

Master plan for the northern areas, section II

MASTER PLAN SYMBOLS AND REGULATIONS:

GENERAL

The master plan indicates the **main** use of each area. Besides the area-specific regulations, the area destined for construction allows for the following, if it does not cause disturbances to the main use of the area:

1. building access roads and distributor roads as well as parking spaces;
2. building cycle and pedestrian routes, squares, parks, playgrounds and playing fields as well as other similar areas serving a local need;
3. building public local services;
4. building grocery shops and other commercial local services under 500 floor square metres;
5. building housing for the maintenance personnel serving the area's functions;
6. building buildings and equipment for community management;
7. building civil defence shelters;
8. building adjacent buildings serving housing;
9. renovation of buildings and structures;
10. expanding housing buildings so that the number of housing units is not increased, unless the area-specific regulations state otherwise;
11. building noise barriers and landscaping measures.

In the V1, MM and MT areas, are allowed, besides 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 general regulations 6-11.

The master plan map and regulations are complemented by the master plan report, master plan map's appended maps as well as the silviculture instructions approved by the City Board. The appended maps demonstrate the structuring of the master plan map area reservations as well as design regulations and recommendations for more detailed land use planning.

AT

VILLAGE AREA

The area is reserved for detached housing and village activities.

The area allows for:

1. the formation of properties adapting to the existing building stock and village milieu and the construction of 1+2-storeyed 1-apartment detached housing;
2. services serving the village and surrounding dispersed settlement as well as workspaces suited to the residential environment;
3. farm centres' housing, production and adjacent buildings.

Any exceptional permit and building permit applications must demonstrate that household water is readily available and that wastewater is managed so that surface water and ground-water are not contaminated.

PY

AREA FOR PUBLIC SERVICES AND ADMINISTRATION

The area is primarily reserved for facilities of public services and administration.

T

INDUSTRIAL AND WAREHOUSING AREA

The area is primarily reserved for industry and warehousing and facilities serving those activities. The area can also allow for trading that is suitable for the area requiring large warehousing and sales facilities.

LM

ROAD TRAFFIC AREA

The area is reserved for road traffic. The area allows for petrol stations, terminal, service and depot facilities as well as other buildings and equipment serving road traffic.

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MAIN OUTDOOR RECREATION ROUTE

The main outdoor recreation route is a cycle and pedestrian traffic route primarily intended for outdoor recreation. The marking indicates the directive location of the main outdoor recreation route.

ET

COMMUNITY MANAGEMENT AREA AND SITE

The area is reserved for the facilities and equipment of community management. The marking does not allow for the placement of a waste burning plant. The area reservation includes the necessary protection areas.

RA

HOLIDAY HOUSING AREA

The area is reserved for holiday housing. 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. In addition, the construction of lightweight adjacent buildings, separate saunas and boathouses is allowed.

Any exceptional permit and building permit applications must demonstrate that household water is readily available and that wastewater is managed so that surface water and groundwater are not contaminated.

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.

Housing intended for year-round use is only allowed on the construction sites that are already in said use when the master plan is accepted.

RA2

HOLIDAY HOUSING AREA

The area is reserved for holiday housing. The area allows for up to two holiday housing units per construction site, if the size of the construction site is at least 20,000 m², otherwise no more than one holiday housing unit. In addition, the construction of lightweight adjacent buildings, separate saunas and boathouses is allowed. Any exceptional permit and building permit applications must demonstrate that household water is readily available and that wastewater is managed so that surface water and groundwater are not contaminated. 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. Housing intended for year-round use is only allowed on the construction sites that are already in said use when the master plan is accepted.

V1

RECREATIONAL AREA

The area is reserved for public recreation, outdoor and sports activities.

The area allows for:

1. the construction of necessary facilities, equipment, fields as well as outdoor recreation routes and paths required by public recreation, outdoor and sports activities;
2. year-round or holiday housing only on 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 year-round housing.
3. practicing agriculture and forestry taking into consideration the area's natural values and recreational use as well as the construction of necessary housing, production and adjacent buildings serving such activities. Housing must be primarily located in the vicinity of existing

housing or roads, if the cultural history values of the area do not otherwise require.

4. in the area, excavation, levelling, quarrying, filling or corresponding action may not be carried out without a permit as is regulated in Section 124(a) of the Building Act;

5. tree-felling may not be carried out without a permit as is regulated in Section 124(a) of the 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.

Any exceptional permit and building permit applications must demonstrate that household water is readily available and that wastewater is managed so that surface water and ground-water are not contaminated.

MT

AGRICULTURE AND FORESTRY AREA

The area is reserved for agriculture and forestry.

