

12 March 2026

HEPOMÄKI INDUSTRIAL AREA

Local detailed plan and amendment of the local detailed plan

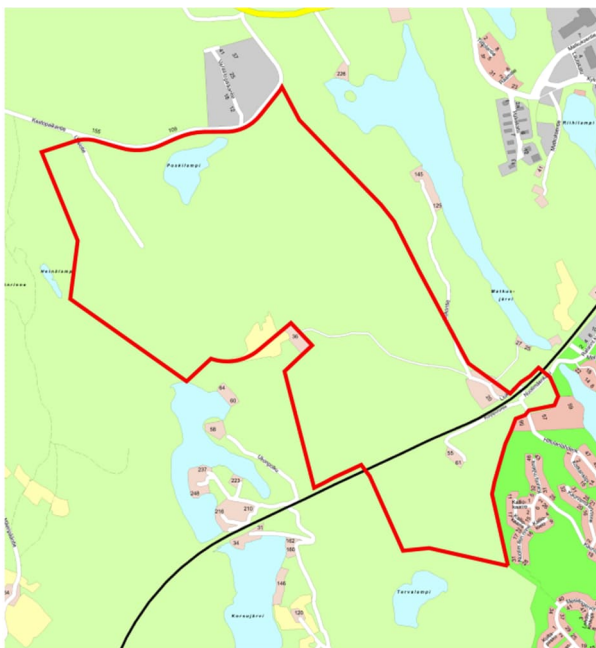


Figure 1. Approximate boundary of the area affected by the plan amendment has been outlined in red



Figure 2. An aerial view of the area; the approximate area affected by the plan amendment has been outlined in red

What is a participation and assessment scheme?

A local detailed plan and an amendment of the local detailed plan will be prepared for the Kuopio city districts of Kiviharju and Hiltulanlahti. This participation and assessment scheme sets out the starting points, content and objectives of the plan, as well as includes a plan for how landowners, residents and other interested parties will be heard during the plan preparation process, and a plan on how the effects of the plan will be assessed.

This participation and assessment scheme also serves as a summary of the project for the international hearing under the Espoo Convention.

The participation and assessment scheme will be supplemented as necessary during the planning process.

Planning area

The planning area is located in the southern part of the central urban area of Kuopio. Kuopio waste sorting centre is to the west of the planning area, and to the southeast, the area is bordered by the Matkus shopping centre and the Hiltulanlahti residential area.

The planning area consists mainly of undeveloped forest. In the north, the planning area is bordered by the Kaatopaikantie road, and the area includes a soil extraction site, the Uusiotie circular economy area and an asphalt mixing plant.

The Savo railway line runs through the southern part of the planning area. There are also two detached houses south of the railway.

The delimitation of the area may be further specified during the planning process. The location and approximate boundaries of the planning area are shown in Figures 1 and 2.

What is being planned

The purpose of the planning process is to investigate the possibility of creating a new circular economy and industrial area and place a small modular reactor (SMR) for district heating in the area.

The placement of the SMR for district heating is simultaneously being investigated in the planning process involving the Sorsasalo district located in the northern part of Kuopio's central urban area. The investigation into an SMR is based on the need of Kuopion Energia to find a replacement for the Haapaniemi 2 district heating power plant, which will reach the end of its service life in 2035.

Starting points for planning

REGIONAL PLAN

In the regional plan for North Savo, the planning area is also included in the development zone of the Viitoskäytävä, Ysikäytävä and 23-käytävä corridors, the Kuopio–Siilinjärvi–Tahko tourism development corridor, a key natural area, an urban development area, a circular economy development area and a protective zone.

Conservation areas and an industrial and warehouse site are indicated by dots in the regional plan. An area has been reserved in the southern part of the planning area for Savon rata (a double-track main line for high-speed rail traffic).

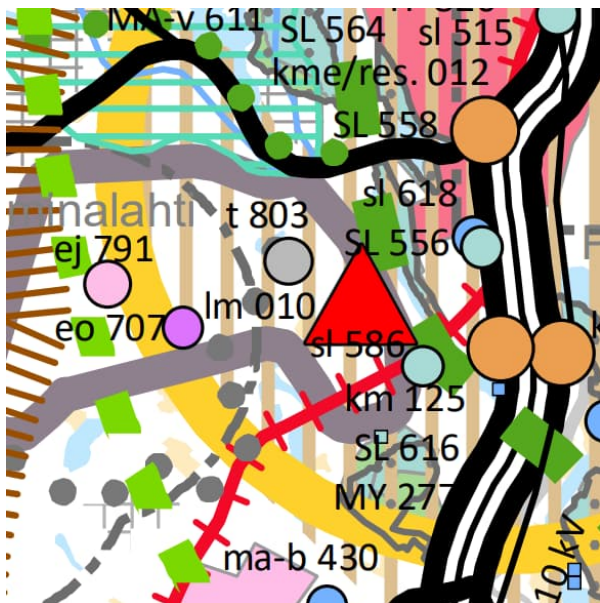


Figure 3. Extract from a combination of regional plans for the Kuopio region

LOCAL MASTER PLAN

The northern part of the planning area is covered by the Hepomäki local master plan (approved on 20 May 2019) and the southern part by the Hiltulanlahti component master plan (approved on 17 August 2009).

In the component master plans, the planning area is designated primarily as an industrial and warehouse area (T). There is an area for industrial activities that do not cause environmental disturbance (TY) and an employment area (TP) close to the Savon rata railway line and to the south of the railway line, closer to the Hiltulanlahti residential area.

