



UNITED NATIONS
INDUSTRIAL DEVELOPMENT ORGANIZATION



Steps for the assessment of industrial parks against the EIP International Framework



Selecting industrial parks to work towards an EIP

Success factors

Success of EIP projects depends strongly on:

- Selection of most suitable industrial parks
- Selection of fit-for-purpose and feasible interventions



Selecting industrial parks to work towards EIP

- Avoid working with industrial parks which pose significant risks
- Work with industrial parks with highest potential for success
- Create visible EIP success cases which can be replicated
- Upfront commitment and interest from park management

Scoping EIP activities in selected industrial parks

- Need to be focused - trying to do everything at once will not lead to success
- Need for continuous improvement approaches (“step-by-step”)
- Need to prioritize EIP interventions
- Start with “low hanging fruit” opportunities
- Plan short-medium long term EIP actions



UNIDO EIP Toolbox Industrial Park Selection Tool



Methodology to select pilot industrial parks for the Global EIP Programme



EIP SELECTION TOOL: INSTRUCTIONS

RATIONALE FOR THE TOOL
Before implementing eco-industrial park projects, it is important to understand the baseline and suitability of existing industrial parks to be transformed into EIPs. The suitability of industrial parks to be part of an EIP project depends on multiple factors, such as the commitment of park management, the diversity of industries located in the park, as well as visibility and the potential of replicability. Selecting industrial parks through a structured and comprehensive process is critical to avoid the selection of unsuitable or less feasible industrial parks for EIP projects with regards to park management, environmental/social/economic aspects, replication, and visibility. Working with an unsuitable industrial park in an EIP project will likely result in inefficient use of human and financial resources of the project and its national stakeholders.

TOOL OBJECTIVES
The objective of this tool is to support the selection of industrial parks with a high potential for EIP development and creating successful, visible and replicable EIP projects. It is especially useful to assist in the selection of existing industrial parks that could be transformed in EIPs (brownfield), but it can also be used for the selection of areas that will host a new EIP (greenfield).

STEPS AND INSTRUCTIONS
The tool is designed to be used by international development agencies (e.g. by UNIDO staff members) and service providers (e.g. National Cleaner Production Centres) who work on EIP projects or are involved in the selection process of industrial parks for EIP interventions.

STEPS IN TOOL	CLICK HERE TO START	DETAILED INSTRUCTIONS	ESTIMATED TIME TO COMPLETE TOOL
<p>STEP 1</p> <p>Short-list industrial parks and collect basic information</p>	<p>Step 1 is usually based on a desktop review of available national databases with listings of the different types of industrial parks in the country.</p> <p>The long-list of industrial parks needs to be screened in order to obtain a short-list of industrial parks. Screening criteria are unique for each country and project, but should include: Active park, Available contact information, Accessible location, Brownfield (> 50% developed).</p> <p>It is envisaged that up to 20-25 industrial parks can be short-listed for consideration in the selection process for an EIP project (this number can vary depending on resources available).</p> <p>Collect basic information about the short-listed industrial parks (e.g. park management model, total land area, industrial sectors and number of companies present in the park).</p> <p>Please provide details of the short-listing process and collected basic data in the worksheet "Short-list & basic info".</p>	<p>Time investment is subject to: Manager/lead expert of development agency EIP expert/consultant Government stakeholders Industrial parks (management) Location where site can be undertaken</p>	<p>Single basic analysis</p> <p>1 person day</p> <p>1 to 2 person days</p> <p>0.25 person day per park</p> <p>0.5 person day per park</p> <p>0.2 person day per park</p>

DETAILED INSTRUCTIONS

Step 1 can be undertaken at office of expert/development agency. Visits to government offices (e.g. chambers of commerce) may be required. Communications with industrial parks can be done by phone.

