

## COMPONENT MASTER PLAN OF FINNOO

City districts:

31. Kaitaa, 23. Matinkylä

## COMPONENT MASTER PLAN SYMBOLS AND REGULATIONS

### GENERAL

Besides the actual regulations, the component master plan also includes a detailed description of some of the symbols and development recommendations to support further planning. The development recommendations have no direct binding legal effects on land use planning. The recommendations do, however, include actions that support the achievement of the objectives of the component master plan.

### GENERAL RECOMMENDATIONS

All areas are intended for local detailed planning.

The component master plan map and regulations are completed by the component master plan report and appendices thereto.

City planning and other planning and construction shall take into account the noise caused by the power plant and the government decision on guideline values for noise levels.

Further planning and realisation of areas near the natural gas pipes shall take into account the restrictions set out in Decree 551/2009.

In connection with local detailed planning, a separate plan for the management of urban runoff must be prepared. Urban runoff generated at the block areas shall mainly be dealt with at the block areas. Special attention must be paid to improve the quality of the runoff and the management of runoff during construction. If necessary, the local detailed planning shall provide an additional provision regarding the cleaning of runoff from traffic areas.

Soil contamination must be determined during local detailed planning and other planning, and the soil must be remediated before construction work.

Flood hazard and risks in the area must be taken into consideration, and flood protection shall be provided through sufficient construction height.

Further planning shall provide for the use of renewable energy sources and recovered energy. Energy-efficiency shall be taken into account in the placement of the functions. In massing, utilisation of passive and active solar energy as well as passive protection against overheating shall be taken into account. The cooling and refrigeration solutions used in the area should be area or block-specific.

Essential movement corridors suitable for flying squirrels shall be ensured in the area.

**C-1****Area for central activities**

The area may be allocated with housing and administrative, office, service, education and retail facilities suitable for the central area. The size of the grocery shops shall be based on local demand. The colours in the area indicate the construction height. The height decreases as the tone of the colour gets lighter. The flight paths of the birds in the area shall be taken into consideration. When the construction height exceeds 7 floors, the spreading of smoke from the Suomenoja power plant in case of an accident and fire shall be taken into account. The area shall be developed as a pedestrian centre, and good connections to local recreational areas (VL) shall be ensured.

**A/C****Mixed area for housing and central activities**

The area may be allocated with housing and administrative, office, service, education and retail facilities suitable for the central area. The size of the grocery shops shall be based on local demand. When the construction height exceeds 7 floors, the spreading of smoke from the Suomenoja power plant in case of an accident and fire shall be taken into account. Reservation for sufficient functional recreational areas with consideration for the number of residents shall be made for the area, and good connections to local recreational areas (VL) shall be ensured.

**A-c****Residential and commercial area**

The area is reserved for residential and commercial purposes and as an expansion area for central activities. The area does not allow for the placement of large retail trade units in accordance with Section 71a of the Land Use and Building Act. When the construction height exceeds 7 floors, the spreading of smoke from the Suomenoja power plant in case of an accident and fire shall be taken into account. Reservation for sufficient functional recreational areas with consideration for the number of residents shall be made for the area, and good connections to local recreational areas (VL) shall be ensured.

**A****Residential area**

When the construction height exceeds 7 floors, the spreading of smoke from the Suomenoja power plant in case of an accident and fire shall be taken into account. Reservation for sufficient functional recreational areas with consideration for the number of residents shall be made for the area, and good connections to local recreational areas (VL) shall be ensured.

**A****Residential area to be developed****A/P****Housing, services and administrative area**

The area is reserved for housing as well as employment and service facilities suitable for a residential environment.

**PY****Area for public services and administration****P****Area for services and administration****TP****Employment area**

Construction of the employment facilities must entail business and office facilities or similar functions/facilities that do not cause environmental disturbances.

**TP****Employment area to be developed**

Densification potential in the area is determined on the local detailed planning. Construction of the employment facilities must entail business and office facilities or similar functions/facilities that do not cause environmental disturbances.



**Employment area and commercial services area that allows for the placement of large retail trade units**

Construction of the employment facilities must entail business and office facilities or similar functions/facilities that do not cause environmental disturbances.

The area allows for the allocation of large retail trade units that can justifiably be placed also outside the centre area due to the nature of the trade, e.g. motor vehicle, hardware, furniture, garden and agricultural trade. Grocery shops may not be located in the area. As regards the maximum size of a regionally important large retail unit indicated in the regional plan, the share of the area is about 15%.



**Roadway area**



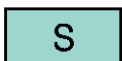
**Warehousing and employment area**

The functions located in the area must not cause environmental disturbance.



**Energy supply area**

The area is intended for energy production purposes. The area allows for the placement of a significant plant that stores or uses hazardous chemicals.



**Conservation area**

Preservation of avifaunal values of national importance must be ensured. It is forbidden to destroy or deteriorate habitats of the birds and species protected under the Nature Conservation Act encountered in the area.

