



UNITED NATIONS
INDUSTRIAL DEVELOPMENT ORGANIZATION



Industrial park master planning and EIP master plan review

Training to industrial parks and service providers – April 2025

Module: Industrial park master planning and EIP master plan review

- Each participant is requested to download the Master Plan EIP Review Tool from the UNIDO Knowledge Hub (<https://hub.unido.org/eco-industrial-parks-tools>), and make her/himself familiar with the structure and steps in the tool.
- Park developers/management who participated in 2024 EIP training to bring results from previous EIP master planning group work and work done since then.

IMPORTANT: Anton to save EIP concept planning pictures from 2024 training in shared OneDrive folder, one sub-folder for each park

Confirm preparations with participants



Master planning of industrial parks: Common mistakes

Updated slide: Discuss and
translate Ukrainian ppt



- Master Plan is outdated or does not exist
- Master plan is “just” a lay-out map
- Master plan is detailed academic document
- Master plan is 5 page document and does not include all critical elements of industrial park
- Master plan is focused on spatial planning, but does not focus on the ongoing development and management of industrial park
- Master plan is structured that updating is very difficult and time consuming
- Lack of stakeholder collaboration in master plan development and implementation

A master plan is a comprehensive document that guides planning, development and operation of an industrial park

- Need integration with urban/regional plans
- Reviewed every 3-5 years or after significant developments

Different terminologies are used internationally

- E.g. Master plan, structure plan, development plan

A master plan is more than a lay-out map of industrial park!



Master plan provides the information about industrial park needed by companies and investors

What does industrial park stand for, how does it operate, and where is park going in future?

Section	Typical structure of master plan
Chapter 1	Introduction to master plan
1.1	Objectives of master plan
1.2	Implementation plan for industrial park and its master plan
1.3	Communication and promotion
1.4	Contact details
Chapter 2	Overview of industrial park
2.1	Introduction to industrial park
2.2	Local conditions
2.3	Vision and unique value proposition for industrial park
2.4	Management model and governance of industrial park
2.5	Management and monitoring systems and operational procedures
2.6	Ongoing and future development of industrial park

Typical outline of master plan. Outline can be adjusted for each industrial park

Section	Typical structure of master plan
Chapter 3	Strategic opportunities, impacts and risk management
3.1	Business and investment strategy for industrial park
3.2	Employment and local skills, and social impacts
3.3	Opportunity, impact and risk analysis
Chapter 4	Land use break-up of industrial park, specified by type of land use
4.1	Overview
4.2	Land use break-ups by type of land use
Chapter 5	Control, regulations, standards for development and use of land
5.1	Compliance with national regulations and standards
5.2	Compliance with international standards
5.3	Conditions and restrictions on land use
5.4	Criteria for buildings and plot development
Chapter 6	Basic infrastructures
6.1	Overview
6.2	Current and planned basic infrastructures by type

Section	Typical structure of master plan
Chapter 7	Environmental infrastructures
7.1	Overview
7.2	Current and planned environmental infrastructures by type
Chapter 8	Social infrastructures
8.1	Overview
8.2	Current and planned social infrastructures by type
Annexes	
A	Details on applicable regulations and standards
B	Detailed criteria for buildings and industrial land development
C	Detailed maps, plans and thematic layers in required scale
D	Studies to support master plan
E	Details on industrial park's basic, environmental, social infrastructures

Master Plan for Industrial Park

Template
Version: 14 June 2024

Executive summary

Introduction to industrial park master plan

Text

Overview of industrial park

Text

Strategic opportunities, impacts and risk management

Text

Land use break-up of industrial park, specified by type of land use

Text

Control arrangements, regulations and standards for industrial park

Text

Basic infrastructures

Text

Environmental infrastructures

Text

Social infrastructures

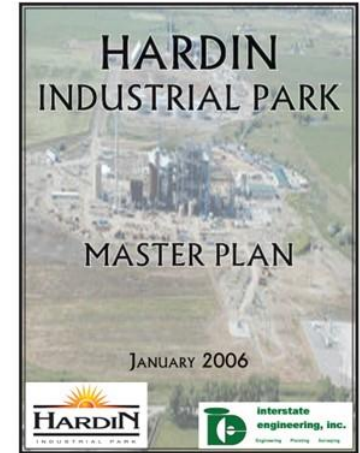
Text

Word file “ Industrial Park Master Plan Template” will be shared with all participants

