



# WHAT IS A REGIONAL LAND USE PLAN?

*Helsinki-Uusimaa Regional Council*

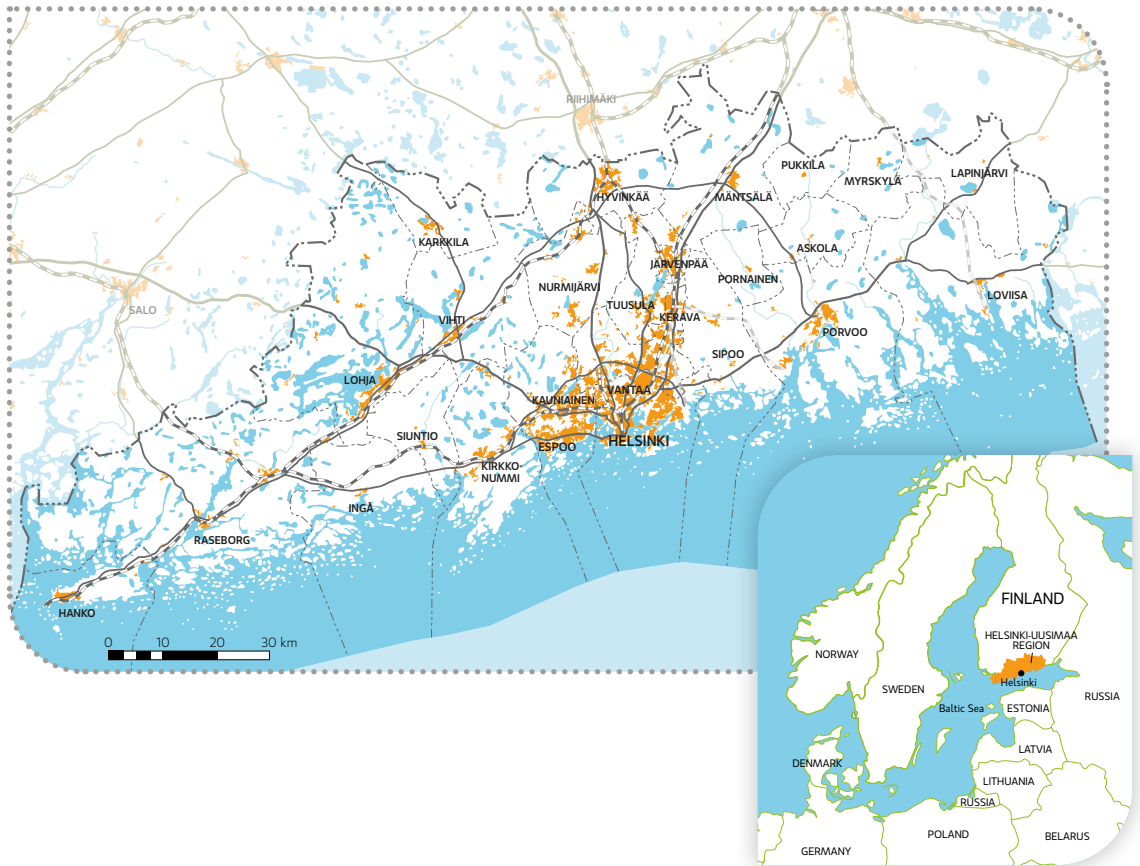


# THE HELSINKI-UUSIMAA REGION – A GROWING CAPITAL BY THE BALTIC SEA

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:

- **1.7 million inhabitants**, about 31 % of the Finnish population
- Population **growth 13,000** inhabitants in 2020



- Share of **total labour force** in Finland: about **32 %**
- Share of Finland's **GDP**: about **39 %**



# 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.



### THE REGIONAL LAND USE PLAN AIMS AT:

- a well-functioning and coherent urban structure
- seamless traffic arrangements decreasing emissions
- good terms and conditions for trade and business
- sufficient recreational areas
- an ecological sustainability

**A REGIONAL COUNCIL** is a joint regional authority and the most important promotor of regional interests. The council is mandated by law. Regional land use planning and regional development are included in its tasks.

## BASED ON LAW

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.

