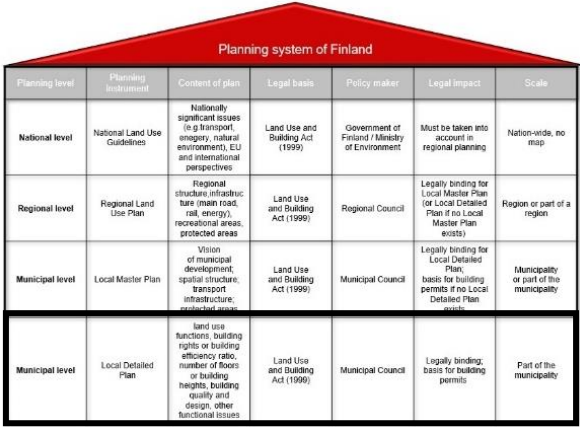
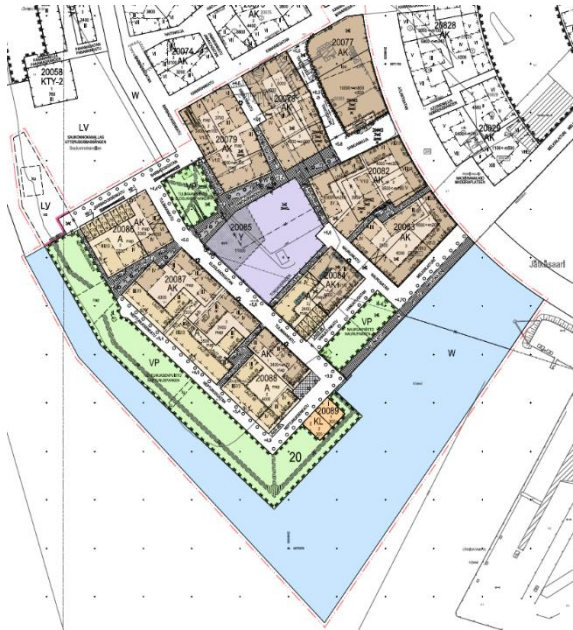


Fact sheet for planning levels

Planning level	Type of plan																																			
<p>Municipal</p>  <table border="1"> <thead> <tr> <th>Planning level</th> <th>Planning instrument</th> <th>Content of plan</th> <th>Legal basis</th> <th>Policy maker</th> <th>Legal impact</th> <th>Scale</th> </tr> </thead> <tbody> <tr> <td>National level</td> <td>National Land Use Guidelines</td> <td>Nationally significant issues (e.g. transport, energy, natural environment), EU and international perspectives</td> <td>Land Use and Building Act (1999)</td> <td>Government of Finland / Ministry of Environment</td> <td>Must be taken into account in regional planning</td> <td>Nation-wide, no map</td> </tr> <tr> <td>Regional level</td> <td>Regional Land Use Plan</td> <td>Regional structure, infrastructure (main road, rail, energy), recreational areas, protected areas</td> <td>Land Use and Building Act (1999)</td> <td>Regional Council</td> <td>Legally binding for Local Master Plan (or Local Detailed Plan if no Local Master Plan exists)</td> <td>Region or part of a region</td> </tr> <tr> <td>Municipal level</td> <td>Local Master Plan</td> <td>Vision of municipal development, spatial structure, transport infrastructure, recreational areas</td> <td>Land Use and Building Act (1999)</td> <td>Municipal Council</td> <td>Legally binding for Local Detailed Plan, basis for building permits if no Local Detailed Plan exists</td> <td>Municipality or part of the municipality</td> </tr> <tr> <td>Municipal level</td> <td>Local Detailed Plan</td> <td>land use functions, building rights or building efficiency ratio, number of floors or building heights, building quality and design, other functional issues</td> <td>Land Use and Building Act (1999)</td> <td>Municipal Council</td> <td>Legally binding, basis for building permits</td> <td>Part of the municipality</td> </tr> </tbody> </table>	Planning level	Planning instrument	Content of plan	Legal basis	Policy maker	Legal impact	Scale	National level	National Land Use Guidelines	Nationally significant issues (e.g. transport, energy, natural environment), EU and international perspectives	Land Use and Building Act (1999)	Government of Finland / Ministry of Environment	Must be taken into account in regional planning	Nation-wide, no map	Regional level	Regional Land Use Plan	Regional structure, infrastructure (main road, rail, energy), recreational areas, protected areas	Land Use and Building Act (1999)	Regional Council	Legally binding for Local Master Plan (or Local Detailed Plan if no Local Master Plan exists)	Region or part of a region	Municipal level	Local Master Plan	Vision of municipal development, spatial structure, transport infrastructure, recreational areas	Land Use and Building Act (1999)	Municipal Council	Legally binding for Local Detailed Plan, basis for building permits if no Local Detailed Plan exists	Municipality or part of the municipality	Municipal level	Local Detailed Plan	land use functions, building rights or building efficiency ratio, number of floors or building heights, building quality and design, other functional issues	Land Use and Building Act (1999)	Municipal Council	Legally binding, basis for building permits	Part of the municipality	<p>Local Detailed Plan for Melkinlaituri, Länsisatama, Jätkäsaari (Helsinki)</p>  <p>(Source: City of Helsinki)</p>
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Facts: Local Detailed Plan for Melkinlaituri, Länsisatama, Jätkäsaari (Helsinki)

Legal basis

The Land Use and Building Act (132/1999) defines the substantive and procedural requirements for the Local Detailed Plan.

