

PLANNING REVIEW 2023

Vantaa

Arco & Inaro

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MASTER PLANNING

Regional land use plan

The planning system has three levels: regional land use plan, local master plan and local detailed plan. The regional land use plan is the most general of these, and it serves as a guide for municipal planning and other land use planning.

The Uusimaa 2050 plan is mainly in force. There are no regional land use plans in progress at the moment.

Read more about the regional land use plan and visit the map service, for example: uudenmaanliitto.fi/kaavoitus-ja-liikenne/

Master plan

Vantaa's new master plan 2020 (YK0048) entered into force with an announcement on 11 January 2023. The master planning work continues with the planning and steering of the implementation.

Read more about the master plan: vantaa.fi/fi/yleiskaava2020

Regional planning

In regional planning, the most topical task is the preparation of the MAL 2023 plan. It is a joint land use, housing and transport plan of 15 municipalities in the Helsinki region and the state.

Read more about the preparation of the MAL 2023 plan: <https://www.hsl.fi/en/hsl/mal/mal-2023>

Vantaa-Tuusula circular economy area

The development of the Kiila-Ruotsinkylä circular economy area on the border of Vantaa and Tuusula is being investigated through a cooperation project involving several parties (such as HSY and Tuusula). The aim is to develop land use and cooperation between the authorities and companies in the area as well as to coordinate business and residential areas.

Green and flowing Vantaa – green structure development image (Vihreä ja virtaava Vantaa, VIVA)

The green structure development image continues the planning from where the master plan ends. The master plan's solutions and provisions concerning the green structure and outdoor spaces will be clarified and made more concrete. The work will take a stand on the priorities for the implementation of the green area network.

The green structure development image will be completed one piece at a time. In 2023, a more specific report on the ecological network, development image maps and descriptions will be prepared.

Vantaa model for no net loss of biodiversity

The aim is to find ways of carrying out city and land use planning such that natural areas and biodiversity are safeguarded in the growing city. The model is used to coordinate the implementation of necessary projects and the safeguarding of biodiversity. Any damage to natural values is compensated for by producing corresponding values elsewhere in nature.

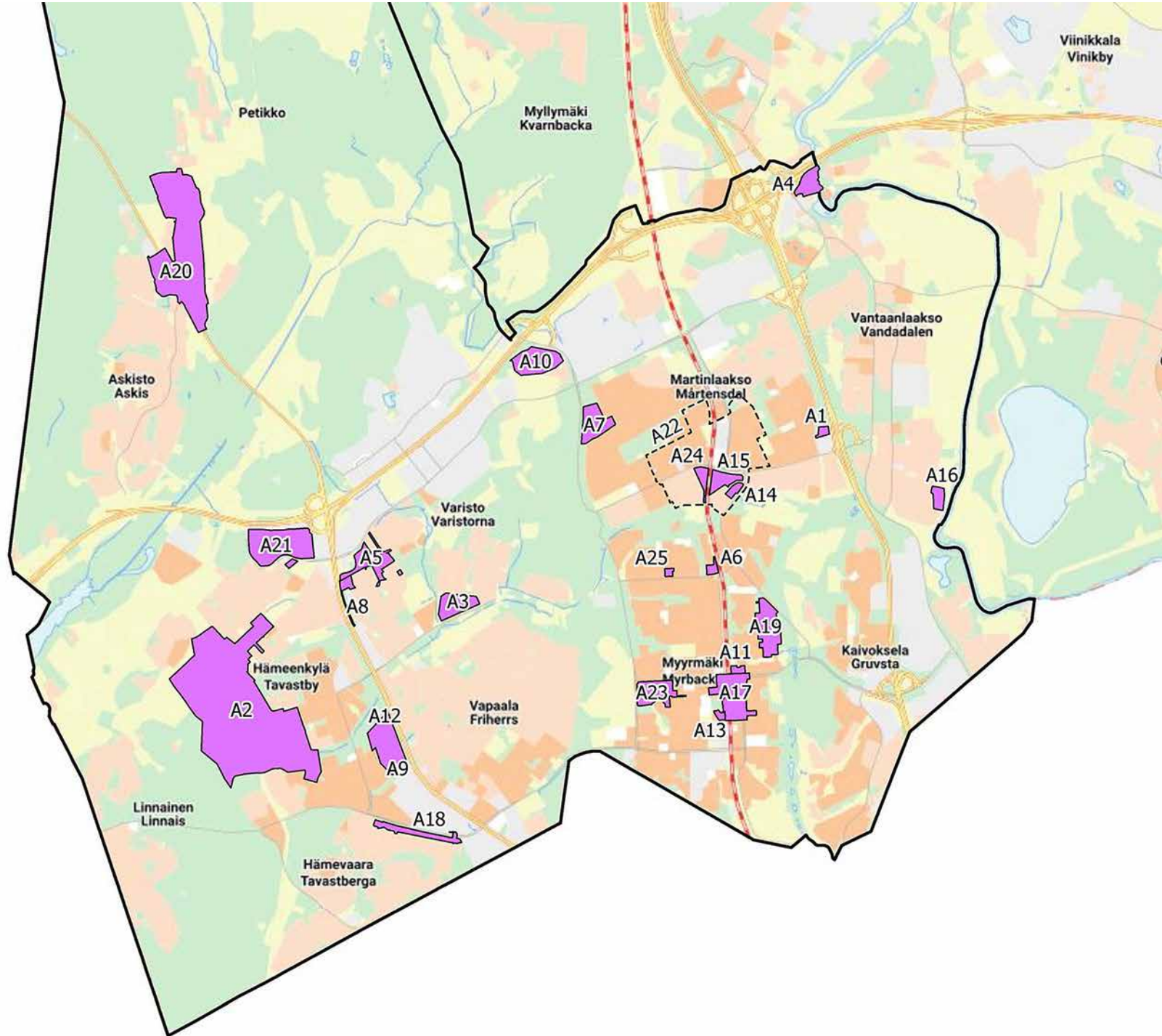
Light Rail plan frame (YK0049)

The plan frame defines the vision of Vantaa as a Light Rail City, evaluating the dimensioning and the effects of development. The plan frame serves as the basis for the Light Rail project plan. The planning area covers a zone within a radius of approximately 800 m from the Light Rail stops. The plan covers things like residential areas, the service network, the economic structure, the transport network and the structure of green areas. The Urban Environment Committee approved the plan frame on 17 January 2023. The plan frame will be submitted to the City Executive Board and on to the City Council for approval.

Read more about the plan frame: www.vantaa.fi/fi/ratikankaavarunko



MYYRMÄKI



A1 Kukintie 3 (002526)

An office building in Martinlaakso will be replaced by a block of flats.

The planning work will begin in the spring.

A2 Lammaslampi (121400)

An area with single-family housing, recreational areas and nature reserves in Hämeenkylä.