Outline of Hardin Industrial Park Master Plan

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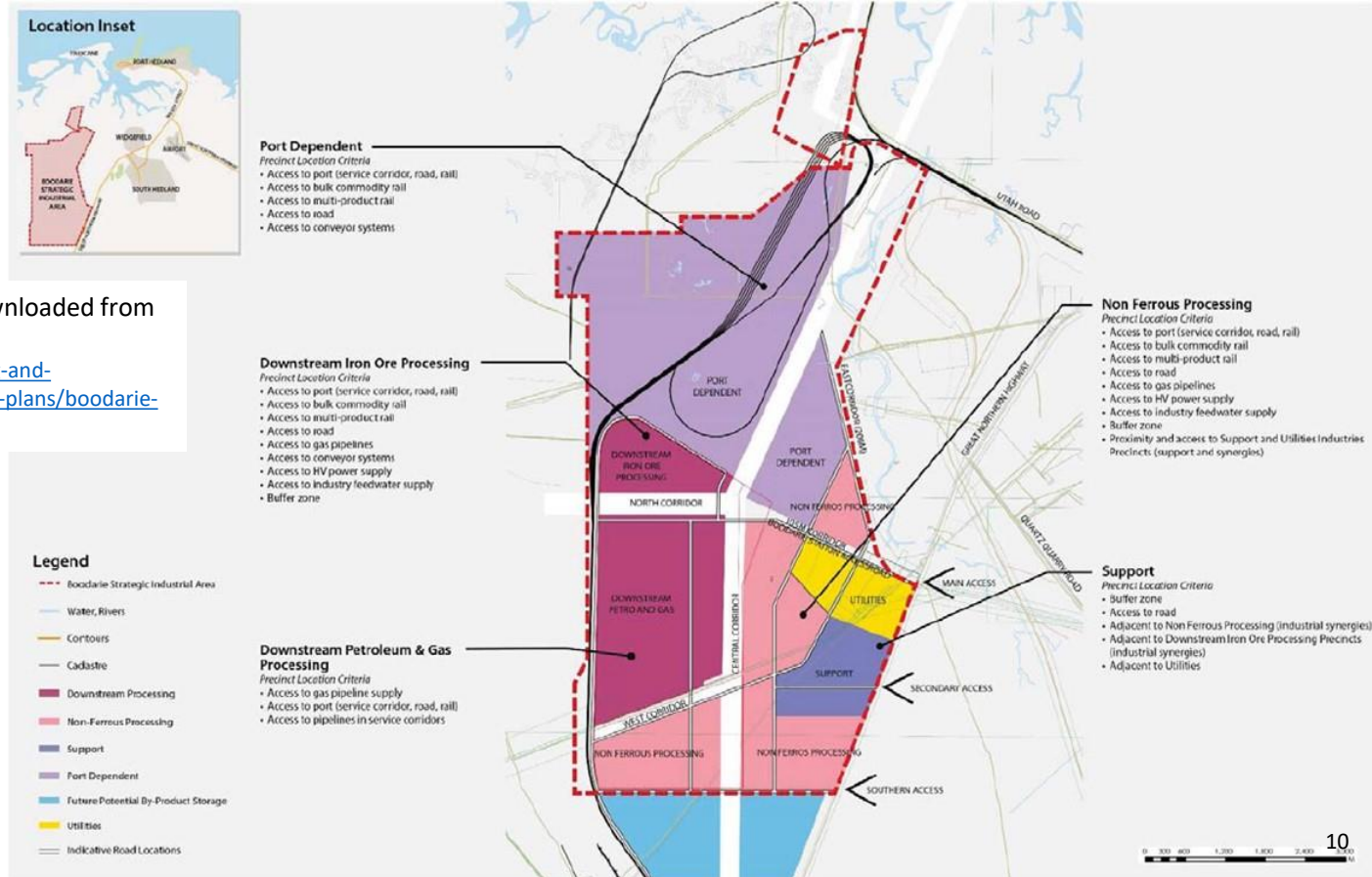
Question: Do you know good practice example of an industrial park master plan in your country?

