



UNITED NATIONS
INDUSTRIAL DEVELOPMENT ORGANIZATION



Introduction to eco-industrial parks

Training to industrial parks and service providers – April 2025



What is an Industrial Park?

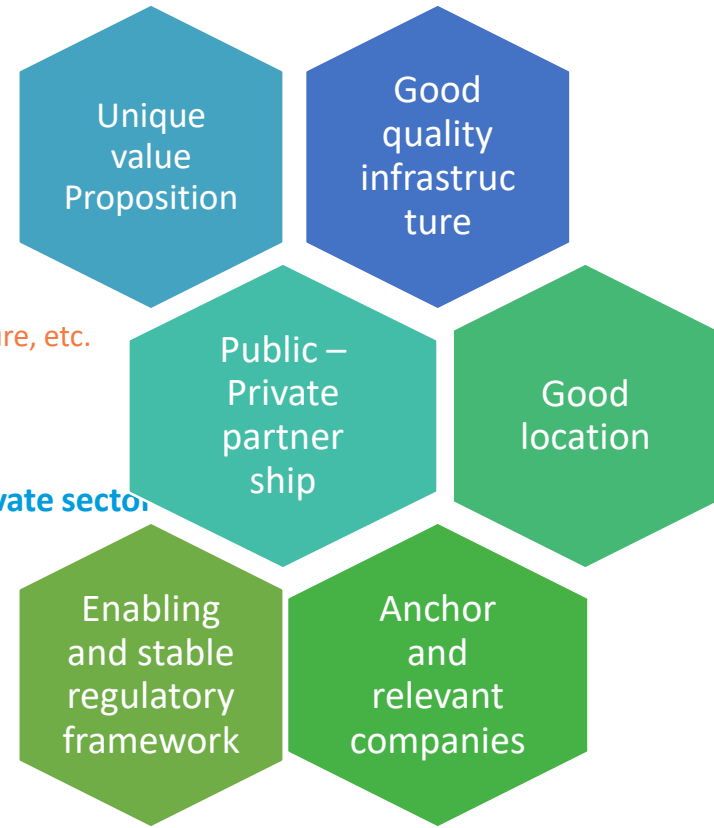
The primary purpose of creating industrial parks is to provide designated areas specifically planned and build for industrial activities. These parks serve as strategic instruments in a nation's overall industrial development and infrastructure strategy..

Why Industrial Parks Fail

Stages of construction of an Industrial Park	The PI is not built	The PI is not filled with companies	IP fails to achieve collective effects	IP fails to achieve growth in the region
1. Identification of demand		X	X	X
2. Selecting the location		X	X	
3. Land	X	X		X
4. Sizing and design	X	X	X	X
5. Financial Structuring and Financing	X		X	
6. Tendering of constructions	X			
7. Construction of infrastructure	X	X		
8. Operation and Maintenance		X	X	
9. Monitoring and Evaluation				X

Where industrial parks should be established

- In places where **there is demand for companies**
 - They need industrial land
 - You have the investment capacity to change your location
- There is land available **with territorial designation** for industrial use.
 - By concession/license from the state
 - For purchase of available land
- There are infrastructure conditions **and development plans**
 - There are road networks, communication networks, logistics infrastructure, etc.
- There is a **support infrastructure** for resident companies.
 - State services, development projects, technical assistance, etc.
- In **alliance between the national and local government, with the private sector**
 - In Public-Private Partnership
 - Participation of companies and their associations
 - Participation of experienced development companies
 - Experienced technical support
 - Experienced construction companies and labor.



*“A community of manufacturing and service businesses located together on common property. Member businesses seek **enhanced environmental, economic, and social performance** through **collaboration** in managing environmental and resource issues.*

*By working together, the community of businesses seeks a **collective benefit** that is greater than the sum of individual benefits each company would realize by only optimizing its individual performance.”*