The planning work will begin in the autumn.

A3 Luhtimäki 1 and 2 (002495)

A diverse residential block is being planned for Varisto that combines single-family housing and blocks of flats. The decision processing will begin in the spring.

A4 Vantaankoski mill (002101)

The mill will be renovated for event use. In addition, a hotel, and a restaurant and sauna building will be planned.

The decision processing will begin in the spring.

A5 Ulkoniitty (002499)

Plots for single-family homes are being planned for the Ulkoniitty park in Varisto.

The decision processing will begin in the autumn.

A6 Patotie 2 (002368)

Housing and commercial premises for Patotie and Pa-toaukio in Myyrmäki. Competitive tendering in 2024.

A7 Raappavuorenrinne 2 (002449)

A residential block of 7-13 storeys. The taller buildings will be located on the Raappavuorentie side.

The existing blocks of flats will be demolished.

The decision processing will begin in the spring.

A8 Haravakuja 6 and Ulkoniitynpolku (002530)

Service housing and vehicle access from Ulkoniitynpolku in Varisto.

The planning work will begin in the winter.

A9 Karhunkierros 3 and 5 (002523)

Hämeenkylä, Karhunkierros 3 and 5, blocks of flats.

The planning work will begin in the autumn.

A10 Raappavuorentie 38 (002532)

An increase in the permitted building volume is being planned for Vantaa Energy's Varisto heating plant.

Starting points are being reviewed.

A11 Ojahaanrinne 4 (002502)

Housing and street-level commercial premises in Myyrmäki.

The planning work will begin in the spring.

A12 Karhunkierros 4 and 6 (002433)

6–8-storey blocks of flats, single-family homes, a parking facility and a daycare centre are being planned for Hämeenkylä. The number of homes would be about 800. The existing buildings will be demolished. The decision processing will begin in the summer.

A13 Myyrmäki Urban Culture House (002525)

Myyrmäkitalo will be replaced by a cultural centre with an art museum, library and residents' facilities. The planning work will begin in the spring.

A14 Vihertie 44–46 and 48 (002447)

2–9-storey blocks of flats with commercial premises are being planned for Martinlaakso. A public walking and cycling route will run between the plots from Vihertie to Jokiuomapuisto.

To be put on display in the autumn.

A15 Martinlaakso city centre housing (002413)

3–14-storey blocks of flats are being planned for the area. The buildings are highest along Martinlaakson-tie road and get lower towards the area with single-family housing.

Starting points are being reviewed.

A16 Lounaniitty Daycare Centre (002478)

A daycare centre at Auertie 19. Planning continues.

A17 Myyrmäki station blocks (Myyr York Downtown) (002400)

Housing, services, jobs and public outdoor spaces are being planned for the city centre.

The decision processing will begin in the summer.

A18 Vaakapuisto (002398)

Terraced house construction. The core area of Siberian flying squirrels will remain a protection green area.

The decision processing will begin in the spring.

A19 Ojahaka (Varia) (002366)

A joint comprehensive school and blocks of flats on the Varia plot in Ojahaka, Myyrmäki.

The planning work will begin in the spring.

A20 Koivurinne (002483)

Askisto and Petikko: Street arrangements and housing.

The planning work will begin in the spring.

A21 Ainontie 5 and 10 (002484)

Industrial, warehouse and commercial buildings in Myyrmäki.

The decision processing will begin in the winter.

A22 Martinlaakso sustainable city centre development image (015100)

A vision of the possible development of the cityscape and the directions for building in the future will be drawn up for the Martinlaakso city centre area.

Starting points are being reviewed.

A23 Kivikirveenkuja (Sporttikorttelit) (002363)

Blocks of flats, a multi-storey car park and a daycare centre are being planned for Myyrmäki. The existing blocks of flats will be demolished.

To be put on display in the spring.

A24 Martinlaaksontie 26, daycare centre (002414)

A daycare centre with 6 groups.

Starting points are being reviewed.

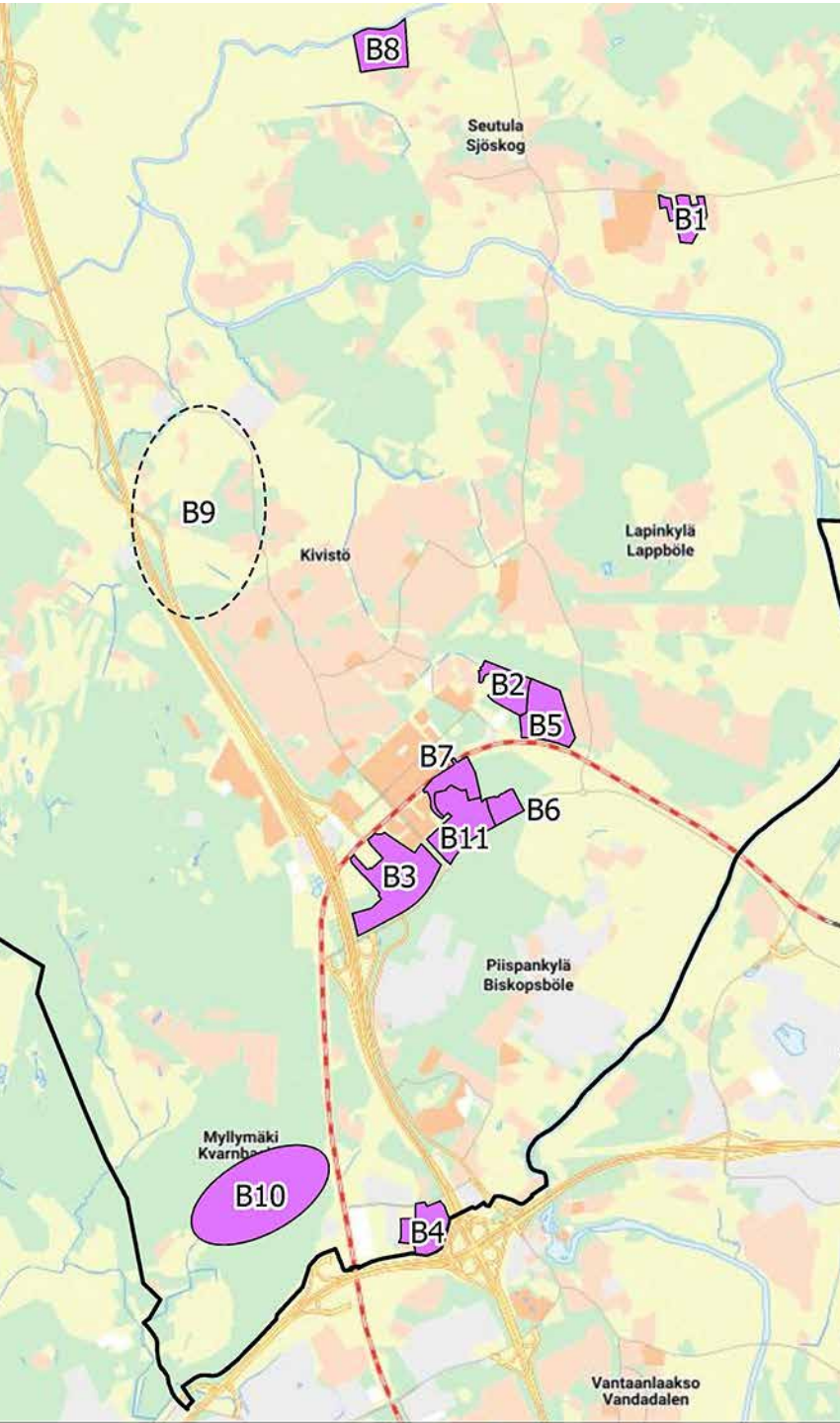
A25 Kuohukuja 1–3 (002504)