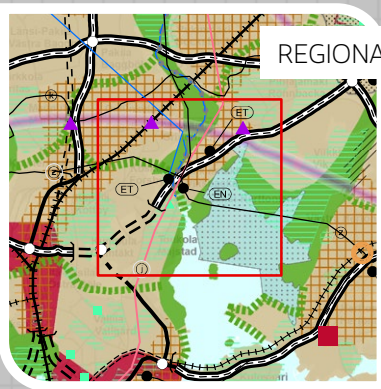
NATIONAL OBJECTIVES FOR  
LAND USE

REGIONAL LAND USE PLAN

JOINT MASTER PLAN FOR MUNICIPALITIES

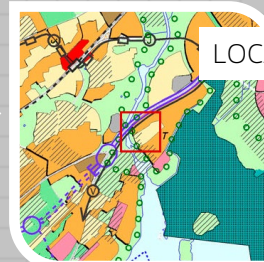
LOCAL MASTER PLAN

LOCAL  
DETAILED PLAN



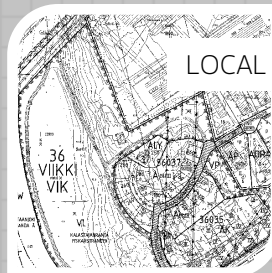
REGIONAL LAND USE PLAN

Scale 1:150 000



LOCAL MASTER PLAN

Scale  
1:40 000



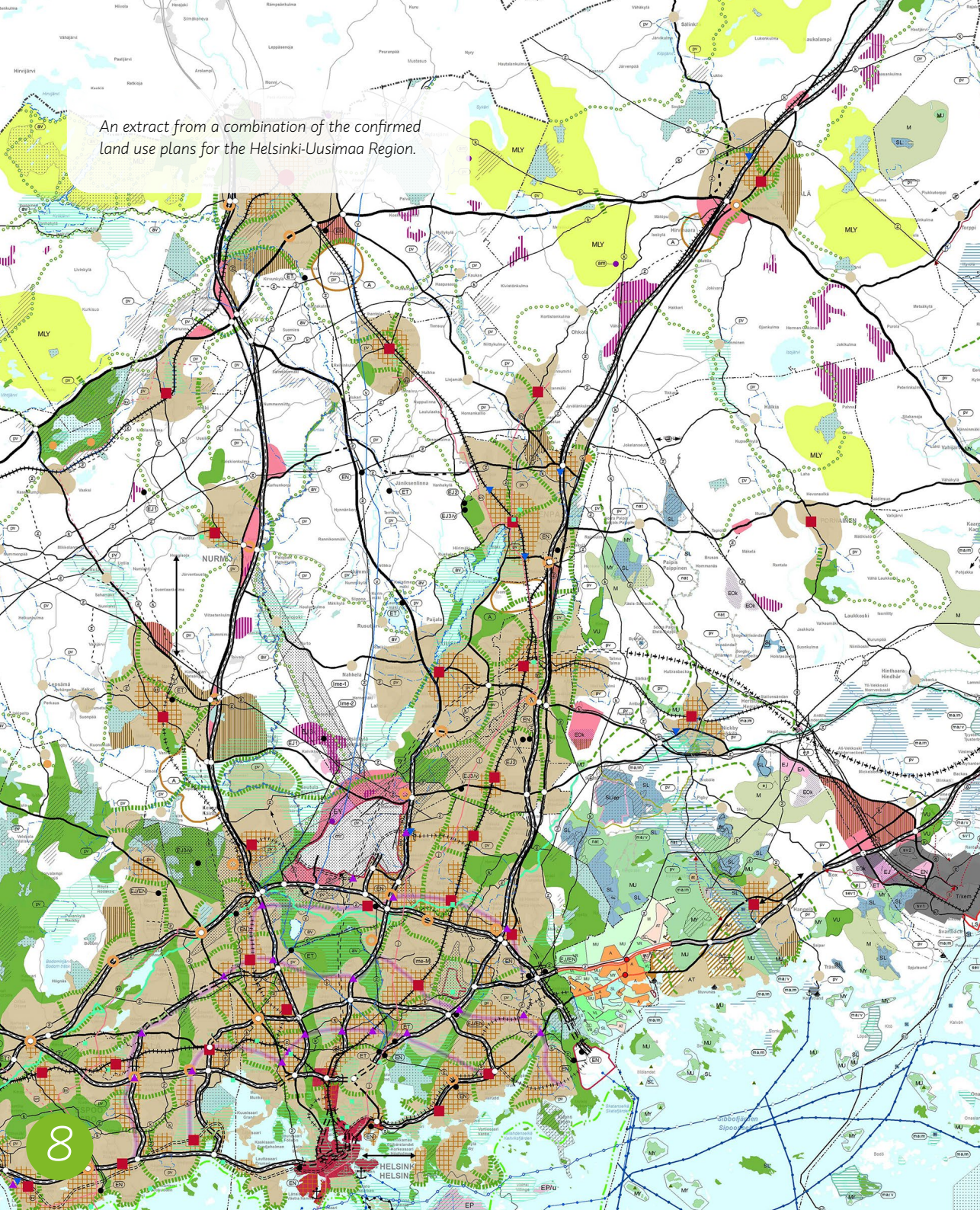
LOCAL DETAILED PLAN

Scale  
1:2000





An extract from a combination of the confirmed  
land use plans for the Helsinki-Uusimaa Region.