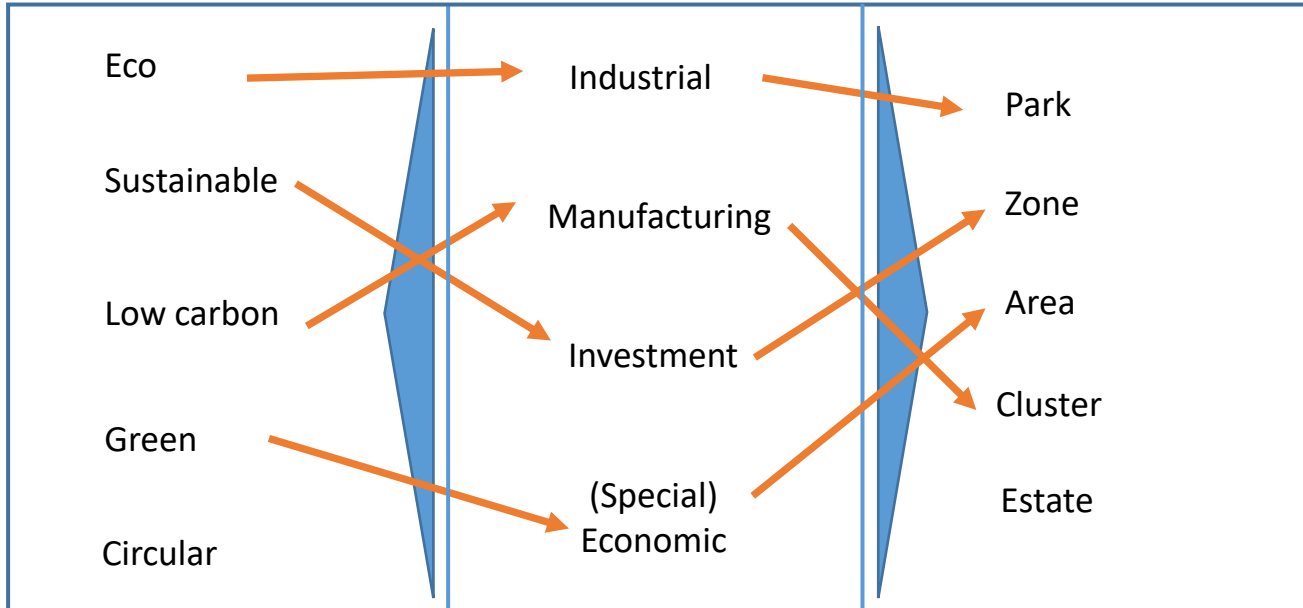
(Lowe, 2001)



In short, the EIP approach is about creating more resource-efficient and cost-effective industrial parks which are more competitive, attractive for investment and risk resilient

Different terminologies are used internationally But all based on same principles and concept

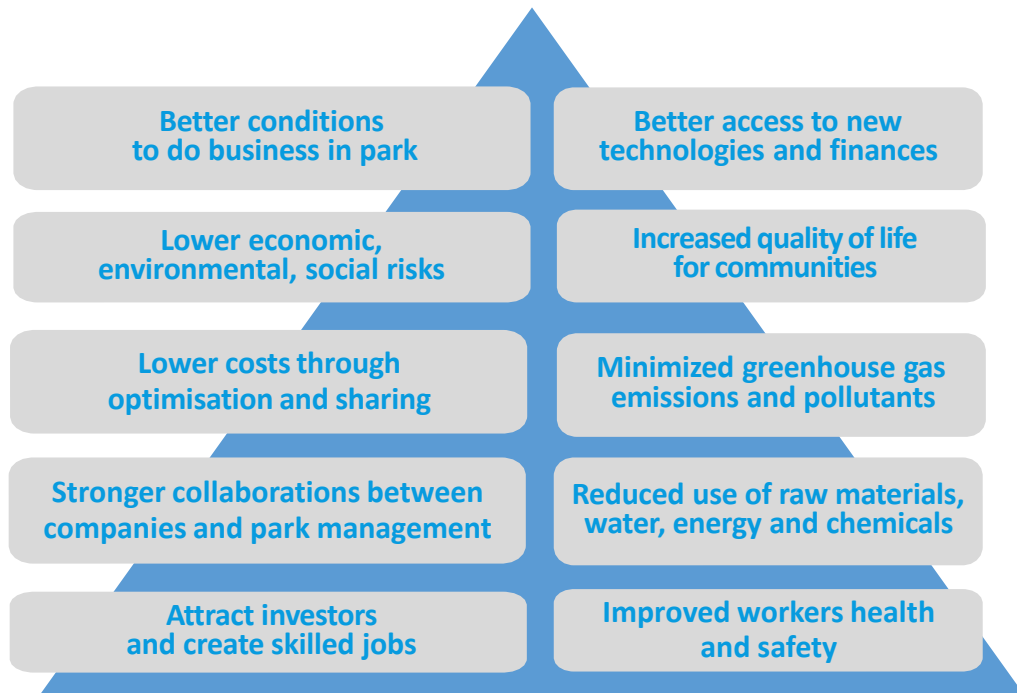
Combinations of related EIP terminology used internationally



