WHAT IS A REGIONAL LAND USE PLAN?

Helsinki-Uusimaa Regional Council 2016
The Helsinki-Uusimaa Region lies on the south coast of Finland, with the Baltic Sea playing a major role in its life. This vital region is the largest demographic and consumption area in the country, and one of the fastest growing areas in Europe, as well. It is a diverse area consisting of lively centres with encircling suburbs, wide rural areas and areas in a natural state.
FACTS ABOUT THE HELSINKI-UUSIMAA REGION:

- **1.6 million inhabitants**, about 29 % of the Finnish population
- Population **growth 17,000** inhabitants in 2015
- Share of **total labour force** in Finland: about 32 %
- Share of Finland’s **GDP**: about 38 %
REGIONAL LAND USE PLANNING

The regional land use planning helps to steer the everyday life: where to locate the housing, work places, services and green areas, how can the traffic flow smoothly and where are the cultural heritage sites?

The regional land use plan has an overall character and aims at the future; it is made for the whole region. The entirety of regional functions is planned from a wider view than a single municipality only. The regional land use plan is an important tool in the decision making process for actors and stakeholders.
A regional land use plan in Finland is based on the land use and building act. The preparation of a plan is made by using versatile background information, with an interactive participatory process and by evaluating different alternatives. When the plan is being prepared, also the results of impact assessments, the policies in use and the legislation are taken into consideration.

The plan shows the land use that is important on a national and regional level. A regional plan is drafted by a regional council and approved by its democratically elected council members, representing the municipalities.
A LOCAL MASTER PLAN is a general land use plan. A local master plan can be made for an entire municipality or for a sub-area; in the latter case it is called a component master plan. Two or several municipalities can also draw up a joint master plan.

A LOCAL DETAILED PLAN indicates how areas can be used and built, for instance where buildings can be located, how big they can be and what they can be used for. The building of shore areas is steered by a detailed shore plan.

STEERING MUNICIPAL PLANNING

In Finland regional land use plans steer the municipal planning and define other planning made by authorities. The guidelines of a regional land use plan are more precisely defined in the local master plans and the local detailed plans.

The municipality planning of issues of no national or regional interest are not steered by these guidelines. A regional land use plan is not in force in areas with a confirmed local master plan, but offers guidelines when changes are made in the latter.
An extract from a combination of the confirmed land use plans for the Helsinki-Uusimaa Region.
The regional land use plan is made concrete by a map with a land use classification indicating a desirable future. The explanations of the land use classes are to be found as marginal notes on the map. The regulations for each land use class are given as a separate document.

The written statement gives the regional land use plan a good basis. It states the objectives for and impacts of land use, and other information needed for the interpretation and implementation of the plan.

The map and the land use classes with their regulations are included in a regional land use plan that is to be approved.
DIFFERENT LAND USE PLANS

A comprehensive regional land use plan covers the whole region and it includes all forms of land use.

When a comprehensive regional land use plan has been drawn up for a sub-area of the region, it is called a sub-regional land use plan.

When the regional land use plan deals with only some forms of land use that requires a review, it is called a phased regional land use plan. A phased regional land use plan can also be drawn up for a sub-area.

A combination of regional land use plans makes the regional planning situation an entirety easy to study.

THE COMBINATION OF REGIONAL LAND USE PLANS for the Helsinki-Uusimaa Region can be found by visiting our map service in Finnish:
kartta.uudenmaanliitto.fi
The comprehensive regional land use plan covers the whole region and includes all forms of land use.

The phased regional land use plan 1 covers the current Helsinki-Uusimaa Region and includes only certain forms of land use.

The phased regional land use plan 3 covers a sub-area and a certain theme.

The phased regional land use plan 2 covers the current Helsinki-Uusimaa Region and includes only certain forms of land use.

The phased regional land use plan 2 covers the sub-area of Östersundom and includes only certain forms of land use.

The phased regional land use plan 4 covers the current Helsinki-Uusimaa Region and includes only certain forms of land use.

A combination of land use plans in force for the whole Helsinki-Uusimaa Region.
PLANNING PROCESS

<table>
<thead>
<tr>
<th>NATIONAL LAND USE OBJECTIVES</th>
<th>REGIONAL AND MUNICIPAL OBJECTIVES</th>
<th>BACKGROUND INFORMATION</th>
<th>FOLLOW-UP OF FORMER PLANS</th>
</tr>
</thead>
<tbody>
<tr>
<td>BACKGROUND INFORMATION AND REPORTS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>INITIATION OF PLANNING PROCESS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OBJECTIVES AND PLANNING PRINCIPLES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PLAN FOR COMMUNICATIONS AND PARTICIPATION (EIA) ON DISPLAY</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ALTERNATIVE EVALUATION AND IMPACT ASSESSMENT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PREPARATION OF PLAN DRAFT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PROCESSING OF DRAFT ON DISPLAY</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PREPARATION OF PLAN PROPOSAL</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REFERRED FOR CONSULTATION ON DISPLAY</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FINALIZATION OF PLAN</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>APPROVAL OF PLAN POSSIBILITY OF APPEAL*</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Entitlement to lodge an appeal with an administrative court and to appeal further to the Supreme Administrative Court.

FOLLOW-UP IMPLEMENTATION

PLANNING AT REGIONAL COUNCIL OFFICE
APPROVAL BY REGIONAL BOARD OR COUNCIL MEMBERS
ON DISPLAY FOR OPINIONS AND NOTES
Interested parties in a regional land use planning process in Finland are landowners and those on whose living, working or other conditions a plan may have a substantial impact. Authorities and corporations are interested parties, as well.

When a plan is put on display as a draft or a proposal, any opinions or notes are welcomed. It is important that landowners, municipalities, authorities, corporations and citizens give us feedback. The feedback is always dealt with thoroughly and it becomes important background information for the preparation of the next plan.

The regional land use planning is guided by a regional board and democratically elected regional council members from the municipalities. The board is the authority in control of the preparation of a plan, whereas the plan is approved by the regional council members.
The implementation gives the regional land use plan concrete value. The implementation of a regional land use plan is the responsibility of authorities.

When all cooperation partners are committed to the principles of regional land use, the better chances are to implement the plan. The most important implementers of the plan are the municipalities and other authorities, including the Republic of Finland.

In order to be able to find the correct solutions, to make the right decisions and the necessary alterations, the implementation of the plan is followed up.
The Helsinki-Uusimaa Regional Council is a joint regional authority for the capital region of Finland. It operates according to the principles of local self-government. The municipalities of the region are its members and funders. Like all 18 regional councils in the country, it is mandated by law.

The tasks of the Helsinki-Uusimaa Regional Council include regional and land use planning, and the promotion of local and regional interests in general. The Council articulates common regional needs, long term development goals and conditions for a sustainable development.

International cooperation is of increasing importance to the Helsinki-Uusimaa Region. The Helsinki-Uusimaa Regional Council is constantly developing and maintaining a wide network of international partners.
REGIONAL LAND USE PLANNING IS AN ON-GOING PROCESS SEEKING SOLUTIONS FOR CURRENT AND COMPREHENSIVE LAND USE ISSUES."