The detailed plan change for the Kuohukuja shopping centre will be restarted. The preservation of the shopping centre will be examined and residential and commercial buildings will be planned.

The decision processing will begin in the spring.



KIVISTÖ



B1 Katriinankylä (330400)

New single-family homes and complementary construction are being planned for the Katrineberg area.

The planning work will begin in the summer.

B2 Kivistön Kvartsijuoni (233000)

Housing and public and commercial services are being planned in the vicinity of the future Lapinkylä station.

To be put on display in 2024.

B3 Kivistö station blocks (233100)

On the south side of the Kivistö station, public and commercial services will be overlapped with the construction of business premises and housing.

To be put on display in the winter.

B4 Vehkalan Kinkerit (251400)

Workplace construction on the east side of the Vehkala station.

To be put on display in the spring.

B5 Kivistön Turkoosikehä (232900)

Housing and commercial and public services are being planned in the vicinity of the future Lapinkylä station, near the stormwater park.

To be put on display in 2024.

B6 Kivistön Maitokvartsi (233400)

Housing and public and commercial services are being planned on the north side of Tikkurilantie road.

The planning work will begin in the spring.

B7 Kivistöntähti (233300)

Blocks of flats and commercial services as well as a pedestrian and cycling bridge over the Ring Rail Line are being planned in the vicinity of the Kivistö station.

To be put on display in the winter.

B8 Pirttiranta (330200)

A local detailed plan for holiday housing is being examined for the flood risk area of the Vantaanjoki river.

To be put on display in the autumn.

B9 Rauhalanlaakso plan frame (021700)

The plan frame is used to plan the continuation of the urban structure with an emphasis on single-family housing along Keimolantie road near the Kivistö station.

The planning work will begin in the autumn.

B10 West side of Vehkala 2 (251500)

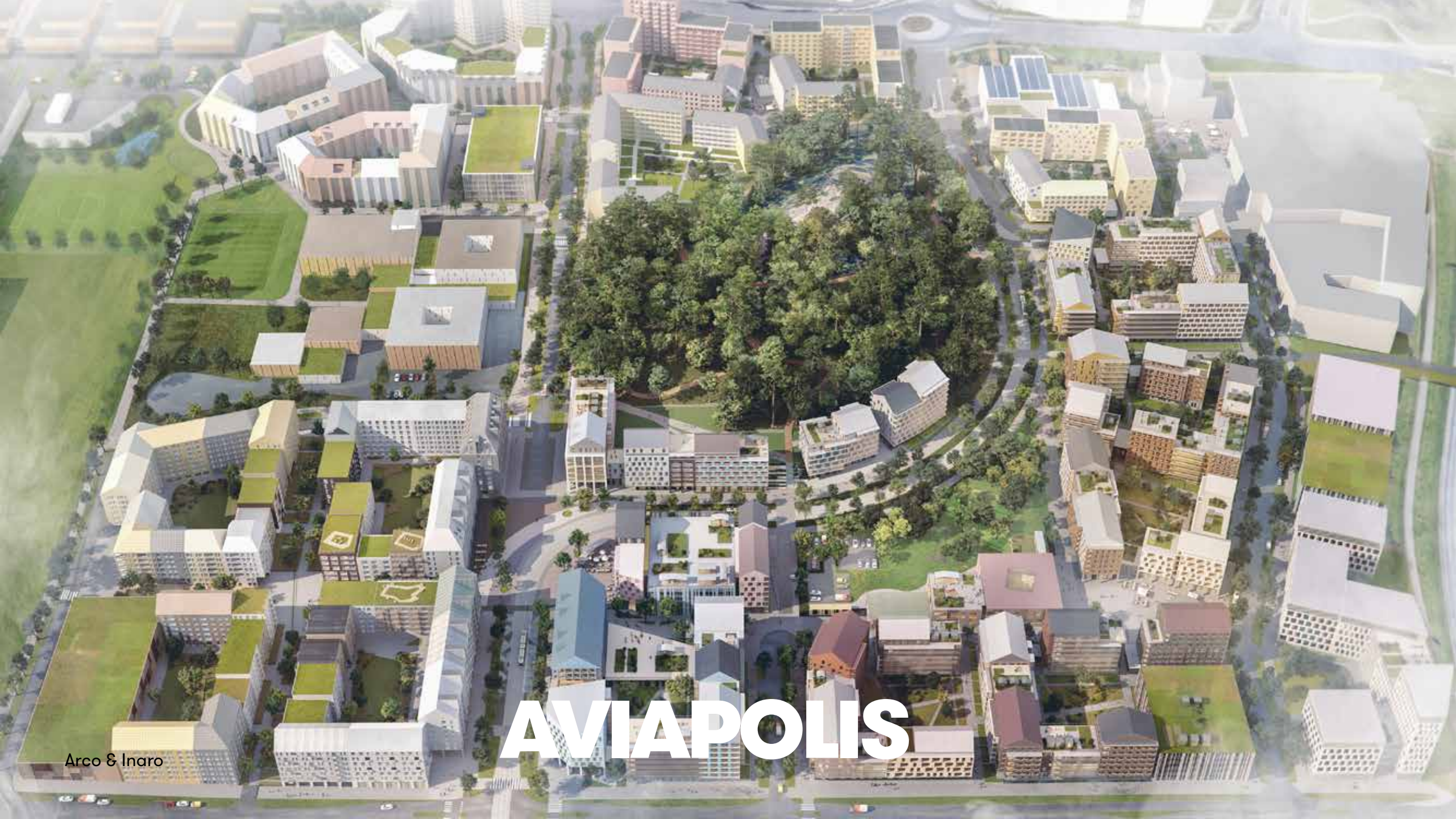
Workplace and business premises construction is being planned on the west side of the Vehkala station.

The planning work will begin in the summer.