Beneficiaries



It makes business sense to work on EIPs
Economics, environment, society are truly integrated topics



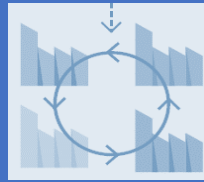
EIP approaches



**Park
management
services and
governance**



**Resource
efficient and
cleaner
production**



**Industrial and
urban-
industrial
synergies**



**Community
collaboration,
local skilled jobs
and natural
environment**

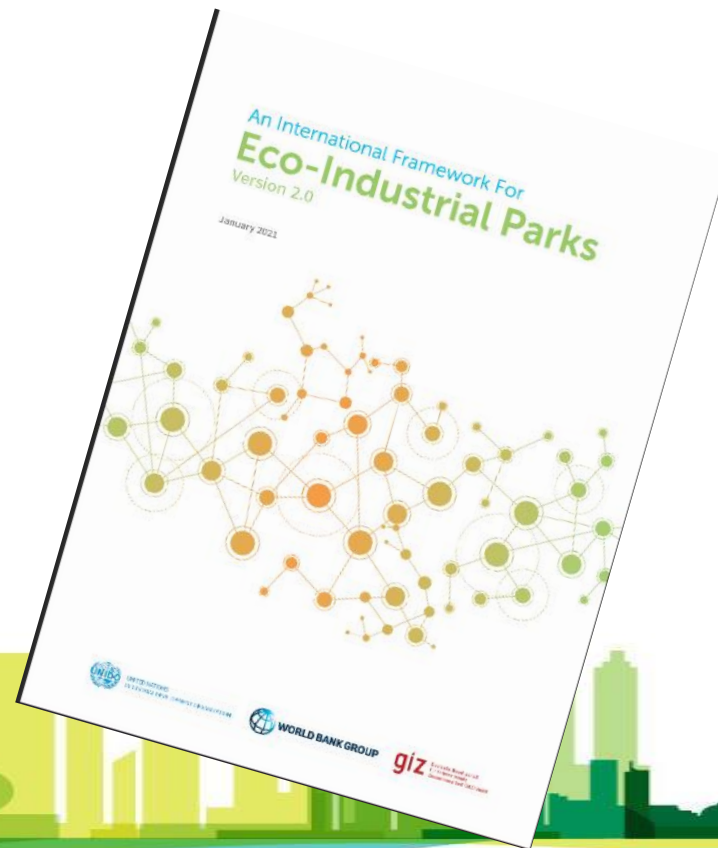


**Spatial
planning and
zoning**

Key components of Eco-Industrial Parks

How?

Transition to Eco-Industrial Parks



UNIDO's EIP Tools	New industrial parks (Greenfields)	Existing industrial parks (Brownfields)
EIP Concept Planning Tool	√	√
Master Plan EIP Review Tool	√	√
EIP Assessment Tool	(√)	√
EIP Management Services Tool	(√)	√
Access to Finance Tool	√	√
Industrial Symbiosis Identification Tool	√	√
EIP Selection Tool	√	√
EIP Policy Support Tool	√	√
RECP Monitoring Tool		√
EIP Opportunities Monitoring Tool	(√)	√

➤ За технічної підтримки Проєкту, було підготовлено два законопроекти зі змінами, що включали концепцію екоіндустріальних парків, до Закону «Про індустріальні парки». Законопроект 12117/П було прийнято за основу із доопрацюванням положень 11.02.2025 і очікується друге слухання законопроекту.