UNIDO's EIP Toolbox is freely available online:
<https://hub.unido.org/eco-industrial-parks-tools>



Objective of this step:

- Screening long-list of industrial parks to get to a short-list of industrial parks to further consider

Short-list criteria are unique for each country and project, but could include:

- A distinct park management entity exists
- The park area is big enough (e.g. larger than x ha)
- Existing industrial activities (e.g. park is > 50% developed)
- A sufficient number of industries with distinct productive activities
- Industrial park is not located in a very sensitive or high risk area



UNIDO EIP Selection Tool (V2)				
BASIC INFORMATION				
		<	GO TO INSTRUCTIONS	>
Please provide your input into yellow cells				
PROCESS AND CRITERIA TO SHORT-LIST INDUSTRIAL PARKS		Please provide brief description on the process and criteria applied to short-list the industrial parks, and provide references to databases used		
BASIC INFORMATION	INDUSTRIAL PARK 1	INDUSTRIAL PARK 2	INDUSTRIAL PARK 3	INDUSTRIAL PARK 4
	Name of industrial park	Name of industrial park	Name of industrial park	Name of industrial park
Name of park management / developer				
Park management model				
Park ownership (e.g. National, Foreign Direct Investment)				
Address/webpage/phone number of the park				
Google map link				
Total land area (ha)				
Type of industrial park (e.g. brownfield or greenfield). Approximate percentage developed:				
Key industrial sector(s) in park				
Approximate total number of companies in park (industrial and non-industrial)				
Number or percentage of small and medium sized enterprises (SMEs) (companies with less than 250 employees)				
Approximate total number of workers in park (Number of women and in which position (e.g. managerial?))				
List of key existing infrastructures and utilities				



UNIDO EIP Selection Tool (V2)

BASIC INFORMATIONGO TO
INSTRUCTIONS

Please provide your input into yellow cells

BASIC INFORMATION	INDUSTRIAL PARK 1	INDUSTRIAL PARK 2	INDUSTRIAL PARK 3	INDUSTRIAL PARK 4
	Name of industrial park	Name of industrial park	Name of industrial park	Name of industrial park
Key issues affecting the industrial park				
Water scarcity in the region?				
Water pollution is a problem in the region?				
Are there water intensive companies located in park? If yes, what type of companies?				
Are there companies located in park which produce large quantities of waste / by-products? If yes, what type of companies?				
Are there energy intensive companies located in park? If yes, what type of companies?				
Traffic congestion in the region?				
Atmospheric pollution (e.g. SO ₂ , NO _x)?				
Overall reputation of industrial park by communities and government representatives?				
Economic factors for local industrial development (e.g. favourable, unfavourable)?				

Objectives of this step: Eliminate industrial parks which do not meet minimum criteria for (UNIDO) EIP projects.

Park management	A distinct park management entity or alternative agency, where applicable, exists to handle park planning, operations and management, and monitoring (with a valid address).
Size	The park area is larger than 10 hectares
Industrial activities	A sufficient number of industries (> 0) with distinct productive activities (e.g. not warehouses) are located in the industrial park.
	Industrial park supports SMEs, either directly in industrial park or indirectly outside the park or through large corporations in the park.
Law and regulation	No signs of criminal activities or illegal businesses in the industrial park (difficulties to comply with environmental or social norms can be addressed by the EIP project).
Secrecy and confidentiality	No very sensitive and confidential industrial activities in the park (e.g. companies working with the Defence Department).
Risk	The industrial park is not located in a very sensitive or high risk area (e.g. flood-prone).
Location	The industrial park can be easily accessed by practitioners who will work on EIP project (e.g. national and international consultants).
Commitment	There are clear signs that industries and park management want to work with project team to improve the environmental, social and economic performances of the industrial park.

One criterion not fulfilled = Need to have discussion on suitability of park for GEIPP
Remember, each park is unique

Objective of this step: Compare and prioritize industrial parks against set of criteria for their selection to be part of a UNIDO EIP project.

