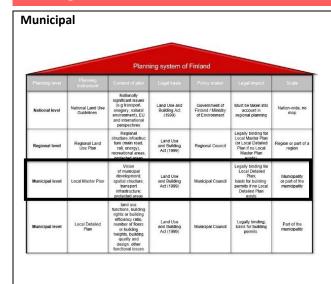


Fact sheet for planning levels

Planning level

Type of plan





(Source: City of Lahti)

Facts: Local Master Plan for the western parts of the city of Lahti

Legal basis

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

Competences

The Local Master Plan is drawn up by the municipality of Lahti and approved by the municipal council.

Binding force

The Local Master Plan is legally binding and steers local detailed planning. The contents of the Local Master Plan should not be in contradiction with the Regional Land Use Plan. Although there is no need for approval of the Local Master Plan by authorities other than the municipal council, public authorities, organizations as well as private citizens can appeal to plans with the claim that there is a contradiction to higher level plans. The court then decides whether the plan needs to be amended or repealed.

Tasks and content

The Local Master Plan provides general guidance regarding the urban structure and the land use of a municipality or a part thereof. The Local Master Plan lays out the principles of urban development and indicates the areas required as a basis for detailed planning. A Local Master Plan may also be drawn up to guide building in a specified area.

When a Local Master Plan is drafted, the following must be taken into account:

- 1) the functionality, economic and ecological sustainability of the urban structure;
- 2) the resources provided by the existing urban structure;
- 3) housing needs and the availability of services;
- 4) the future organisation of transport, especially public transport and non-motorised traffic; the energy supply, water supply and drainage; energy and waste management; natural resources; and the economy; 5) the safety and healthiness of the living environment, taking different population groups into equal consideration;
- 6) the business conditions within the municipality;
- 7) the reduction of environmental hazards;
- 8) the protection of the value of the built environment, landscape and nature; and
- 9) a sufficient number of recreational areas.



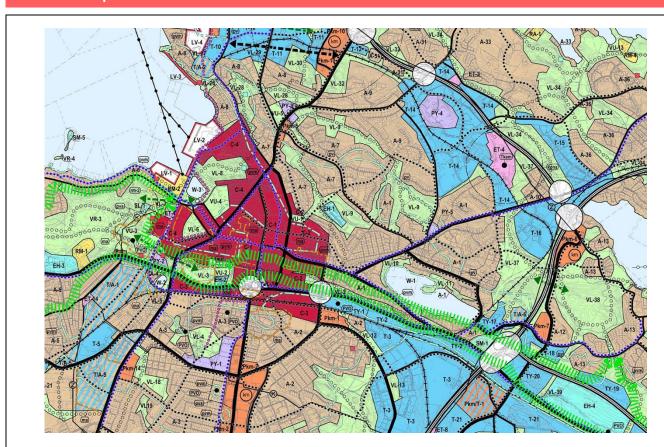
Process, duration and participation

The planning process started in 2013 and the plan was approved in 2016. Participatory processes were designed in spring/summer 2013 in the process of drafting the Participation and Assessment Scheme. Participation included a public event on the objectives of the plan in the initial phase of the plan, and four 'My own Lahti' events for residents during the drafting of the plan. During the drafting phase, the engagement of children and young people in Lahti was supported, e.g. through an e-survey. When the draft was completed, the public had formal opportunities to express opinions and objections.

Duration of validity

The plan remains in force until a new master plan for the areas is approved.

Details of the plan



(Source: City of Lahti)



Characteristics

Location of the area

The plan covers the western parts of the city of Lahti, located in southern Finland.

Initial situation

The planning process started with the aim to draw up a Local Master Plan covering the whole city, but when the municipalities of Lahti and Nastola (then located to the east of Lahti) were merged on 1 January 2016, the plan became a Local Master Plan for the western part of Lahti. The Lahti city council approved the plan on 27 June 2016, and it came into effect on 5 October 2017.

Particularities of the procedure and/or content

The City of Lahti's policy is to update Local Master Plans every four years (coinciding with the municipal council's term in office).

Notes and links

https://www.lahti.fi/tiedostot/y-202-lainvoimainen-osayleiskaavakartta/

https://kartta.lahti.fi/docs/Osayleiskaavat/20osayleiskaavan%20selostus.pdf (accessed 18 June 2022)