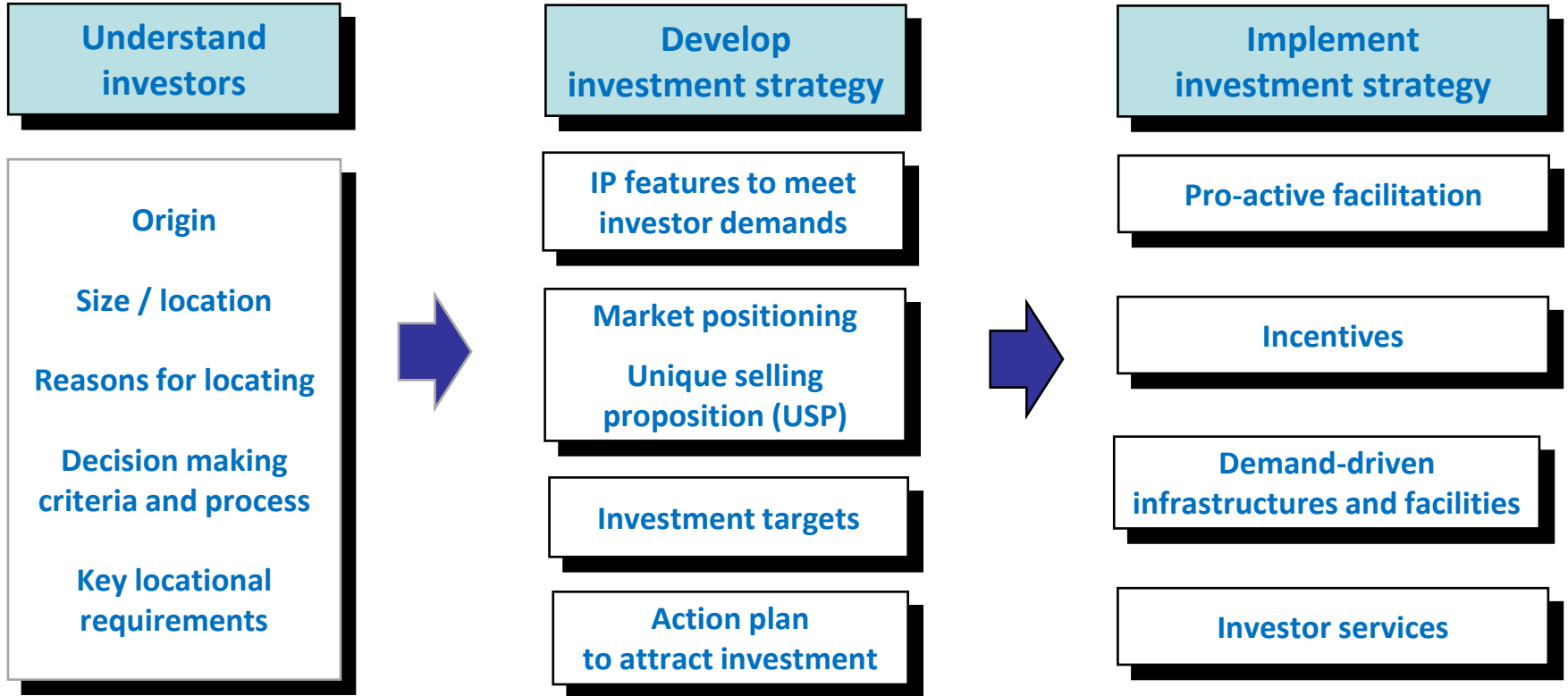
➤ Проєктом підготовлено проєкт Національного стандарту для екоіндустріальних парків і подано на реєстрацію.



