

MASTER PLAN 2030 OF ESPOO'S SOUTHERN PARTS

The local master plan has legal consequences and shall be used as a guideline in drawing up and amending local detailed plans, and when any other measures are taken to organise land use in accordance with Section 42 of the Land Use and Building Act, except for the areas indicated with an outlining on the planning map where the local master plan has no legal consequences in accordance with Section 45 of the Land Use and Building Act.

In an area of the local master plan indicated as lacking the legal consequences, the plan symbols and regulations are not binding, other than what has been separately regulated about these areas in the Land Use and Building Act.

PLAN SYMBOLS AND REGULATIONS

General

The master plan map and regulations are completed by the master plan report. The master plan indicates the main use of each area. Besides the main use, other land use is also permitted in the area if it does not hinder the main use of the area.

The following activities are also allowed in an area destined for building if they do not hinder the main use of the area or if the regulation does not state otherwise:✚

1. Building access roads and distributor roads, parking spaces, cycle and pedestrian routes, squares, parks, playgrounds and playing fields, work spaces and services as well as other similar buildings and areas serving a local need.
2. Building buildings and equipment for community management, antennas serving telecommunications, civil defence shelters and underground facilities.
3. Renovation of buildings and structures as well as building flood protection barriers and noise barriers and landscape management actions.

Building large retail trade units of over 2,000 floor square metres in the areas is not allowed. Building in the V and M areas is allowed, besides for the actions indicated in the areas' special regulations, also:

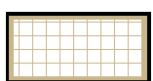
- Building streets and roads with a lower class than the distributor roads as well as parking spaces, as well as building in accordance with the aforementioned regulations 2 - 3.
- Building fields and maintenance facilities for space-consuming sports.

The risk of flooding must be taken into account when building on seashore, lakeshore or other low-lying areas.



Areas staying as they currently are

are indicated with a solid colour. The colour and letter code indicate the use. When the area's local detailed plan is modified, the preservation of the current building stock and development suitable for the environmental image are safeguarded.



Areas to be developed

are squared. The colour and letter code indicate the use. Local detailed planning aims to ensure the area's functionality (such as maintaining services) with additional building and improve the operational preconditions of public transport.




New and considerably changing areas


are indicated without colour. The use of the areas is indicated with a letter combination. Taking the area into use in accordance with the master plan is intended to be based on the local detailed plan.


Sections to be considerably improved and new transportation and rail traffic network sections are indicated with a **red line** and the current one with a black line.

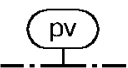
New traffic-related sites, such as public transport depot areas, are indicated with a **red borderline** and the current ones with a black borderline.

 **Cycle and pedestrian traffic connection needs**

 **Public transport connection needs**
The areas' use must be such that the accessibility of public transport and other preconditions for the development of public transport are good.


 **Aircraft noise abatement needs**
If new functions sensitive to noise are planned to be located in the area, noise abatement must be taken into consideration in the local detailed planning and construction planning so that the sound reduction index of the structures of housing and work spaces against aircraft noise meets the requirements. In connection with the area's local detailed planning, a report must be prepared on the noise situation and the necessary noise abatement solutions.

 **Need to eliminate health hazards**
In connection with the area's local detailed planning, the scope and dangerousness of contaminated soil must be determined.

 **Important (I) groundwater area or one suitable for water supply (II)**
The local detailed plan cannot assign to the area any activities endangering the quality of the groundwater/surface water. Buildings must be placed so that all wastewater can be led to sewers. Road traffic areas and routes must be planned so that possible nuisances of traffic and road maintenance to the quality of groundwater can be avoided.

 **Area belonging to or proposed for the Natura 2000 network**


Residential area

 **A1 Urban residential area**
The area will primarily have residential blocks. In the local detailed plan, the ground floors of the buildings can contain facilities for businesses, work and services.

A2 Dense and low-rising residential area
The area will hold primarily dense and low-rising housing.