Competences

The Local Detailed Plan is drawn up by the municipality of Helsinki and approved by the municipal council.

Binding force

The Local Detailed Plan is legally binding. Building permits are issued by the city of Helsinki based on the plan.

Tasks and content

The Local Detailed Plan regulates the uses of the area and the scope of construction. It defines land uses, building heights, street widths and other matters that impact the structure of the area and cityscape.

Process, duration and participation

The planning process started in 2015 and the plan was approved in 2018. The public was informed about the commencement of the planning process in the annual planning review by the City of Helsinki in 2016. The Participation and Assessment Scheme was open to the public between 16 November and 4 December 2015 and a public discussion event was held on 19 November 2015. The draft plan was made available to the public from 5 February to 3 March 2018, and a public hearing was held on 22 January 2018. The public also had the opportunity to express opinions and objections to the plan at later stages of the process.

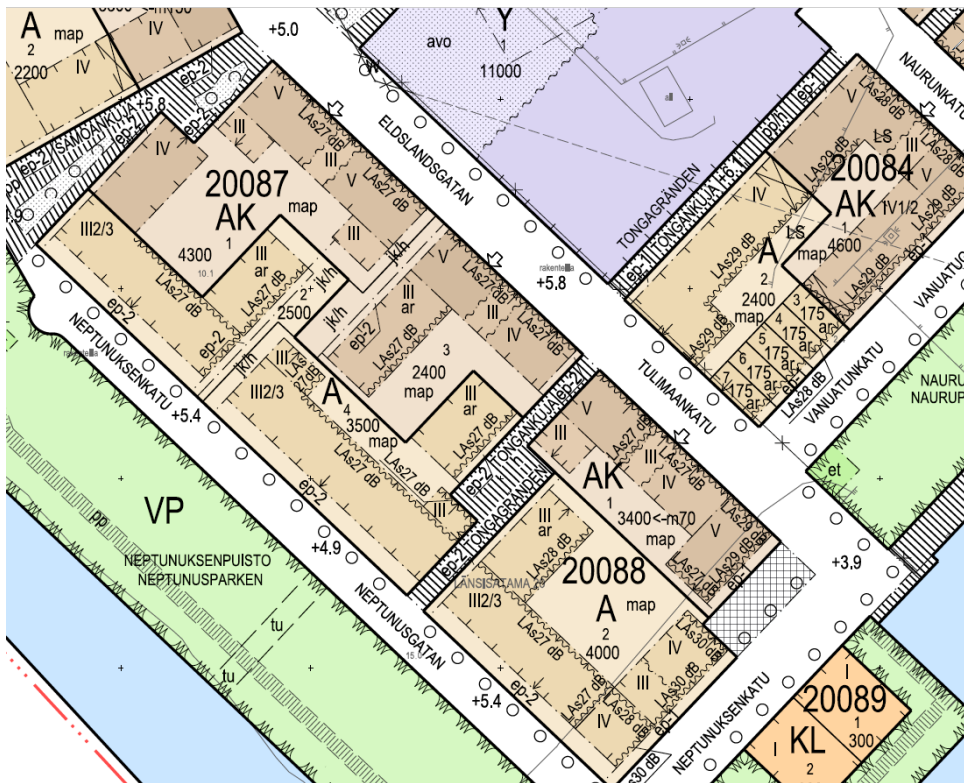
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Duration of validity

The plan remains in force until further notice. It can be updated or replaced by a new plan in the future. According to the Land Use and Building Act (132/1999, Section 60), local authorities must monitor Local Detailed Plans to ensure that they are up-to-date and, when necessary, revise outdated plans. If a Local Detailed Plan has been in force for more than 13 years and remains unimplemented to a significant extent, the local authority must ensure that the plan is up-to-date before a building permit may be granted for the construction of a new building that has substantial impacts on land use or the surrounding landscape in an area.

Details of the plan

(Source: City of Helsinki)

Characteristics

Location of the area

The plan covers part of a former industrial area in the southwest of Helsinki. The plan covers an area of 17.4 hectares, of which 2.2 hectares are green space and 5.3 hectares are water.



(Source: City of Helsinki)

Initial situation

The area is located in a former industrial zone and is part of a large urban redevelopment area. The area covered by the plan is intended to house 2,300 new residents and includes areas for office and commercial use and services.

Particularities of the procedure and/or contents

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Notes and links

<https://www.hel.fi/kanslia/fi/julkaisut-ja-kuulutukset/kaavakuulutukset/kaavakuulutukset-2019/voimaantulo201903122>
(accessed 16 June 2022)

http://www.hel.fi/hel2/ksv/liitteet/2018_kaava/4865_1_vuorovaikutusraportti.pdf (accessed 20 June 2022)