Structure plan documents can be downloaded from:
www.tworiversauthority.org/Master_Plan_Final.pdf

Boodarie Strategic Industrial Area, Australia













All structure plan documents can be downloaded from this webpage:

www.porthedland.wa.gov.au/planning-building-and-environment/planning/proposed-development-plans/boodarie-strategic-industrial-area-structure-plan.aspx








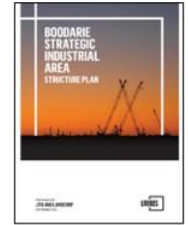
Boodarie Strategic Industrial Area Structure Plan annexes

Technical Appendices:

- Appendix A: BSIA Land Tenure and Interests 
- Appendix B: Aboriginal Heritage 
- Appendix C: Pilbara Ports Authority - Berth Placement 
- Appendix D: BHP Billiton Amended Loop Corridor 
- Appendix E: Stakeholder Consultation 
- Appendix F: DWER Approval 
- Appendix G: Draft Subdivision Conditions 
- Appendix H: RUIC Limited Bush Fire Management Plan 
- Appendix I: Plan of Subdivision and Subdivision Approval 
- Appendix J: DWER Approval to DWMS 
- Appendix K: Summary of Submissions 
- Appendix L: Gazettal Notice - Amendment 71 

External Report Appendices:

- Appendix I: Current Land Use Interests and Report 
- Appendix II: GHD BSIA Traffic Report 
- Appendix III: GHD District Water Management Strategy 
- Appendix IV: GHD BSIA Geotechnical Report 
- Appendix V: GHD BSIA Flora and Fauna Assessment 
- Appendix VI: GHD Groundwater Monitoring 
- Appendix VII: GHD Turner River Flood Study 
- Appendix VIII: RPS Aboriginal Heritage Assessment 
- Appendix IX: GHD BSIA Industrial Ecology Strategy 
- Appendix X: Environmental Noise Assessment 
- Appendix XI: Air Assessments Air Quality Assessment 
- Appendix XII: Concept Plan for Quantitative Risk Assessment 
- Appendix XIII: Worley Parsons Technical Note 
- Appendix XIV: Cardno Coastal Vulnerability Report 
- Appendix XV: Strategen Bush Fire Assessment 



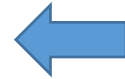
Structure plan documents can be downloaded from this webpage:

www.porthedland.wa.gov.au/planning-building-and-environment/planning/proposed-development-plans/boodarie-strategic-industrial-area-structure-plan.aspx

Industrial ecology assessment was part of structure plan (Appendix IX)

Table 2 – BSIA Material and Service Inputs

Power	1,100 mW
Gas	410,000 tJ/annum
High quality industry feedwater	21,700 ml/ annum
Lower quality industry feedwater	35,800 ml/annum
Raw Materials	39,400kt/annum



Added value of this assessment

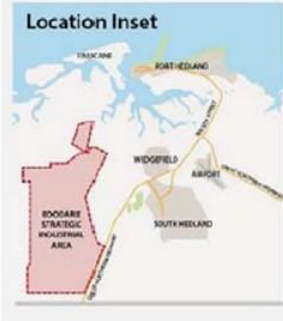
- Utility demand forecasting
- Centralised water, energy, by-product facilities
- Precincts and Industry clustering (see next slide with Precinct Map)

Table 3 – BSIA Key Indicative Outputs

Effluent	56,400 kt/annum
Products	23,400 kt/annum
By-Products	4,400kt/annum

Key message:

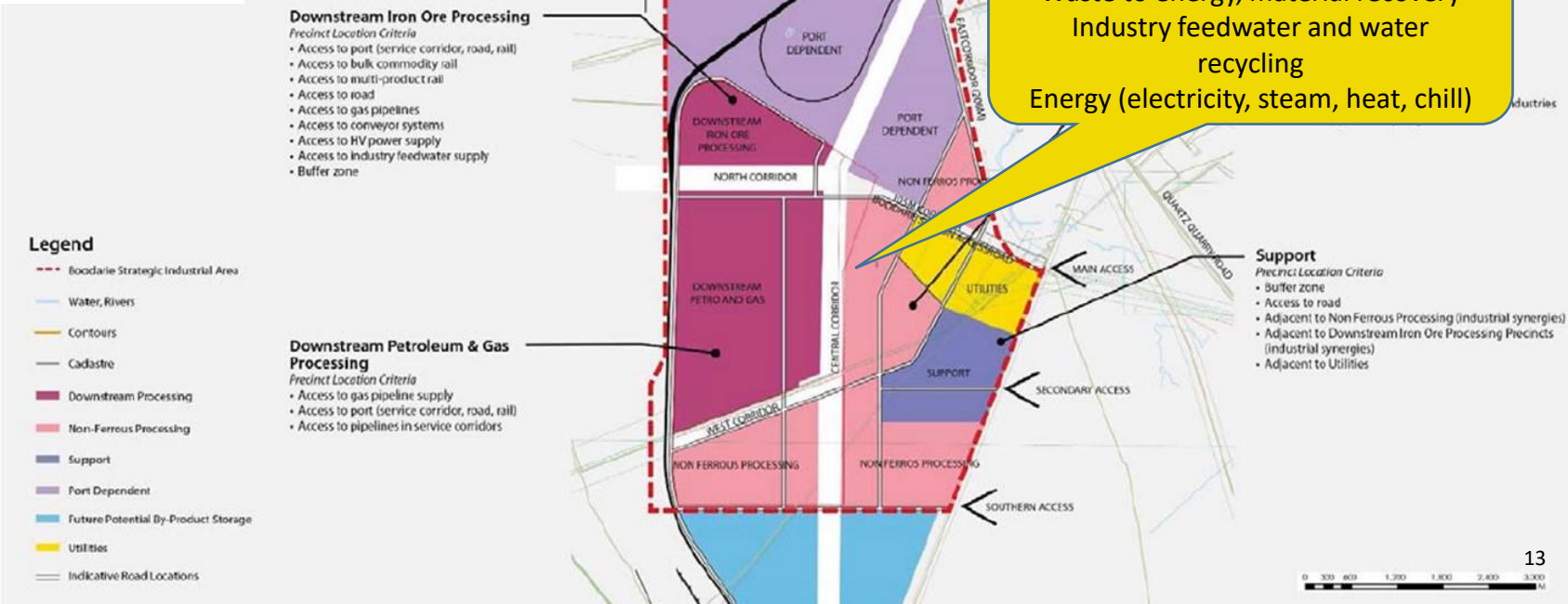
Lack of access to a sustainable supply and competitively priced water and energy is a potential showstopper for new company to establish in industrial park



Detailed case study

Boodarie Strategic Industrial Area, Western Australia

Precinct Map



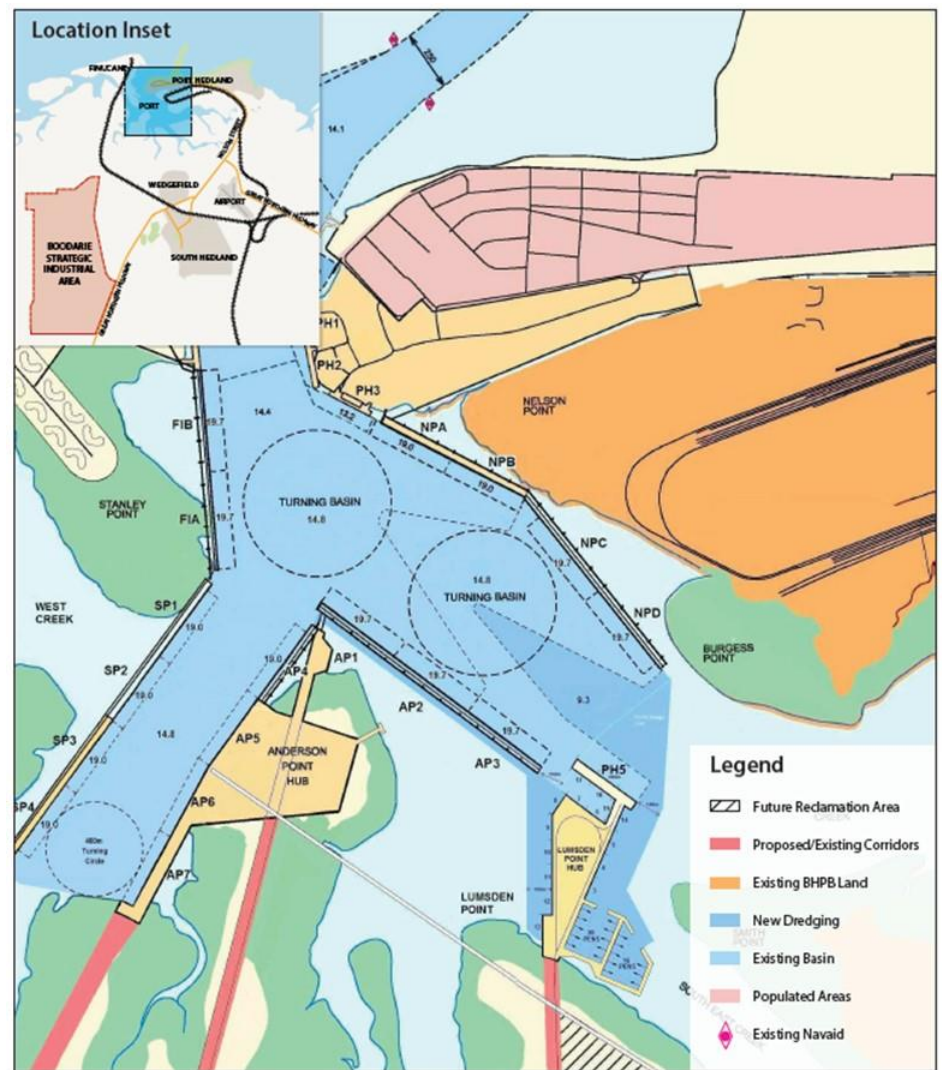
Detailed case study Boodarie Strategic Industrial Area, Western Australia