B11 Kivistön Onnenkivi (232600)

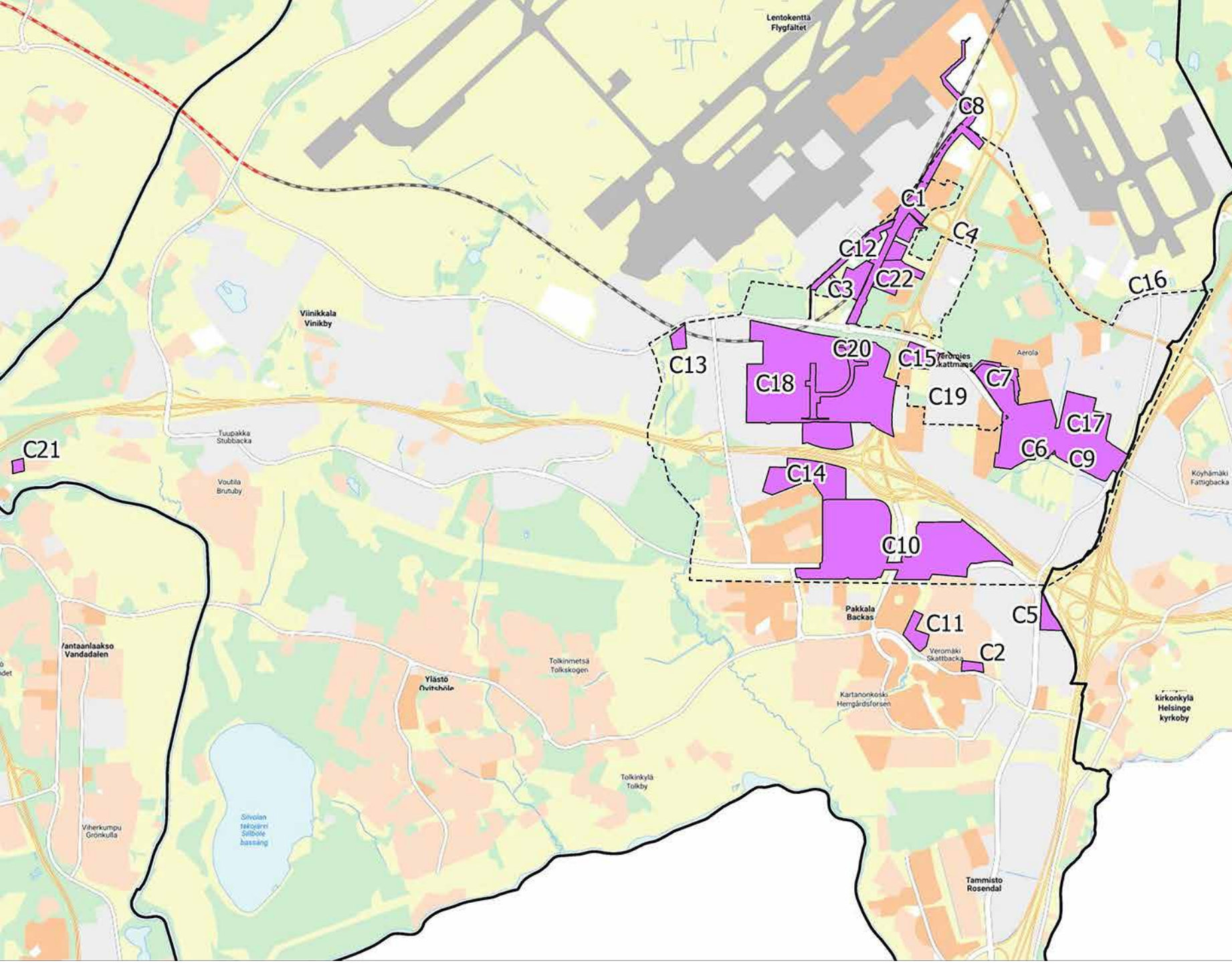
Housing and public and commercial services are being planned on the south side of the Ring Rail Line.

To be put on display in the spring.



AVIAPOLIS

Arco & Inaro



C1 Vantaa Light Rail: Airport and Tietotie (002462 and 002462ma)

Sufficient space will be planned for the Light Rail infrastructure and the related street environment at the airport and Tietotie.

To be put on display in the summer.

C2 Johdintie 2-6 (002375)

Small-scale residential construction is being planned for Johdintie in Pakkala. The planning work will begin in the autumn.

C3 Residential block on the north side of Aviakuja (002564)

In Veromies, blocks of flats and green spaces are being planned on the west side of Aviabulevardi street, with street-level commercial premises and work space. The planning work will begin in the spring.

C4 Aviapolis centre (052400)

Commercial premises, services and thousands of jobs as well as housing for 3,000 to 4,000 residents are being planned in the vicinity of the railway stations. The draft will be put on display in the spring.

C5 Commercial premises at Harkkokuja 2 (002521)

Commercial premises along Kauppatie road in Tammisto. The planning work will begin in the spring.

C6 Annefred North (002514)

At the intersection of Tikkurilantie and Rälssitie, diverse blocks of flats are being planned, with street-level commercial premises and work space. The goal is to develop the surroundings of the Rälssitie Light Rail stop and its neighbourhood into an attractive area. A design and plot assignment competition in the autumn.

C7 Tikkurilantie 129 (002519)

Housing, a sports field and a daycare centre are being planned for Tikkurilantie in Veromies. To be put on display in the autumn.

C8 Vantaa Light Rail: Airport and Tietotie (002462ma)

Sufficient space is being planned for the Light Rail infrastructure and the related street environment. To be put on display in the summer.

C9 Manttaalitie 1 and 3 (002522)

Blocks of flats and workplace construction for Manttaalitie. The planning work will begin in the autumn.

C10 Vantaa Light Rail: Pakkala (002464)

Sufficient space is being planned for the Light Rail infrastructure and the related street environment as well as the Jumbo Light Rail stop. To be put on display in the summer.

C11 Extension of Veromäki school (002439)

At Ylästötie 29, a pavilion building is being planned for the school's gravel pitch. To be put on display in the autumn.

C12 Aviapolis North (002404)

The use of the plot at the northern entrance of the Aviapolis railway station will be enhanced with the construction of business premises and a parking facility. To be put on display in spring 2024.

C13 Tolkinkylä substation (002527)

An electrical substation on the south side of Tikkurilantie road in Ylästö. The planning work will begin in the spring.

C14 Vantaa Light Rail: Osuustie (002461)

Sufficient space is being planned for the Light Rail infrastructure and the related street environment on Osuustie road in Pakkala and Veromies. To be put on display in the spring.

C15 Markkatie 12–20 (002396)

A block comprising a hotel, office premises, blocks of flats and a parking facility will be built near the Aviapolis railway station. The area is part of the new Huberila. The decision processing will begin in the spring.

C16 Airport city planning principles (053100)

A comprehensive plan to which individual plan changes and other plans relate. The work consists of four parts: Fascinating city – Airport city of the future, Walkable city, Urban green model, Carbon neutrality as a process in planning. To be put on display in the spring.