A3 Area for detached and linked housing
The area will hold primarily detached and linked housing.

A4 Area to be maintained
A residential area whose environment of valuable cultural history must be maintained and any activities and new construction to be placed there must be carefully fitted to the environment.

 **Village area**
New buildings must be carefully fitted into the villagescape and new construction sites must be allocated so that they utilise the already existing infrastructure. Such work and business facilities can be located in the area if they do not cause disturbances to the environment. The construction of 1+2-storeyed 1-apartment detached housing is allowed in the area, a block density of a maximum of 0.1.

C-K

Area for central activities

The area can be allocated with housing as well as administrative, office, service, education and shop facilities suitable for the centre. A large retail trade unit can be located in the area in the centre of Leppävaara, Tapiola, Matinkylä and Espoonlahti.

C

Area for central activities and local services

The area can be allocated with housing as well as administrative, office, service, education and shop facilities suitable for the centre. No large retail trade unit can be located in the area.

PY

Area for public services and administration

In local detailed planning, the facilities required by the different services are placed so that they support each other and the joint and alternate use of the facilities is possible. Sheltered housing can be placed in the area.

TP

Workplace area

The area is primarily reserved for private services, administration and business. The area can also hold educational facilities, accommodation and restaurants as well as industry and warehousing suitable for the area. Workplace construction must entail business and office facilities and similar facilities in terms of their environmental impacts.

T

Industrial and warehousing area

The area can also hold depots as well as trading that is suitable for the area requiring large warehousing and sales facilities.

/y

The placement of workplaces that do not cause environmental disturbances is allowed in the area.

/k

The placement of specialty goods trade requiring a lot of space is allowed in the area.

V

Recreational area

Based on a more detailed plan, recreational areas, buildings and structures can be implemented in the area.

Forestry can be practiced in the area. 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.

The area allows for year-round or holiday housing only in the construction sites that are already in such use at the time of the acceptance of the master plan. The number of housing units cannot be increased or holiday housing converted into permanent housing.

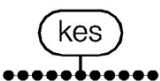
M

Area is predominantly for agriculture and forestry

The area allows for construction related to agriculture and forestry as well as dispersed settlement construction so that the permitted building volume is: 1 housing unit in a farm of 1÷5 ha, and 1 housing unit in a farm over 5 ha + 1 housing unit for every beginning 20 ha of the farm's area. The construction location must be connected to existing housing, farm centre and road network so that shore areas and fields remain free of construction. It is forbidden to afforest cultivation areas.

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. If a farm under 1 ha is in residential use when the City Council approves the master plan, it will maintain its permitted building volume.

If the farm has in use more housing units than described above when the City Council approves the master plan, their number remains as the farm's permitted building volume.



Directive area reserved for Central Park activities

Within the area outline, the main use of the area is indicated separately for each area.

RA**Holiday housing area**

The area allows for up to two holiday housing units per construction site, if the size of the construction site is at least 10,000 m²; otherwise, no more than one holiday housing unit is allowed. The gross floor area of a holiday housing unit in the archipelago must not exceed 80 floor square metres. In addition, the construction of adjacent buildings is permitted for every holiday housing unit so that the gross floor area is at maximum a total of 120 floor square metres.

RP**Collective gardening area**

The area is reserved for collective gardening that allows for small-scale farming and holiday housing units of one apartment with a gross floor area of a maximum of 20 floor square metres. In addition, the area allows for common facilities required by the use of the area, such as assembly, maintenance and storage facilities.

LS**Port area**

The area allows for facilities required by boatyard and port operations as well as other facilities serving boating and technical port equipment. Before any water engineering work to be done in the area, the need for underwater inventory must be assessed in advance together with the National Board of Antiquities.

et**Alternative location for wastewater treatment plant operations****ET****Community management plant area**

The area is reserved for the facilities and plants of community management.

EJ**Waste management area**

The area is reserved for the processing of municipal waste. The area reservation also includes the protection green areas required by the operations.