GEIPP Ukraine

Результати на сьогодні

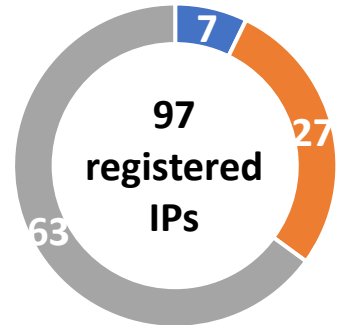
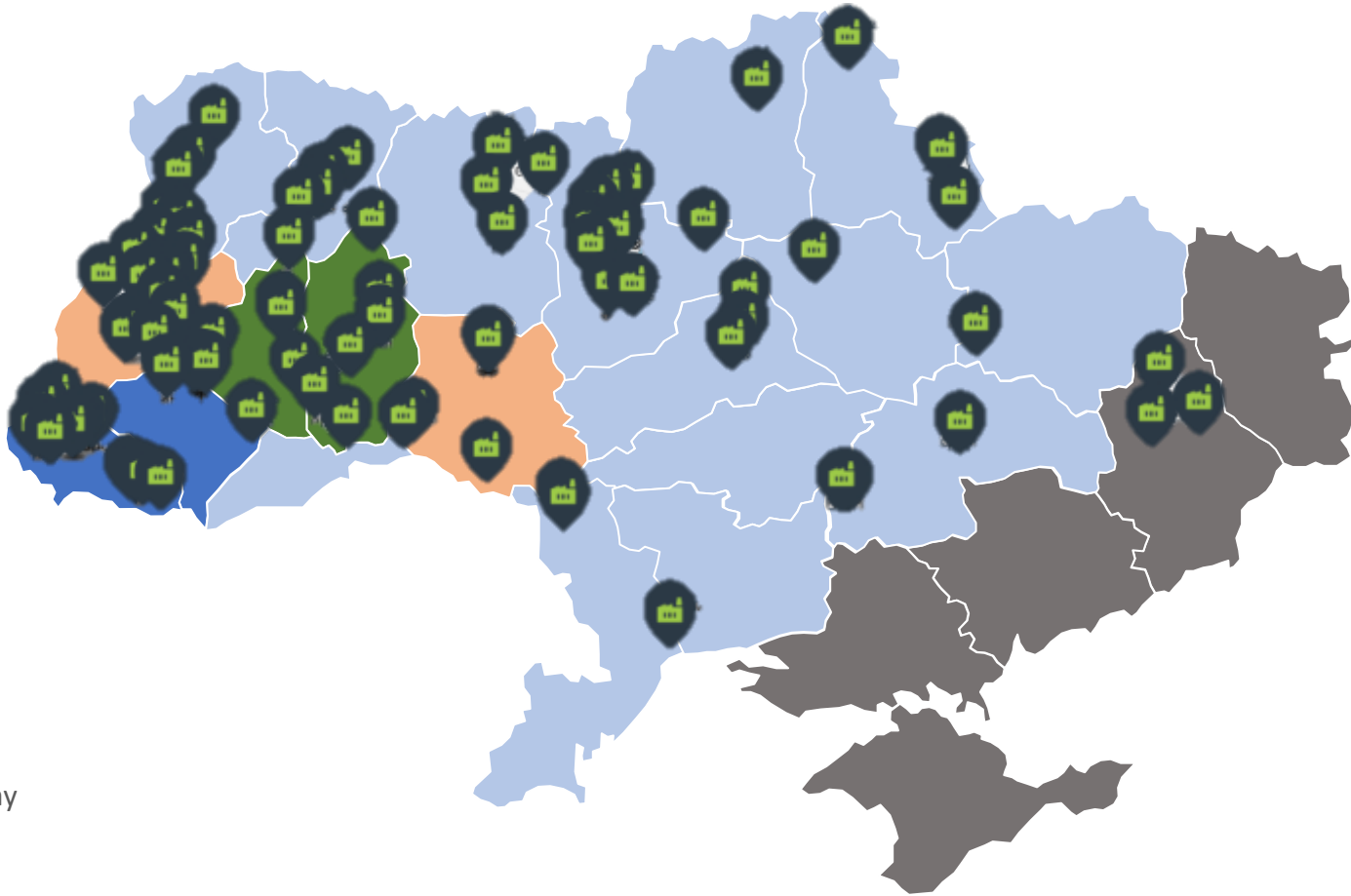




EIP approach assists in strengthening the competitiveness and attracting industries to IPs

Added value of EIP approach to Ukraine

Industrial parks identified



- More than one company
- One company
- No companies



Ecoplus' extended park management services to 17 industrial parks in Austria

e.g. Investor service hub, industry network creation, research and innovation centres