C17 Vantaa Light Rail: Veromies, East (002465)

Sufficient space is being planned for the Light Rail infrastructure and the related street environment on Tikkurilantie and Rälssitie as well as the new Rälssikuja. To be put on display in the spring.

C18 Muura urban villages 1 (002356)

Central blocks with commercial premises, a number of residential blocks, business premises, two daycare centres, a joint comprehensive school block and green areas are being planned on the east and west sides of Toimen Savu street according to the Muura draft plan. At the same time, a green connection to Huberila will be made possible via a wildlife crossing. To be put on display in the autumn.

C19 Huberila detailed plan draft (052900)

Homes for approximately 4,500 people, workplace construction, recreational areas, a daycare centre and other services are being planned for the regional centre of Huberila. Historically valuable buildings will be protected. Starting points are being reviewed.

C20 Vantaa Light Rail: Muura (002463)

Sufficient space is being planned for the infrastructure and the related street environment, and other technically necessary plan changes are made. To be put on display in the autumn.

C21 Voudintie 1 (002054)

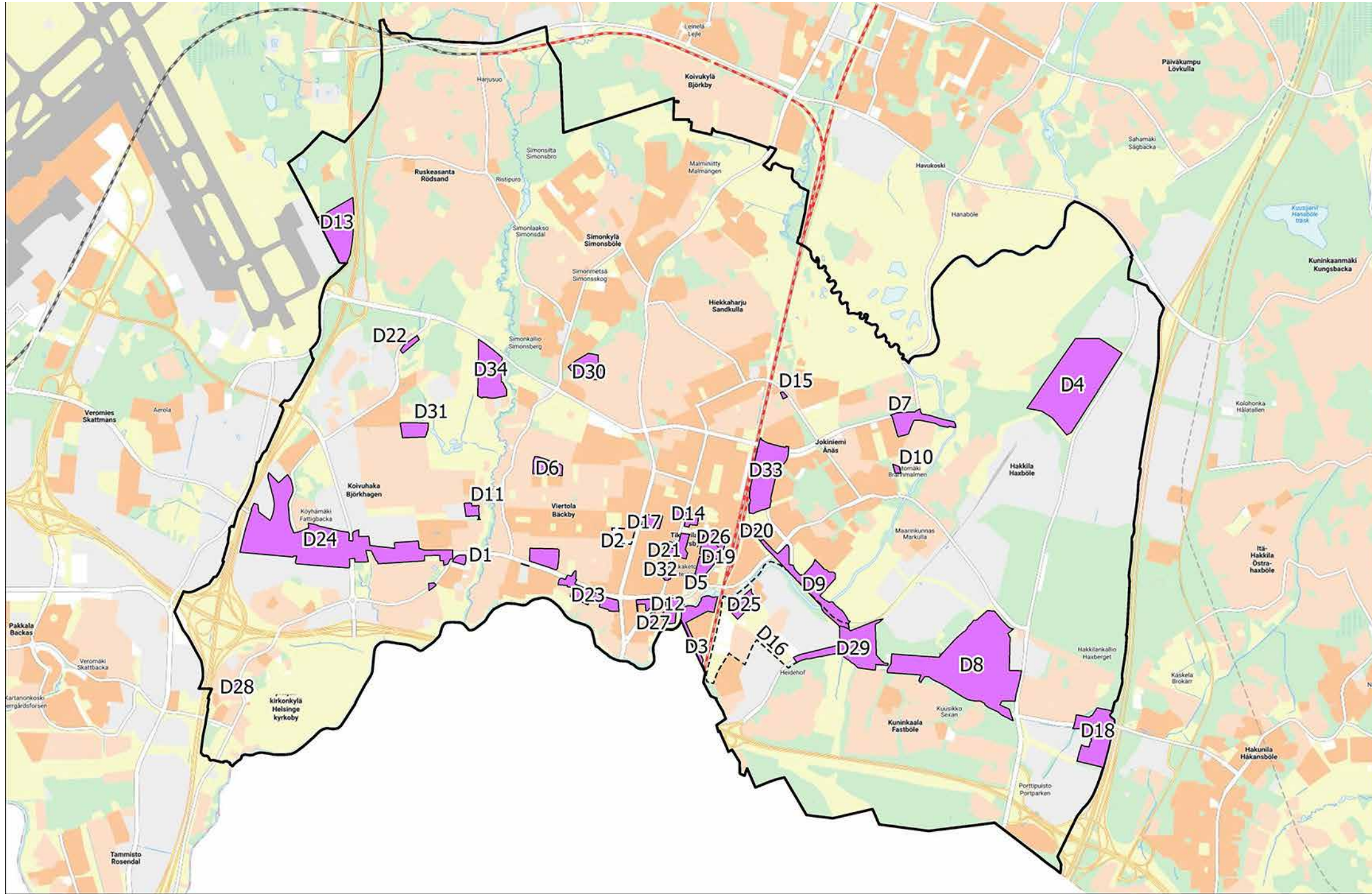
The plan will be changed to correspond to the current operations in Viinikkala. There is a willingness to develop the restaurant business. Starting points are being reviewed.

C22 General upper secondary school and the new Aviation Museum (002534)

Aviapolis Upper Secondary School for 700 students and facilities for the new Aviation Museum are being planned in Veromies, along Aviabulevardi street, south of Tiiranpuisto park on a plot jointly owned by the city and Finavia. The planning work will begin in the winter.



TIKKURILA



D1 Tikkurilantie 84 b (002377)

Blocks of flats are being planned for Koivuhaka. Starting points are being reviewed.

D2 Peltolantori development image (063000)

A diverse block with services, workplaces and housing is being planned around the square. Starting points are being reviewed.

D3 Tikkurila sauna (002512)

A restaurant and sauna building suitable for the landscape is being planned on the banks of the Keravanjoki river, near Heureka.

To be put on display in the autumn.

D4 Rusokallio 2 (661000)

Workplace, industrial and logistics construction in Hakkila. The planning work will begin in the autumn.

D5 Ratatie 4, Unikkotie 2 (002550)

New blocks of flats are being planned for the centre of Tikkurila.

The planning work will begin in the autumn.

D6 Lummetie 30–32 (002549)

The terraced houses will be demolished and replaced with 3–5-storey residential buildings and two commercial premises in Viertola.

The planning work will begin in the spring.

D7 Satomäentie 1 (002468)

Wooden blocks of flats are being planned in Jokiniemi, with commercial premises in addition to housing.

To be put on display in the autumn.

D8 Vantaa Light Rail: Kuusikko (002455)

Sufficient space is being planned for the Light Rail infrastructure and the related street environment on Kyytitie road as well as the Kuusikko Light Rail stop. The decision processing will begin in the spring.