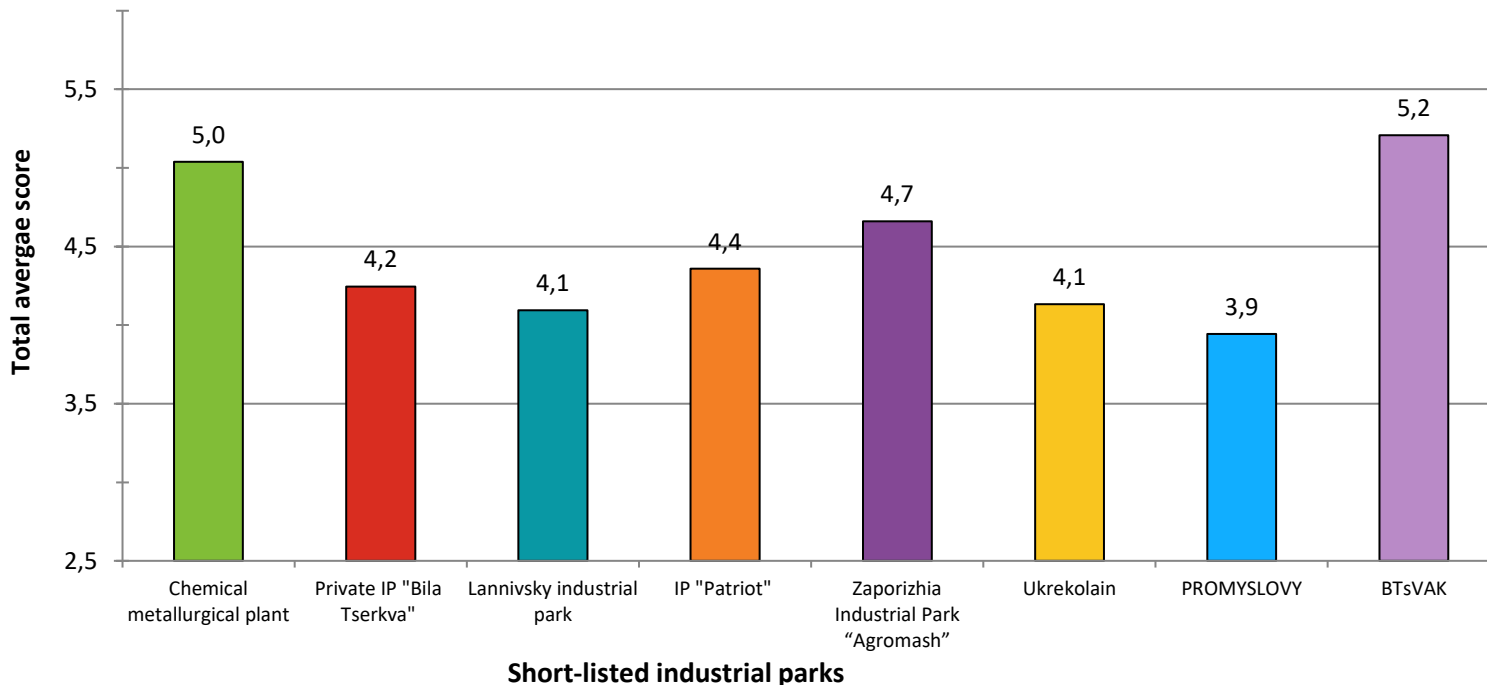
Multi-criteria analysis to compare industrial parks against set of topics / criteria

- **Park management** (e.g. park management has sufficient resources to work towards an EIP)
- **Environmental aspects** (e.g. number and diversity of industries located in the park)
- **Social aspects** (e.g. reputation of park is sufficiently good for communicate outreach activities)
- **Economic aspects** (e.g. capacity to attract investment for infrastructures and utilities)
- **Replication** (e.g. activities in park are representative of national economic landscape)
- **Visibility** (e.g. industrial park is sufficiently large/productive to be visible at national scale)



Prioritisation of industrial parks for GEIPP Ukraine - Total average scores

Features for successful GEIPP implementation



Based on 19 weighted prioritisation questions
Legend: 1 = Lowest score --> 6 = Highest score



Objective of this step: Assess the current and intended performance of industrial parks based on the criteria provided in the international framework.

UNIDO EIP Selection Tool (V2)

