

I hereby testify that the component master plan map is as per the decision made in Section 13 of the minutes by the Espoo City Council on 17 December 2004. Approved by the City Council on 17 December 2004.

Drawing no. 5513.