Boodarie Berth Placement

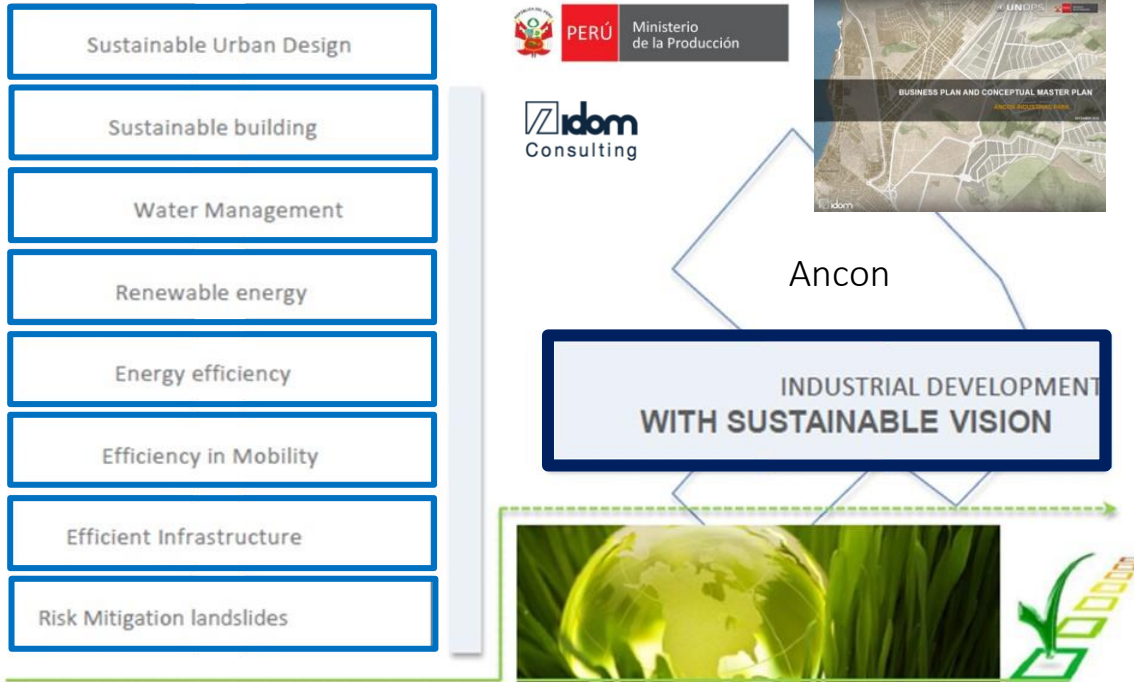
Port Hedland Port Authority

Key message from this slide:

Master plan of industrial parks are not developed in isolation. Master plans need to be integrated with other developments



Sustainability features included in Ancon Master Plan (version December 2015)



A sustainability review of master plan was undertaken through PRODUCE by UNIDO in 2016

- Overall policy recommendations on Ancon Industrial Park
- Recommendations for construction and development of Ancon Industrial Park
- Recommendations on park operation and management