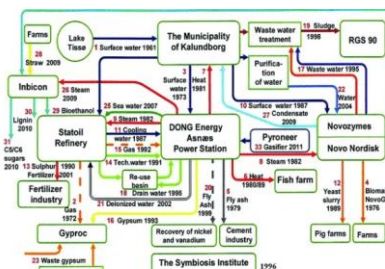
Community development initiatives in the Kwinana Industrial Area, Australia



Resource efficiency assessments with companies in many countries since 1980-90s



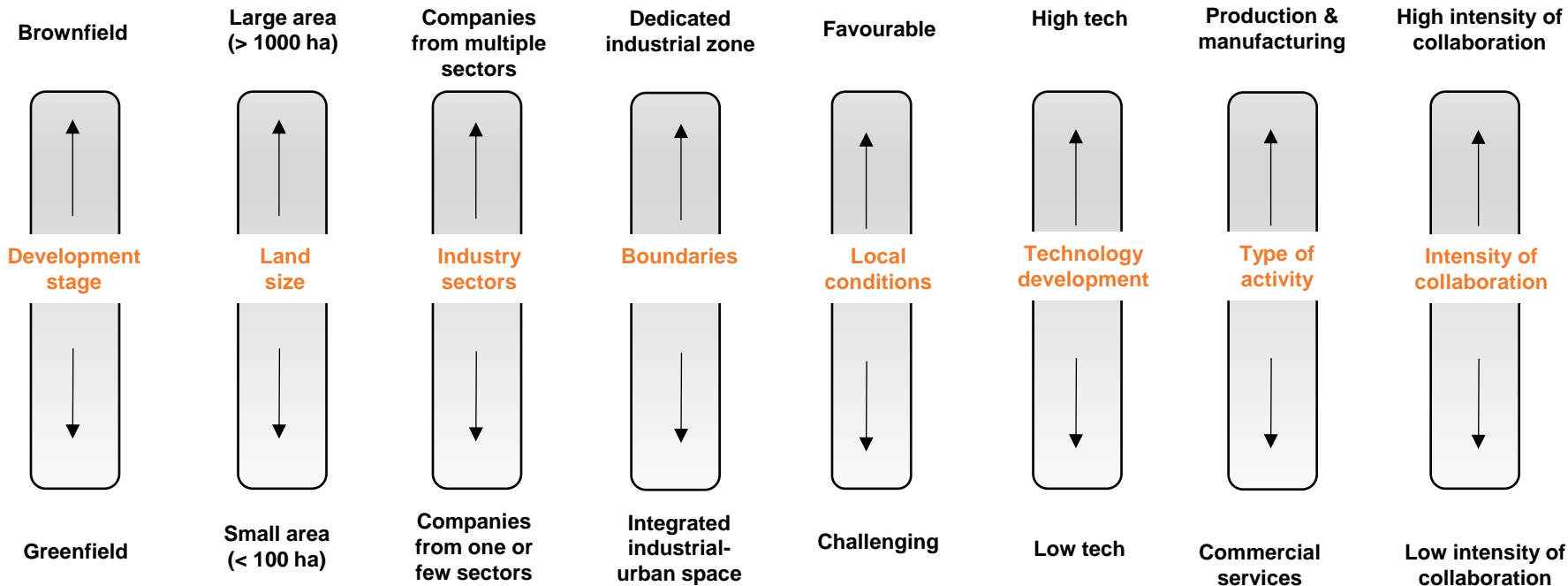
EIP concept planning of Parque Industrial Malambo, Colombia