REVIEW INDUSTRIAL PARK AGAINST INTERNATIONAL EIP FRAMEWORK

< **GO TO INSTRUCTIONS** >

Please provide your input into yellow cells

Name industrial park: **Name of industrial park A**

Date of review: Insert date

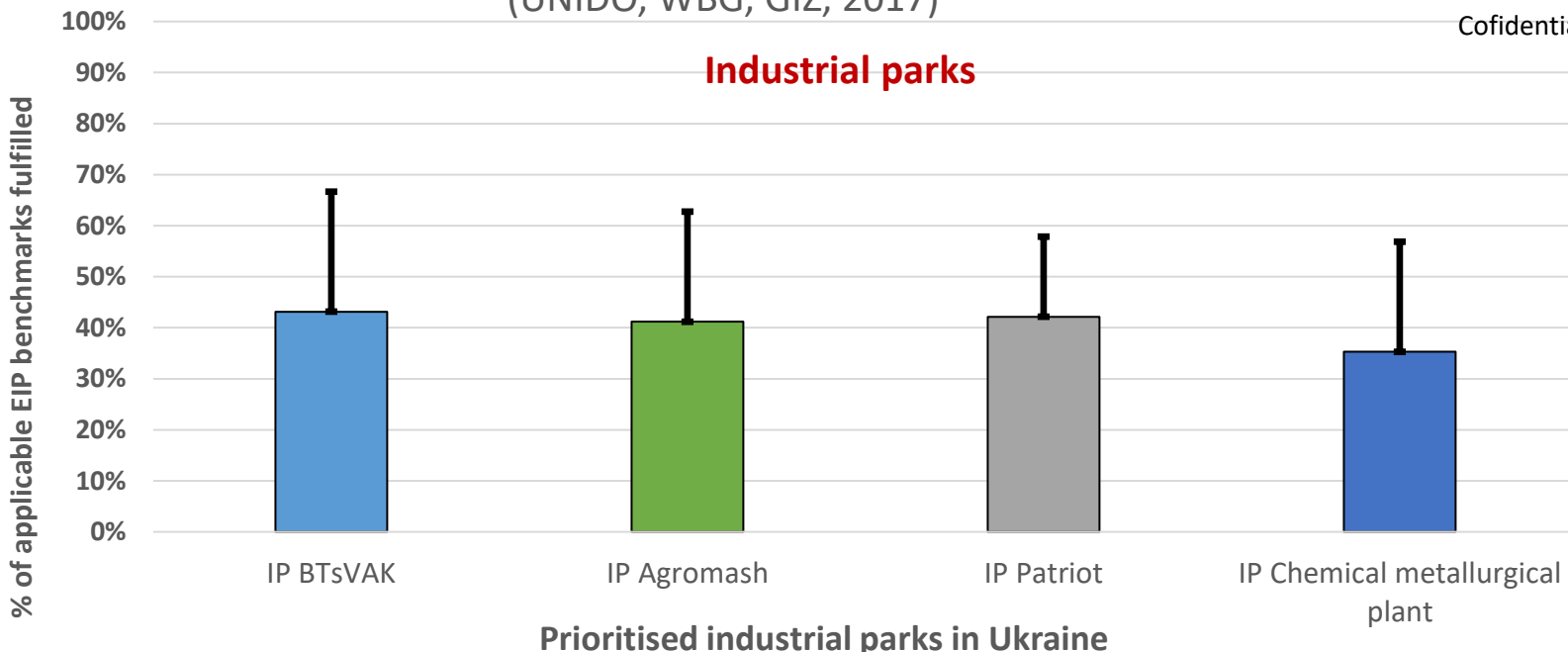
Name of reviewer: Insert names/organisations

The international benchmarks included in this worksheet are based on: UNIDO, World Bank, GIZ (2017). An International Framework for Eco-Industrial Parks. Version December 2017.