# MAP AND STATEMENT

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

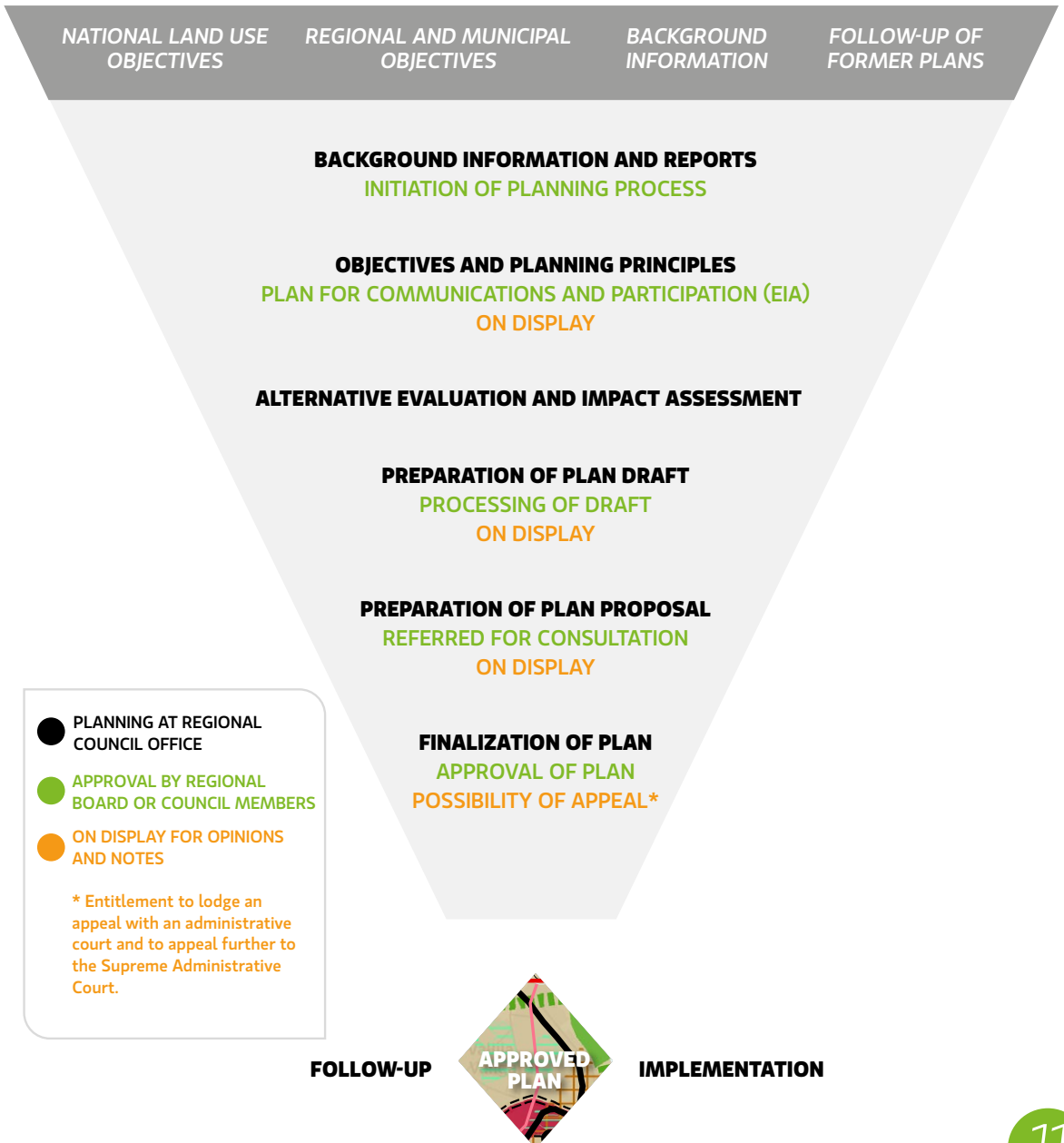
requires a review, it is called a phased regional land use plan. A phased regional land use plan can also be drawn up for a sub-area.

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](http://kartta.uudenmaanliitto.fi)



# PLANNING PROCESS





# PARTICIPATION AND INFLUENCE

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.





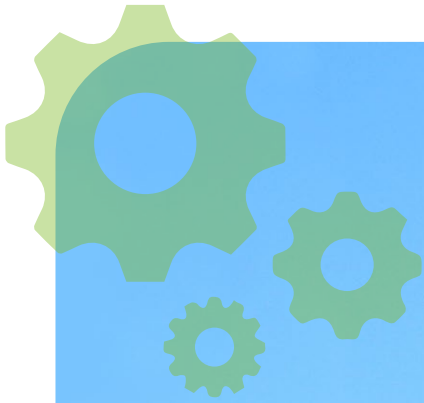
# IMPLEMENTATION AND FOLLOW-UP

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.



# HELSINKI-UUSIMAA REGIONAL COUNCIL – DEVELOPER OF CAPITAL REGION

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.



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REGIONAL  
LAND USE PLANNING  
IS AN ON-GOING PROCESS  
SEEKING SOLUTIONS  
FOR CURRENT AND  
COMPREHENSIVE  
LAND USE ISSUES."

UUDENMAANLIITTO.FI/EN

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**Helsinki-Uusimaa  
Regional Council**