Recommendations based on master plan review

- **Water:** Optimise water supply and recycling system in Ancon IP to reduce seawater desalination requirements and maximise reuse of water to highest value applications
- **Criteria:** Set sustainability criteria for industries and business to locate in and operate in Ancon IP
- **Park management:** Set up self-sustainable park management entity for Ancon IP
- **Clustering:** Refine Ancon IP precincts to encourage industrial synergies and shared utilities
- **Climate change:** Facilitate development climate change adaptation strategy for Ancon IP
- **SMEs:** Develop a strategy to attract (green) SMEs and micro enterprises to Ancon IP
- **Energy:** Identify areas in Ancon IP most suitable for renewable energy generation
- **Waste:** Consider and plan for a centralised facility to process and recycle wastes and by-products from Ancon IP and regional urban developments



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

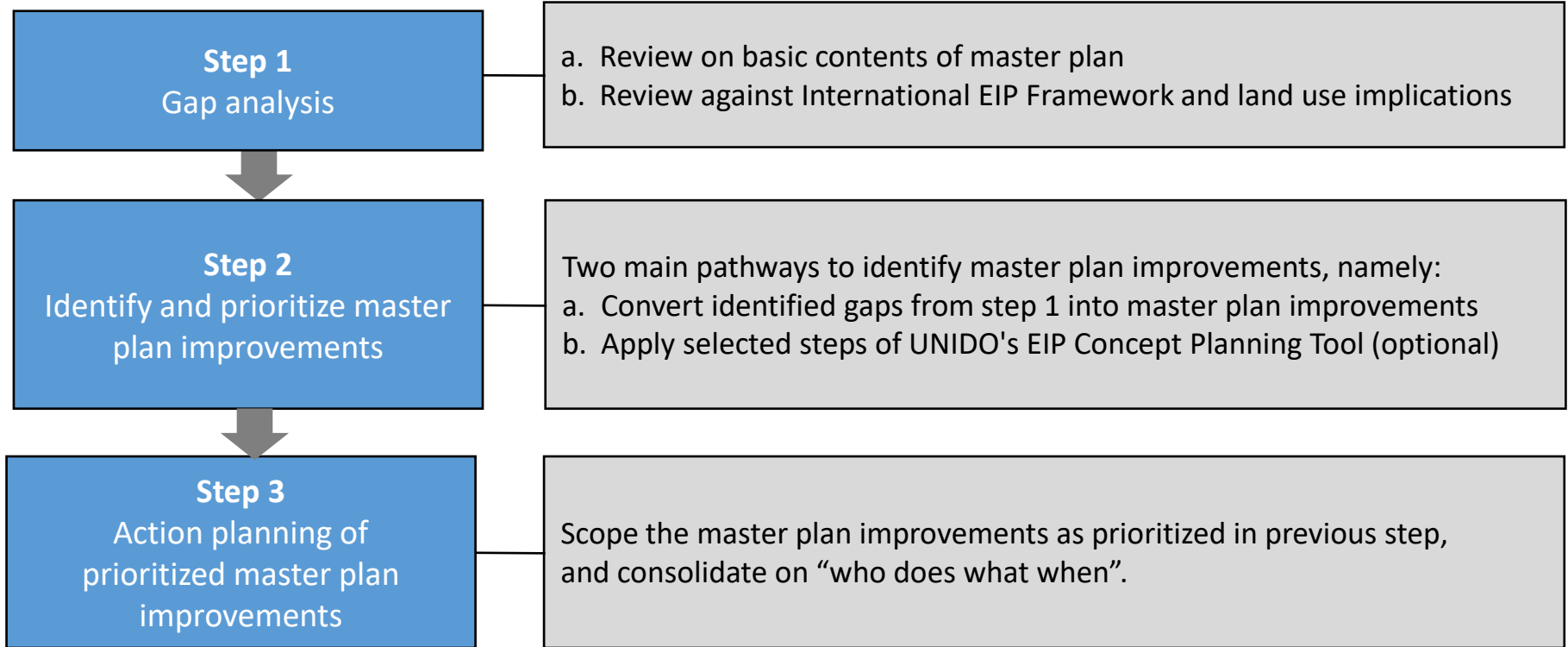