INTERNATIONAL EIP FRAMEWORK (UNIDO, WORLD BANK, GIZ, 2017)			EIP REVIEW OF INDUSTRIAL PARK		
Topic	Sub-topic	EIP prerequisites and performance indicators (including target values) For full details, please see the International EIP Framework publication	Does park meet EIP benchmark <u>AT PRESENT?</u>	What is intended performance <u>IN 2-3 YEARS?</u>	Notes/evidence on current performance and improvement potential. Please quantify where possible
PARK MANAGEMENT: EIP prerequisites ("must have for EIPs")					
Park management services	Park management entity	A distinct park management entity (or alternative agency, where applicable) exists to handle park planning, operations and management, and monitoring.	Please select	Please select	
	Park property and common infrastructure	Park management entity to manage and maintain the industrial park property, common infrastructure, and services as prescribed in the tenant contract and the park's Master Plan.	Please select	Please select	
Monitoring and risk management	Monitoring performance and risks	Park management entity maintains a monitoring system in place, tracking: <ul style="list-style-type: none"> Progress on environmental, social and economic performance at the park level. Critical risk factors and related responses 	Please select	Please select	
		Where required, park management has a plan in place to react to possible negative impacts due to climate change risks (heat waves and droughts, storms and floodwater events).	Please select	Please select	
	Information on applicable regulations and standards	Park management entity has a functioning system in place to comply with local/national regulations and international standards applicable to the industrial park.	Please select	Please select	
Planning and zoning	Master plan	A Master Plan (or equivalent planning document) for any new and existing industrial park has been developed and is reviewed periodically (and updated if required).	Please select	Please select	
PARK MANAGEMENT: Performance indicators					
Park management services	Park management empowerment	100% of firms in the industrial park have signed a residency contract/ park charter/code of conduct	Please select	Please select	
	Park management entity property and common infrastructure	At least 75% of resident firms indicate satisfaction with regard to the provision of services and common infrastructure by the park management's entity (or alternative agency, where applicable).	Please select	Please select	
Monitoring and risk management	EIP performance and critical risk management	At least every 6 months, park management entity monitors and prepares consolidated reports regarding the achievement of target values as documented in this framework	Please select	Please select	

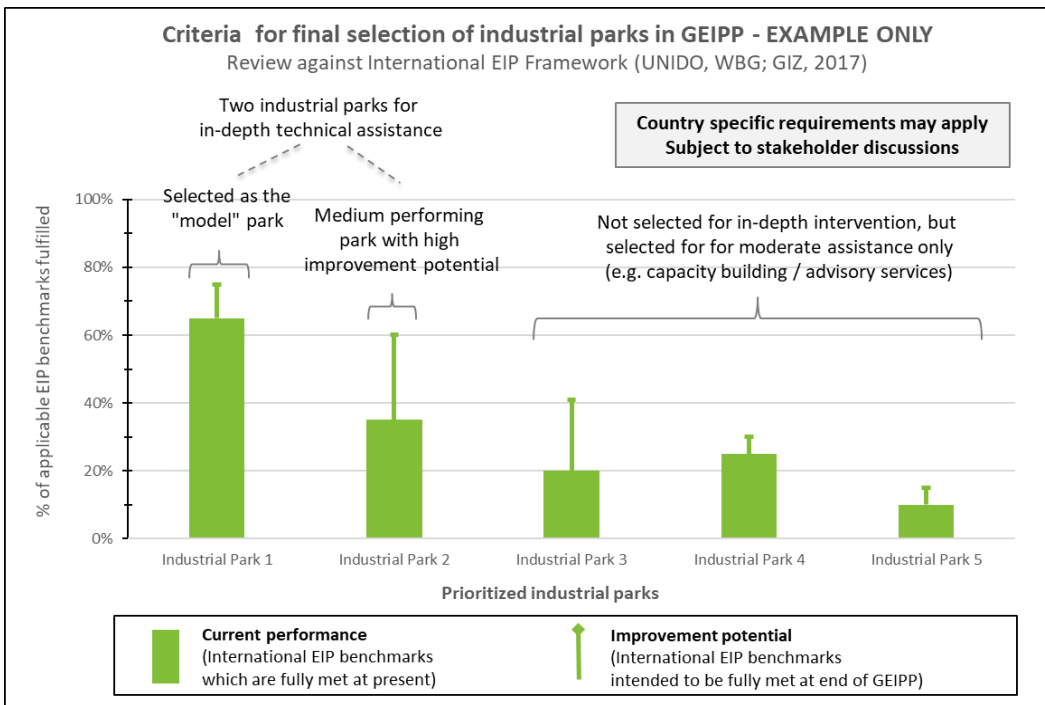
Review of prioritised industrial parks against International EIP Framework Version: 20 September 2019

(UNIDO, WBG, GIZ, 2017) Confidential



<p>Current performance (International EIP benchmarks which are fully met at present + 0.5 weight to "To be confirmed" scorings)</p>		<p>Improvement potential (International EIP benchmarks intended to be fully met at end of GEIPP) + 0.5 weight to "To be confirmed" scorings)</p>
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- Number and types of industrial parks to be selected will depend on the scope and available resources as well as national context and priorities of government and donors.
- The gaps identified through the reviews against the International EIP Framework provide a good basis to scope EIP interventions for a project.





Thank you!

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