

# Component Master Plan of Central Park I

AM

## Farm centre area

The area is reserved for the construction of the farm's housing, adjacent and production facilities. Depending on the size of the farm, the number of housing units other than those necessary for farm management 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.

Housing must be placed in the AM area.

YO

## Area for buildings serving an educational purpose

YYV

## Area for buildings serving cultural, leisure and entertainment purposes

The area allows for the construction of buildings and structures suited to the environment required by music, summer theatre, exhibition and other outdoor events as well as parking spaces and passages serving the use of the area.

TY

## Area for industrial buildings not causing environmental disturbances

The area does not allow for the placement of a plant that causes noise, air pollution or other disturbances to the environment. The area only allows for the placement of exhibition, sales and office facilities related to own operations as well as housing for the property's maintenance personnel. The directive building density is  $e=0.30$ .



## Local recreational area VL-1

The area is reserved for public recreational activities and outdoor recreation. The area allows for the construction of maintenance buildings, structures, playing fields, sports grounds, outdoor recreation routes and paths, horseback riding routes, fitness and nature paths and other similar spaces suited to the nature of the area required by recreation, outdoor recreation and sports activities. There is a preservation order in force in the area according to Section 124(a) of the Land Use and Building Act.



## Local recreational area VL-2

The area is reserved for public recreational activities and outdoor recreation. The area does not allow for building buildings or structures. The area should be kept as an open field outlined by the existing forest edges. There is a preservation order in force in the area according to Section 124(a) of the Building Act.

EHE

## Small-animal cemetery

The area is reserved for cemetery use for small pets. The area allows for the construction of maintenance and other facilities required by the operations, but not a crematory building. The area must be fenced in.

EV

## Protection green area

SL

## Nature reserve

An area protected or intended to be protected by nature conservation legislation. Based on Section 135 of the Building Act, soil excavation, quarrying, levelling and filling, tree-felling and corresponding action endangering the protection objective in the area is forbidden, until the area has been established as a nature reserve in accordance with nature conservation legislation, however, not for more than 5 years.

SM

## Historical site

An area protected by the Antiquities 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.

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.

■-sl

Area protected or to be protected by the Nature Conservation Act

k

The index indicates that the area has been reserved for the needs of the city.



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

22

City district number

OLA

City district name

KOKINMETSÄ

City district name Street or area name



Fixed remains protected by the Antiquities Act

Any land use plans regarding the area must be negotiated with the National Board of Antiquities.

e=0.30

Directive density rate, i.e. the ratio of the floor area to the area of the construction site.



Directive local sports area



Directive building area of the district heating pumping station



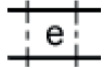
Directive parking space



Street



Street reserved for public transport



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 plan for the cycle and pedestrian traffic. The routes are implemented according to special plans.



Boundary of groundwater protection area

Piping markings:



Power lines of 20 kV and 110 kV and sections reserved for them.



Natural gas main line and area sections reserved for it



District heating main line



Water main line



Sewer main line

Drawing no. 4980

Text on the map: The red shaded areas will be substituted by the master plan for the southern parts of Espoo when it comes into force.