Industrial synergies Kalundborg, Denmark



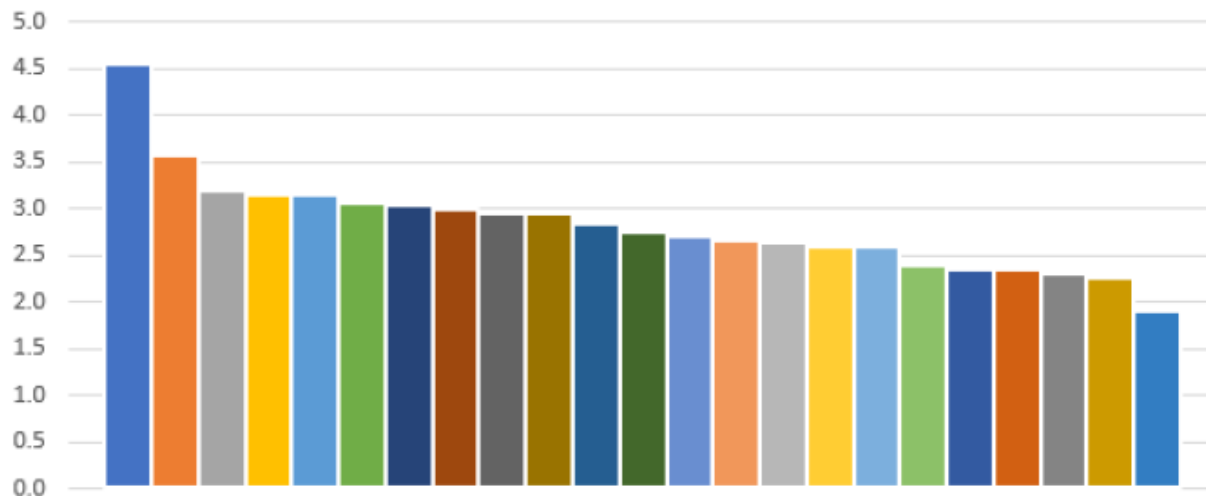
Use of waste plastics by Clarter in the East London Industrial Development Zone (ELIDZ) to produce solvents, oils and waxes



**Need to provide customised solutions
to industrial parks and their companies**

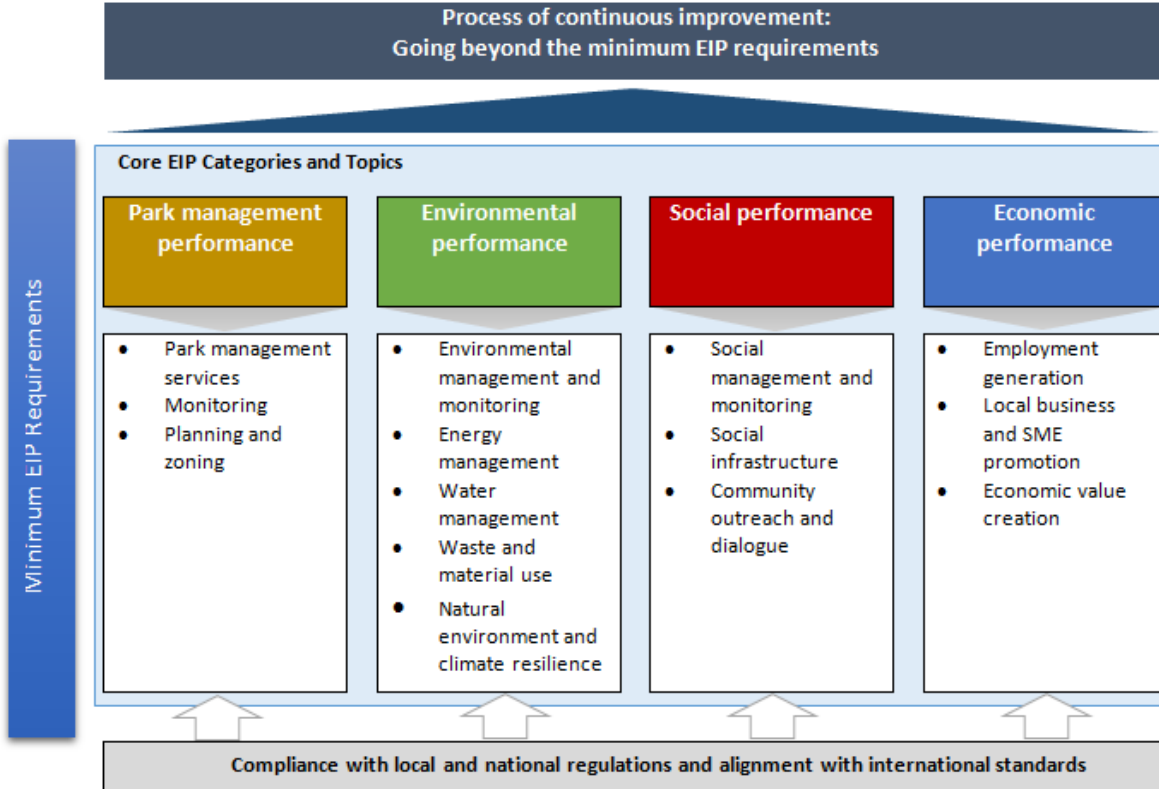
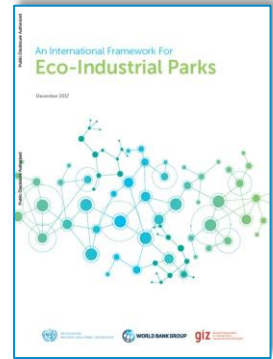