The local master takes into account the area's transport connections by designating a street going through the planning area from Kaatopaikantie to Nuolimäenkatu. There is also a note on the need to add a connection to the southwest towards Lake Korsujärvi in the southern part of the planning area. The local master plan indicates the Savon rata as a railway traffic area.

The local master plan also provides for green links with different types of agricultural and forestry markings, as well as designates sites of importance for biodiversity. The designations in the local master plan also take into account archaeological heritage sites, soil extraction areas, recreational trails and other similar sites.

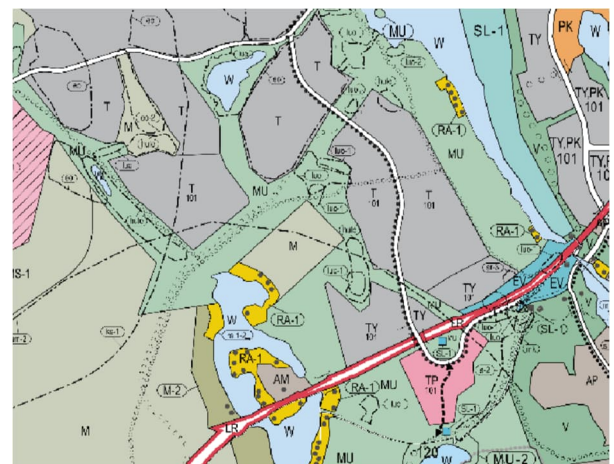


Figure 4. An extract from the up-to-date local master plan

LOCAL DETAILED PLAN

The planning area is largely undeveloped. There is a valid local detailed plan approved by the municipal council on 23 May 2016 for the southeastern corner of the planning area. There is a street area in the

southeastern part of the planning area in the local detailed plan.

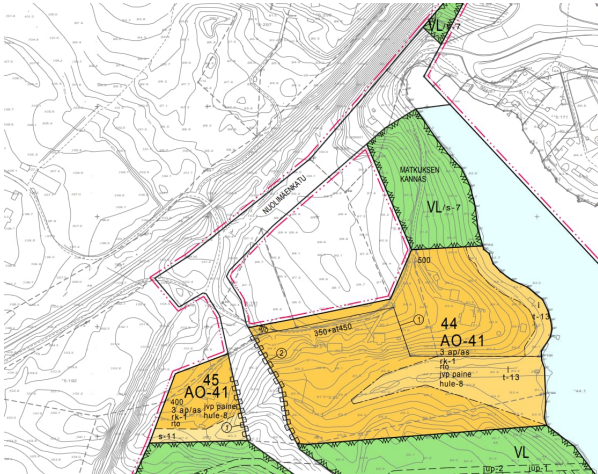


Figure 5. An extract from the up-to-date local detailed plan

Currently valid plans are available for viewing in the city map service at <https://kartta.kuopio.fi/>.

Impact and investigations related to the land use planning project

The land use planning project investigates the possibility of creating a new circular economy and industrial area and place a small modular reactor (SMR) for district heating in the Hepomäki area.

Development of the area will create new opportunities for circular economy and industrial operations. The development of the area will increase traffic in and around the area.

An EIA process is currently underway regarding the SMR planned for the area. The land use planning process for the SMR will be coordinated with the EIA process, and the prepared studies and impact assessments will be utilised as part of the review of the planning option.

Impact of the planning project on the built environment, climate, nature, the natural environment, people, the economy,

businesses and the city strategy will be reviewed during the planning process. The extent of the impact from the SMR potentially placed on the site will be controlled with the plan so as not to cause any unreasonable harm to the holiday and permanent residential properties in the vicinity of the site. The impact of the plan will be assessed in the land use plan report.

Cityscape assessments and assessments on the impact on the conditions of the local residents can be carried out later during the planning process based on the observation data for the local detailed plan.

How you can participate

The planning work is included in the 2025 planning review.

The stages of the planning process are presented on the last page of this participation and assessment scheme. You can provide your opinion on the initial materials and draft plan, and lodge a complaint on the draft materials during the period these materials are available for public consultation. There will be an international hearing on the draft plan and plan proposal materials. A notice of public consultation will be published in *Viikkosavo* magazine and a letter of notice will be sent to those who have requested one. Those who have lodged a complaint at the proposal stage and given their address will be sent the city's reasoned opinion on the submitted complaint after the matter has been processed by the urban planning and construction committee. The progress of the land use planning project may also be followed on the city's website at www.kuopio.fi/asemakaavoitus.

Land use agreement

The necessary land use agreements will be prepared in connection with the planning process.

Interested parties

PLAN AMENDMENT APPLICANT

- City of Kuopio
- Kuopion Energia Oy

AUTHORITIES

- Different authorities and divisions of the City of Kuopio

Network companies

- Kuopion Energia Oy
- Kuopion Sähköverkko Oy
- Kuopion Vesi Oy
- Jättekukko
- Telecommunications and network operators

Other authorities

- Regional Council of Pohjois-Savo
- Finnish Supervisory Agency
- Economic Development Centre of Eastern Finland
- Kuopio Cultural History Museum
- Finnish Safety and Chemicals Agency
- Radiation and Nuclear Safety Authority
- Finnish Defence Forces

OTHER INTERESTED PARTIES

- Residents of the area, property owners, businesses operating in the area
- Residents whose housing, employment or other circumstances may be affected by the plan
- Resident and village associations in the area

Stages of the planning process, public participation and estimated completion



Contact details

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Please include in the subject line of the email or the envelope the land use plan concerned, as well as the plan's reference number.