The area allows for:

1. practicing agriculture and forestry taking into consideration the area's natural values and recreational use as well as the construction of housing, production and adjacent buildings serving such activities;

2. other dispersed settlement housing so that the permitted building volume is:

- 1 housing unit in farms of 1-5 ha,
- 2 housing units, if the farm is over 5 ha but no more than 20 ha,
- in farms of over 20 ha, an additional housing unit for every beginning 20 ha.

The farm-specific permitted building volume is calculated according to the partition of real estate valid at the time the master plan was approved. Housing must be primarily located in the vicinity of existing housing or roads, if the cultural history values of the area do not otherwise require such. If a farm of or 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.

3. in the area, excavation, levelling, quarrying, filling or corresponding action may not be carried out without a permit as is regulated in Section 124(a) of the Building Act;

4. tree-felling may not be carried out without a permit as is regulated in Section 124(a) of the 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. Any exceptional permit and building permit applications must demonstrate that household water is readily available and that wastewater is managed so that surface water and groundwater are not contaminated.

MM

AGRICULTURE AND FORESTRY AREA

The area is reserved for agriculture and forestry use. The area allows for:

1. practising agriculture and forestry taking into consideration the area's natural values and recreational use as well as the construction of production and adjacent buildings serving such activities;

2. if a farm is in residential use when the City Council approves the master plan, it will maintain its permitted building volume;

3. in the area, excavation, levelling, quarrying, filling or corresponding action may not be carried out without a permit as is regulated in Section 124(a) of the Building Act;

4. tree-felling may not be carried out without a permit as is regulated in Section 124(a) of the 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.

SL1

NATURE RESERVE

An area protected or intended to be protected by nature conservation legislation. The area's protection purpose is safeguarded by the Building Act until the preservation decision in accordance with the nature conservation legislation takes effect. In the area, excavation, quarrying, levelling or filling, tree-felling or corresponding action may not be carried out without a permit as is regulated in Section 124(a) of the Building Act.

SL2

NATURE RESERVE

An area of value in terms of its natural characteristics. The area holds significant aesthetic values and special natural deposits that must not be destroyed. In the area, excavation, quarrying, levelling or filling, tree-felling or corresponding action may not be carried out without a permit as is regulated in Section 124(a) of the Building Act.

SL3

NATURE RESERVE

An area of value in terms of its natural characteristics reserved for implementation by the State. The area holds significant aesthetic values and special natural deposits that must not be destroyed. Based on Section 135 of the Building Act, construction, excavation, quarrying, levelling or filling, tree-felling or corresponding action in the area is forbidden, until a funding decision in accordance with nature conservation legislation takes effect, but no later than 5 years from the approval of the master plan by the City Council. After this time, these actions may not be carried out without a permit as is regulated in Section 124(a) of the Building Act.



GROUNDWATER PROTECTION AREA

The marking indicates groundwater areas that are especially significant in terms of water supply and the maintenance of water usability.

The area does not allow for:

1. extensive use or storage of substances spoiling groundwater;
2. housing or industry without sewers;
3. landfills or open-air composting;
4. snow dumping areas;
5. extraction of soil reaching the groundwater surface.

The area allows for the following only with special protection measures:

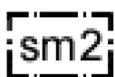
1. construction of sewers;
2. construction of public roads;
3. construction of collective gardens and holiday housing.

SM1

■ sm1

HISTORICAL AREA AND SITE

An area or site protected by the Antiquities Act.



■ sm2

HISTORICAL AREA AND SITE

The marking indicates the location of remains requiring research activities as meant in the Antiquities Act. All land use and project plans and actions regarding the area require a statement by the National Board of Antiquities.



SIGNIFICANT ENVIRONMENT IN TERMS OF CULTURAL HISTORY

Buildings, structures and old roads with significant protection value should be conserved. Construction must fit into the surroundings in terms of the construction method and location. In the area, excavation, quarrying, levelling or filling, tree-felling or corresponding action may not be carried out without a permit as is regulated in Section 124(a) of the Building Act.



WATER AREA

The area allows for construction only for the purposes of the fishing industry, public recreation, water traffic, community management and environmental management.



CITY BOUNDARY



BOUNDARY OF THE BORDER DISTRICT OF THE MASTER PLAN AREA



BOUNDARY BETWEEN THE AREA SECTIONS UNDER DIFFERENT MASTER PLAN REGULATIONS



DIRECTIVE BOUNDARY BETWEEN THE AREA SECTIONS

Drawing no. 5100

Approved by the Ministry of the Environment on 11 January 1999 except for the two small parts for holiday residences (RA, RA2).

The Supreme Administrative Court revoked the master plan concerning the Vällskog Övergård estate's SL1, SL3 and V1 areas on 10 April 2001.



Unapproved part