D9 Vantaa Light Rail: Jokiniemi (002456)

Sufficient space is being planned for the Light Rail infrastructure and the related street environment and a new road line will be made for Santaradantie. To be put on display in the spring.

D10 Satomäenkuja 4 (002501)

A terraced house with four homes is being planned to replace a detached house.

The planning work will begin in the summer.

D11 Mesikukantie 5 (002505)

4–5-storey blocks of flats are being planned to replace terraced houses and a detached house. The decision processing will begin in the autumn.

D12 Silkkitehdas (002541)

The northern part of the Silkkitehdas (Silk Factory) block will be developed and the possibility of new construction in the old, protected environment will be examined in Tikkurila.

The planning work will begin in the spring.

D13 Tullimiehentie (671000)

A logistics depot in Ruskeasanta.

The planning work will begin in the autumn.

D14 Wellbeing Centre (002548)

The Tikkurila wellbeing centre is being planned along Kielotie road (Kielotie 13).

The planning work will begin in the summer.

D15 Pellavapolku 6 (002498)

Two five-storey blocks of flats are being planned to replace buildings to be demolished in Jokiniemi.

To be put on display in the spring.

D16 Värитеhdas area, plan frame (062900)

The planning of the new district, which is closely connected to the current city centre, will continue with the plan frame on the basis of an international invitational competition. The area is located in the area of the Tikkurila paint factories, the Heureka parking area, the manor and park areas between them and the Keravanjoki river bank.

To be put on display in the autumn.

D17 Tikkuraitti 15 and 17 (002531)

Residential and commercial buildings will be replaced by more efficient residential, workplace and commercial construction.

The planning work will begin in the spring.

D18 Vantaa Light Rail: Pelto-oja (002485)

Sufficient space is being planned for the Light Rail infrastructure and the related street environment on Kyytitie and on the Lahdenväylä stop in Kuninkaala. The decision processing will begin in the summer.

D19 Tikkuri (002488)

A block with housing, services and business premises is planned to be built on the plots of Tikkuri and Raha-asema.

The decision processing will begin in the spring.

D20 Vantaa Light Rail: Jokiniemi (621200ma)

Sufficient space is being planned for the Light Rail infrastructure and the related street environment as well as the eastern end of the Tikkurilanraitio tunnel. To be put on display in the summer.

D21 Unikkotie 10 and 12 (002538)

In the centre of Tikkurila, new residential buildings with street-level commercial premises are being planned to replace blocks of flats to be demolished. The planning work will begin in the spring.

D22 Tikkurila substation (002528)

A substation is being planned for the safety zone of the power line on Meiramitie.

The planning work will begin in the autumn.

D23 Vantaa Light Rail: Viertola (002458)

Sufficient space is being planned for the Light Rail infrastructure and the related street environment on Kielotie and Tikkurilantie as well as the Light Rail stops of Silkkitehdas and Viertola.

To be put on display in the winter.

D24 Vantaa Light Rail: Koivuhaka (682200)

Sufficient space is being planned for the infrastructure and the related street environment on Tikkurilantie and on the Koivuhaka Light Rail stop.

To be put on display in the winter.

D25 Väretehdas 1 (002494)

Commercial and office premises and housing are being planned for the starting block. The protection of buildings with cultural-historical values will be decided in the local detailed plan.

The planning work will begin in the summer.

D26 Asematie 1-3 (002342)

In the centre of Tikkurila, new residential, commercial and workplace construction is being planned to replace residential and commercial buildings.

A commercial building on Asematie will be protected.

To be put on display in the spring.

D27 Silkkitehtaantie 2 (002539)

The southern part of the area between Kielotie and Silkipolku is being planned for blocks of flats. Street-level commercial premises are required on the Kielotie side. The blocks currently have commercial premises and offices.

The planning work will begin in the spring.

D28 Knapas (002408)

Protection and housing in the Helsinki parish village at Kyläraitti 1.

To be put on display in the spring.

D29 Vantaa Light Rail: Heidehof (002459va)

Sufficient space is being planned for the Light Rail infrastructure and the related street environment, and other technically necessary plan changes are made for Kuninkaala.

To be put on display in the summer.

D30 Simonkylä life-cycle housing and daycare centre (002422)

A new extension and daycare centre are being planned in connection with Simonkoti.

The planning work will begin in the winter.

D31 Puutarhatie Daycare Centre (002540)

The possibility of building new housing and a daycare centre next to Simonkoti is being examined.

The planning work will begin in the spring.

D32 Vantaa Light Rail: Kielotie 11 (002535va)

Sufficient space is being planned for the Light Rail infrastructure and the related street environment.

To be put on display in the summer.

D33 Jokiniemi Campus (002517)

A campus environment is being planned for the learning campus and supporting operations, such as workplaces, housing and services.

To be put on display in the spring.

D34 Koisotie 7, base (002497)

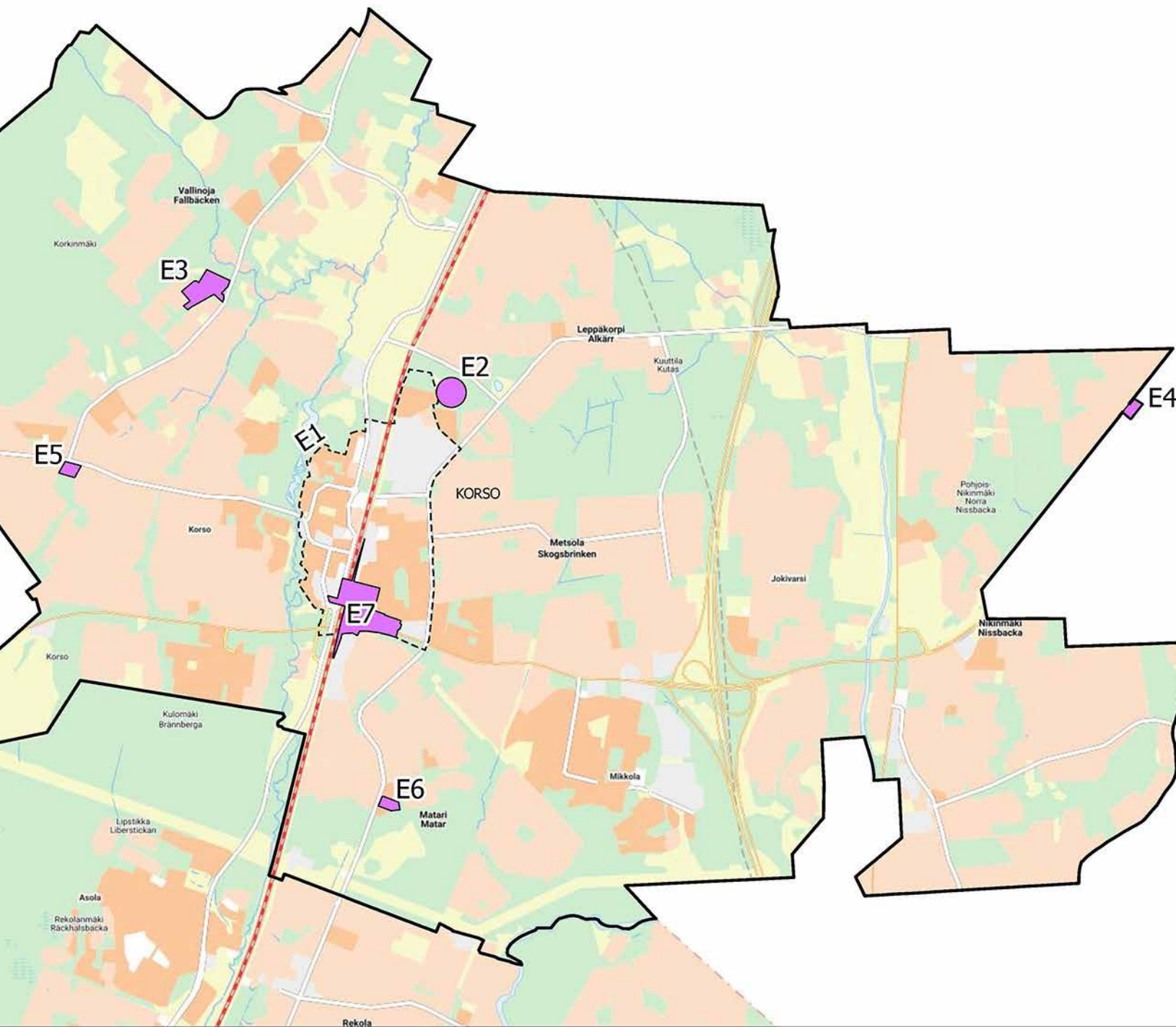
The city base will be expanded in Koivuhaka at Koisotie 7.