Structures and tending operations may be realised in the area based on a detailed plan and in a manner that preserves the natural values in the area. Recreational use of the area shall be controlled to preserve the natural values.

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.



**Area section that includes the flying squirrel's breeding sites and resting places protected under Section 49 of the Nature Conservation Act**

Actions that might deteriorate or destroy the species' breeding sites or resting place are not allowed in the area. The age structure and species ratio of the tree stand in the area shall be preserved suitable for flying squirrels. Sufficient tree stand must be preserved to ensure the mobility of the species.

In connection with the local detailed planning of the area, the location, extent and need for protection of the breeding sites and resting places shall be examined to ensure a favourable level of protection for the species.



**Movement corridor for flying squirrels**

The movement corridor for flying squirrels shall have enough tree stand and width.

Indicative location.



**Park boulevard**

The connection serves as a pedestrian and bicycle traffic connection. A movement corridor for flying squirrels with enough tree stand and width shall be realised in conjunction with the connection.

Indicative location.



**Protected site**

A boulder protected under the Nature Conservation Act.



**Protected green area**

Movement corridors with tree stand suitable for flying squirrels shall be provided and preserved 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.



**Protected green area**

A regional wildlife corridor and movement corridors with enough tree stand and width for flying squirrels must be provided 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.



**Local recreational area**

The area will be developed as an area for functional recreational services and local outdoor recreation. The area may hold buildings and structures that serve recreational purposes. The planning, use and maintenance of the area must consider the preservation of the area's special natural values and functionality of the regional wildlife corridor. Movement corridors with enough tree stand and width for flying squirrels shall be realised 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.



**Recreational area**

The area is reserved for public recreational activities and outdoor recreation. The planning, use and maintenance of the area must consider the functionality of the regional wildlife corridor.

The area contains flying squirrels' breeding sites or resting places and movement corridors. A sufficient amount of habitat suitable for flying squirrels shall be reserved in connection with the breeding sites and resting places to ensure a favourable level of protection for the species. Movement corridors with enough tree stand and width for flying squirrels shall be provided and preserved 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.



**Recreational area with special natural value**

The area may hold structures that serve recreational purposes in a manner that does not threaten the natural values in the area. Recreational use of the area shall be controlled to preserve the natural values.

The area contains flying squirrels' breeding sites or resting places and movement corridors. A sufficient amount of habitat suitable for flying squirrels shall be reserved in connection with the breeding sites and resting places to ensure a favourable level of protection for the species. Movement corridors with enough tree stand and width for flying squirrels shall be provided and preserved 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.



**Target area for green belt and recreational network development, and a connection need**

Reserved for a multi-functional block park. The block park may consist of a combination of several smaller parks. At least one of the park entities shall be 1.5 hectares or more in size.

Indicative location.



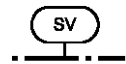
**Recreational zone**  
Indicative location.



**Area especially important to the diversity of nature**  
A mouth of the river to be kept in its natural state. Freedom of movement must be ensured for the broods of birds at the mouth of Finnobäcken and in the surrounding sea area. The area's planning, use and maintenance must safeguard the preservation of the area's special natural values.



**Area especially important to biodiversity**  
A ruderal area rich in species and part of the protection zone of an important avifaunal area. The area's planning, use and maintenance must safeguard the preservation of the area's special natural values.



**Protection zone**  
The symbol is used to indicate the protection zone of the EN/kem block area in case of a major accident. The impacts of heat radiation in the area due to a possible accident at the power plant must be taken into account.

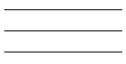
The area shall not be allocated with vulnerable functions, densely populated residential areas, meeting places or public recreational areas.



**Underground facility doubling as a civil defence shelter**  
The underground facility allows for the placement of civil defence shelters, necessary municipal engineering structures and parking facilities as well as functions that support land use in nearby areas.



**Water area of avifaunal value**



**Area of villagescape or landscape value**  
Villagescape of cultural-historical 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. Questions regarding building stock preservation shall be determined in the local detailed planning. 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.

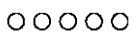


**Historical site**  
The area includes a fixed relic protected under the Antiquities Act (295/1963).

Based on the Antiquities Act, it is forbidden to excavate, cover, alter or disturb it in any other way. Field husbandry and grazing are allowed. Actions and plans regarding the area shall be agreed upon with the museum authority.



**High-quality bicycle route**  
Indicative location.



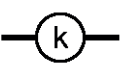
**Main outdoor recreation route**  
Indicative location.



**Connecting road/collector street**  
Indicative location.



**Important regional sewer force main or wastewater tunnel**  
Indicative location.



**Natural gas line**  
Indicative location



**Main power line**  
Indicative location.



**Metro line and station**  
Indicative location.



**Metro station entrance**  
Indicative location.



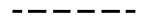
**Boundary of the master plan area**



**Area boundary**



**Boundary of the component area**



**Indicative boundary of the area or component area**



**Cross-line indicates the side of the boundary to which the symbol refers to**