EP**Area of the Defence Forces****EH****Cemetery area****SL****Nature reserve**

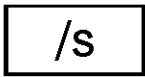
An area protected by the Nature Conservation Act, Forest Act or the Water Act or otherwise. No such operations can take place in the area that may endanger the conservation values of the area. Earthworks, tree-felling or corresponding action altering the landscape may not be carried out without a permit as is regulated in Section 128 of the Land Use and Building Act until the area has been established as a nature reserve according to Section 24 of the Nature Conservation Act. The area allows for operations that are necessary to maintain and restore its conservation value.

S**Protected area**

An area with considerable nature values. The area includes valuable habitats, species-related values, landscape values and/or special natural deposits that must not be destroyed. 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.

**Nature protection site**

An area protected by the Nature Conservation Act or the Forest Act. No such operations can take place in the area that may endanger the conservation values of the site. 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 until the area has been established as a nature reserve according to Section 24 of the Nature Conservation Act. The area allows for operations that are necessary to maintain and restore its conservation value.



Area with environmental values to be conserved

The area includes valuable habitats, species-related values, landscape values geologically valuable sites and/or special natural deposits that must be taken into consideration in the use of the area. No such operations can take place in the area that may endanger the conservation values of the site.



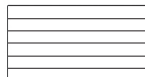
Historical site

An area protected by the Antiquities Act.



Area of urban landscape value

Urban landscape with values related to buildings and cultural history as well as cityscape to be protected. The protection does not involve individual buildings but the preservation of the characteristics of the whole area. The development of such areas must start with their own starting points and conditions dictated by the area's special values. The area's planning and construction must put special weight on the preservation of the area's characteristics.



Area of villagescape or landscape value

Villagescape of cultural history value or some other valuable cultural landscape whose values related to buildings and cultural history as well as landscape must be protected. The protection does not involve individual buildings but the preservation of the characteristics of the whole area. 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.



Historic road

The preserved routing of the Great Coastal Road. The road ruin structures remaining of the road are protected by the Antiquities Act.

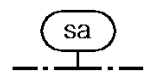


Water area

Excavation, filling, dredging or corresponding action may not be carried out without a permit as is regulated in Section 128 of the Land Use and Building Act.



Survey area



Coastal and insular zone

In areas designated for construction, except for Miessaari Island appointed to use by the Defence Forces, 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.



Motorway



Dual carriageway main road or main street

Espoonväylä will be fitted at the site of the Central Park as well as possible into the landscape and terrain and taking into account the ecological green connection needs of the Central Park.



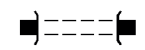
Undivided main road, main street or regional distributor road



Graded interchange



Parallel intersection

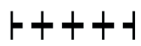


Traffic tunnel



Railway with stations

The location is directive, connection binding.

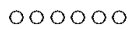


Underground railway

The location is directive, connection binding.



Public transport depot



Recreational connection

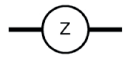
The location is directive, connection binding.



Shipping channel

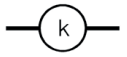


Boat channel



Main power line

The area is reserved for constructing a power line of 110+400 kV.

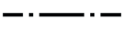


Natural gas line

The area is reserved for the construction of a natural gas transition pipe.



Boundary of the master plan area



Boundary of the component area

Espoo City Planning Department
Master Plan Unit

Drawing no. 6000, Archive reference 4368/502/2006
Head of Master Plan Kari Moilanen

I hereby testify that the master plan map is as per the decision made in Section 8 of the minutes by the Espoo City Council on 7 April 2008.

Ex officio/City Secretary/Approved by the City Council on 7 April 2008

With its decision of 29 January 2010, the Supreme Administrative Court revoked the Council's decision of approval concerning the V area that was assigned on the island of Lilla Julholmen, the V area assigned in Näkinmetsä, the A2, PY and T areas assigned in Näkinmetsä and the A1 area assigned in Karamalmi.



Area revoked by the SAC