The decision processing will begin in the spring.



KORSO

KANTTA2 



E1 Korso plan frame (081700)

The plan frame guides the detailed planning. Key issues include revamping the city centre, the location of services, new residential blocks and complementary construction. To be put on display in the summer.

E2 Northeast Vantaa sports hall (002529)

A sports hall in the Korpikontio field in Metsola. The planning work will begin in the spring.

E3 Lehmustontie, part 2 (002506)

Single-family homes a maximum of two storeys high are being planned for the area in Vallinoja. To be put on display in the spring.

E4 Nikinmäki merged area (860900)

A local detailed plan for the area in Nikinmäki that was annexed to Vantaa from Sipoo in a municipal merger. Will be put on display in the autumn.

E5 Korsontie 60 (002518)

A shop, possibly single-family housing and a green area in Korso. The planning work will begin in the autumn.

E6 Tervahaudantie Daycare Centre (002513)

The unbuilt block will be expanded to the adjacent Tervahaudanpuisto park in Matari for a daycare centre yard and a daycare centre is being planned. To be put on display in the autumn.

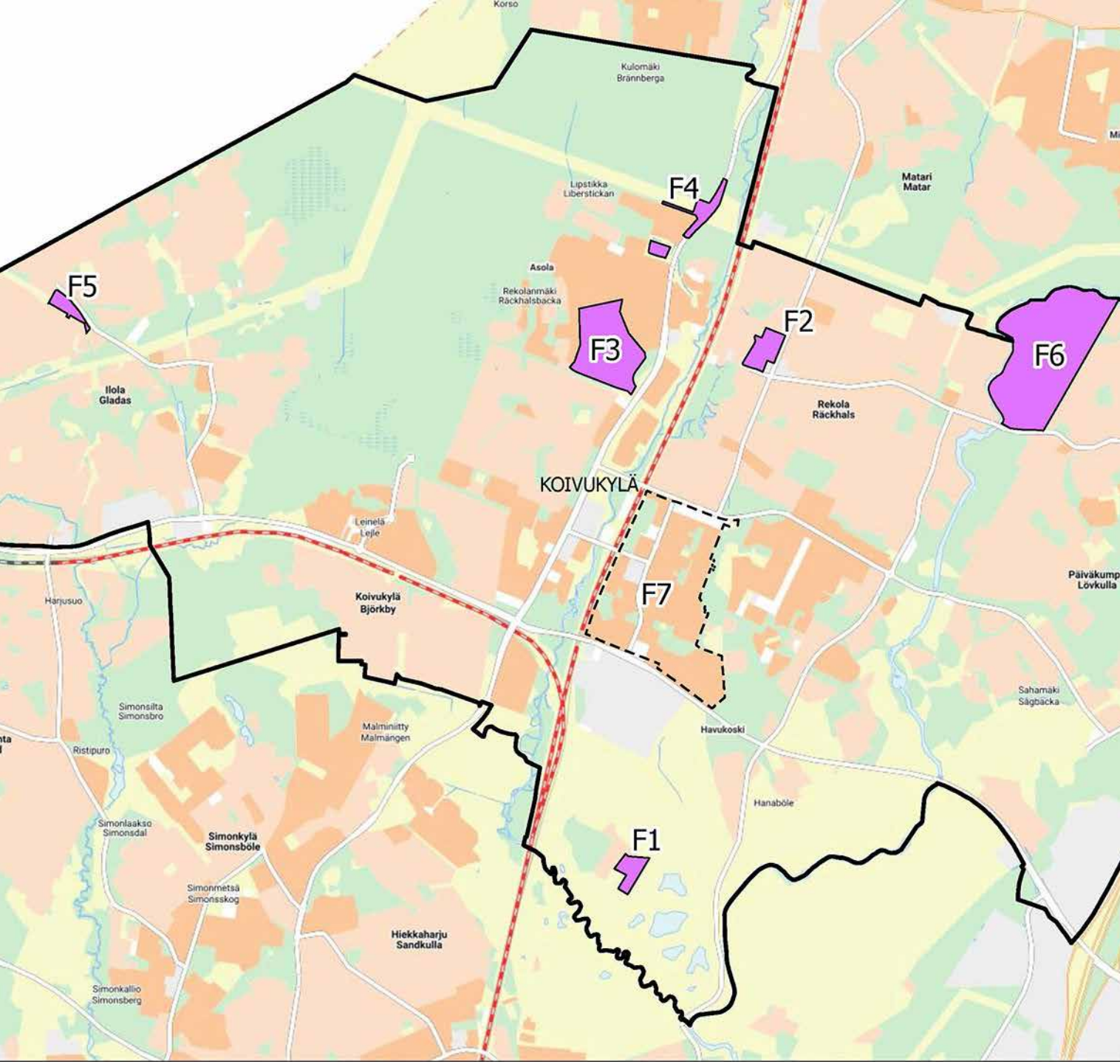
E7 Eastern part of the Korso city centre (002489)

City centre-like housing and commercial premises on the east side of the railway. To be put on display in the summer.