Added value of EIP approach to Ukraine



- food products
- furniture
- machinery and equipment n.e.c.
- paper and paper products
- electrical equipment
- apparel
- non-metallic mineral products
- fabricated metal products
- basic metals
- tobacco products
- other products
- leather and leather products
- wood and of products
- chemicals and chemical products
- Electrical energy
- computer, electronic and optical products
- transport equipment, trailers and semi-trailers
- pharmaceuticals
- other transport facilities excluding railway
- other mining and quarrying
- textiles
- ground and pipeline transport
- mining of coal and lignite

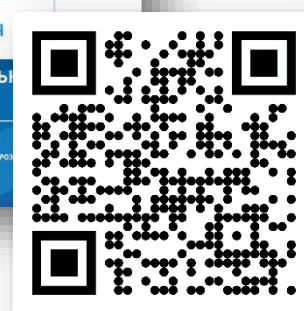
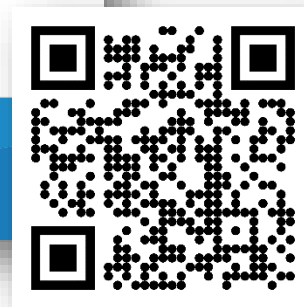
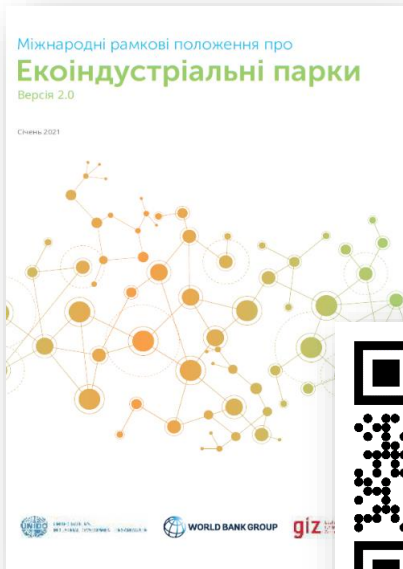
International Framework for Eco-Industrial Parks



UNIDO, World Bank Group, GIZ. An International Framework for Eco-Industrial Parks

<https://openknowledge.worldbank.org/handle/10986/35110>

Міжнародна рамка ЕІП



Planning tools Park level

EIP Concept Planning Tool

Assist in sustainable design of an industrial park

Master Plan EIP Review Tool

Guide sustainability review of existing Master Plan

Implementation support tools Park level

EIP Assessment Tool

Assess park against International EIP Framework and identify EIP opportunities

EIP Management Services Tool

Strengthen and advance services provided by park management to tenant companies

Access to Finance Tool

Identify, review and access available financing options for feasible EIP initiatives

Industrial Symbiosis Identification Tool

Support the identification of waste exchanges between companies

Gender Assessment Tool

Assess park on gender-responsiveness and coordinate action

Implementation support tools Country level

EIP Selection Tool

Select parks with high potential for EIP development and successful EIP projects

EIP Policy Support Tool

Support EIP policy development and implementation processes

Monitoring tools Park level

RECP Monitoring Tool

Monitor and report results of RECP assessments in industrial parks

EIP Opportunities Monitoring Tool

monitor and report impacts from EIP opportunities in industrial parks