KOIVUKYLÄ

Arkkitehtitoimisto
Lehtinen Miettunen



F1 Rosenlund, part 2 (741800)

Detached houses in the Hanaböle field area in Havukoski. To be put on display in the spring.

F2 Rekolan keskus (002316)

Blocks of flats and business premises are being planned next to the station. The planning work will begin in the spring.

F3 Extension of Peijas Hospital (002507)

The hospital complex will be expanded, particularly for the needs of a new inpatient ward. The permitted building volume and height will be increased. To be put on display in the spring.

F4 Access route to Elmo and commercial premises (721400)

The plan will enable an access route from Asolanväylä road to the Elmo Sports Park and a shop on the north side of Valtimotie road. The decision processing will begin in the spring.

F5 Leikkitie (002516)

Single-family housing at Leikkitie 24–28 in Iloa. Starting points are being reviewed.

F6 Päiväkumpu detached house plots (002558)

Expansion of the detached housing area and green area according to the new master plan. The efficiency of the construction will become clear in connection with the planning work. The planning work will begin in the spring.

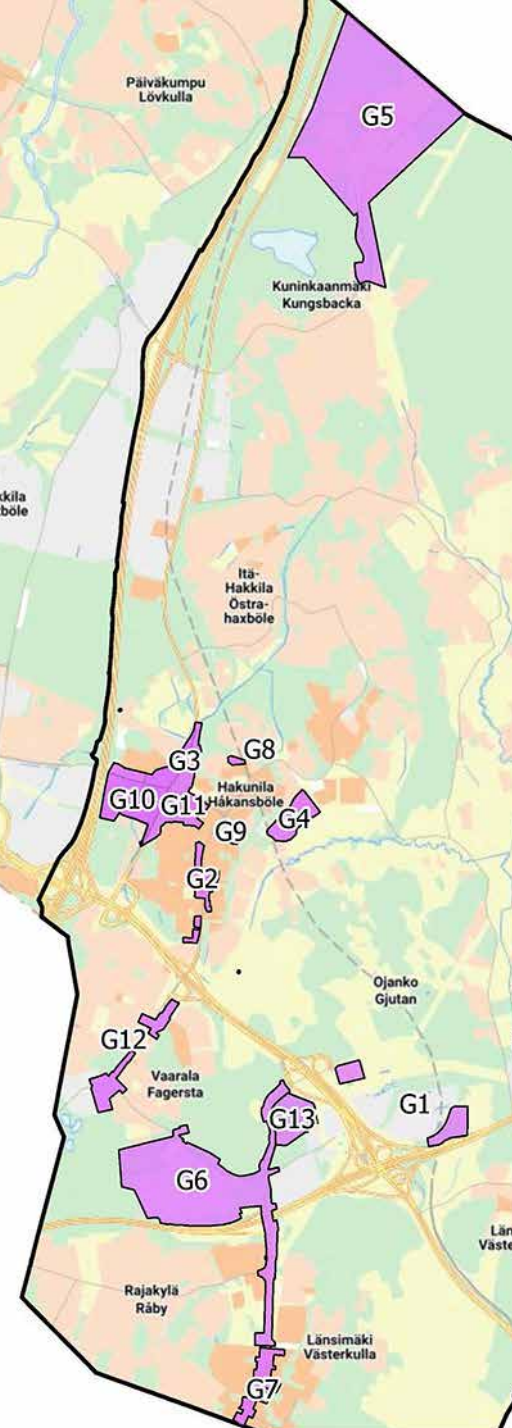
F7 Koivukylä plan frame (072500)

The plan frame guides the detailed planning. The planning work covers city centre development and complementary construction. The area under review extends to the west side of the railway. To be put on display in the spring.



HAKUNIILA

WSP



G1 Pitkäsuontie 2 ja 13 (002503)

Vantaa Energy's synthetic carbon-neutral gas production plant and fuel distribution station are being planned for the city districts of Ojanko and Länsisalmi. To be put on display in the spring.

G2 Vantaa Light Rail: Hakunilanmäki (002452)

Sufficient space is being planned for the Light Rail on Hakunilantie and the Hepokuja Light Rail stop, which will be located between Hepokuja and Hevoshaanpolku. The decision processing will begin in the spring.

G3 Vantaa Light Rail: Transfer of Lahdentie (002454)

Sufficient space is being planned for the Light Rail on Kyytitie and the Kaskela Light Rail stop, which will be located on Kyytitie near the intersection of Lahdentie. In addition, a detailed plan change will prepare for the new Lahdentie road line. The decision processing will begin in the spring.

G4 Hakunila Centre for the Elderly and School (002510)

A centre for the elderly and a joint school on the plot of the former Hevosshaka school. The daycare centre will be preserved. The planning work will begin in the spring.

G5 Kuninkaankallio/Byända (971000)

Single-family housing is being planned and parking in Sipoonkorpi will be improved. Starting points are being reviewed.

G6 Vantaa Light Rail: Southern Vaarala and Northern Länsimäki (931400)

Sufficient space is being planned for the Light Rail on Länsimäentie and Fazerintie as well as for the Rajakylä Light Rail stop, located on the south side of Porvoonväylä, and the Fazerila Light Rail stop, located near the Fazer visitor centre. To be put on display in the summer.

G7 Vantaa Light Rail: Länsimäki, South (002450)

Sufficient space is being planned for the infrastructure required

by the Light Rail and the related street environment on Länsimäentie. To be put on display in the summer.

G8 Vaunukuja 2 (002508)

Two new 5–7-storey blocks of flats are being planned for Hakunila. To be put on display in the spring.

G9 New daycare centre in Hakunila (002574)

A new daycare centre in Hakunila. The planning work will begin in the spring.

G10 Langinniitty (002544)

Housing, street-level premises, a daycare centre and a parking facility are being planned in and near Vantaa's eastern bus depot. Part of Hakunila's draft plan no. 001873. The planning work will begin in the autumn.

G11 Hakunila centre expansion 2 (001873)

Housing, street-level premises and services are being planned in and near Vantaa's soon-to-be-former eastern bus depot, which is over four hectares in size and owned by the city. The area is part of the developing Hakunila along the Ring Rail Line. A draft plan will be put on display. To be put on display in the spring.

G12 Vantaa Light Rail: Vaarala (002451)

Sufficient space is being planned for the infrastructure required by the Light Rail and the related street environment on Hakunilantie, Kuussillantie and Tilustie, as well as the Kuussilta Light Rail stop, which is located on Tilustie. The decision processing will begin in the spring.

G13 Vantaa Light Rail: Depot (931200)

The depot is being planned on the south side of Ring III and the Länsimäentie junction. Rail traffic to the depot area will run from the intersection of Fazerintie and Länsimäentie along Länsimäentie. To be put on display in the summer.