Monitoring tools Park level

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

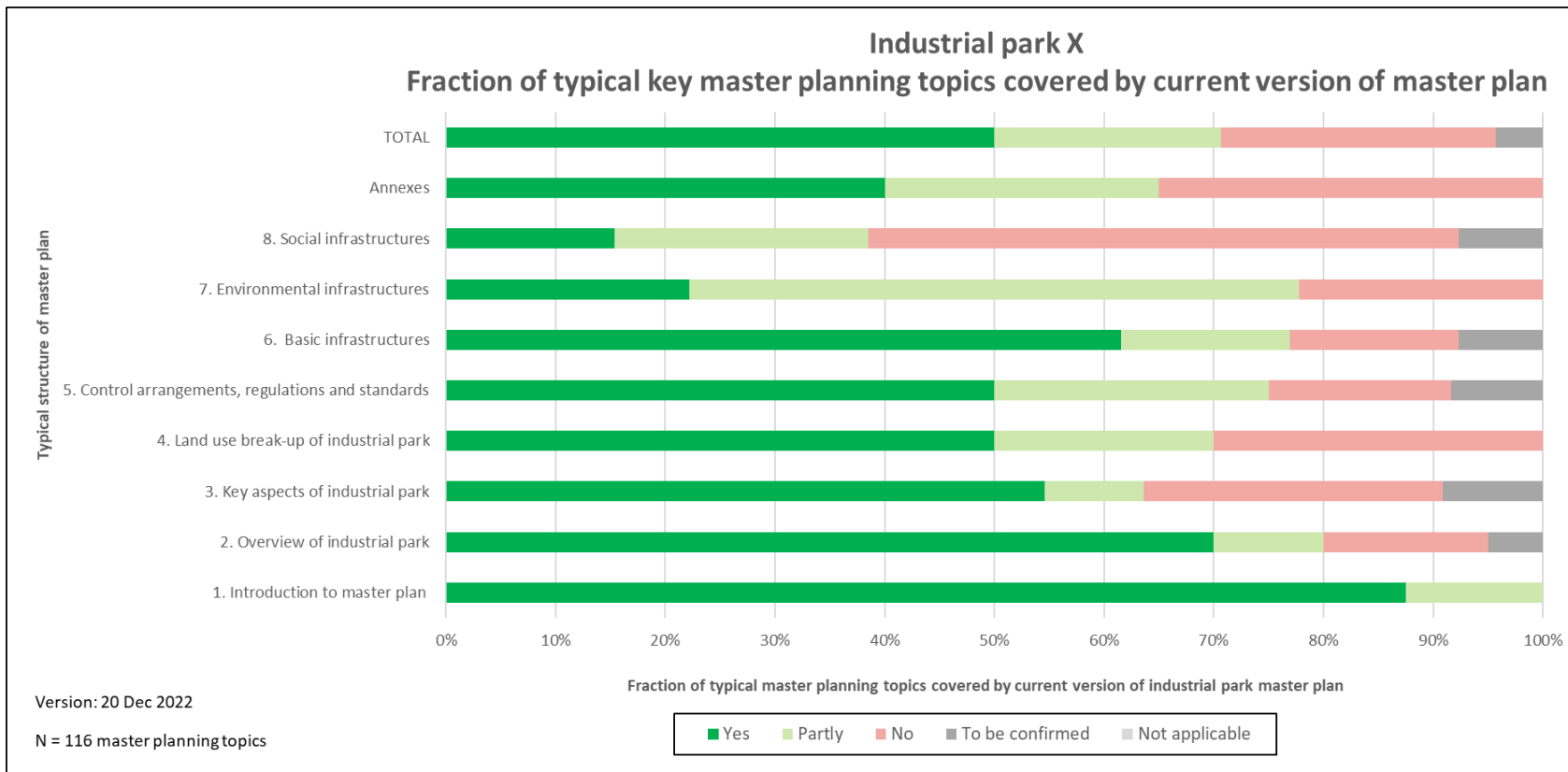


Do live demonstration of Master Plan Review Tool

1a. Review on basic contents of master plan

Typical structure of master plan		Key topics	BASIC REVIEW OF CURRENT MASTER PLAN		
			Does Master Plan include basic contents?	Notes on existing information and gaps in current Master Plan	Improvement opportunities for Master Plan
1	Introduction to master plan				
1.1	Objectives of master plan	Brief outline of objectives of master plan	Yes	No gaps	
		Discussion on alignment of master plan with relevant urban/regional plans which industrial park is part of	Partly	Alignment is done, but not yet discussed in the master plan	Include discussion on alignment of master plan with relevant urban/regional plans
1.2	Implementation plan for industrial park and its master plan	Procedure and key actions for developing and implementing the industrial park and its master plan and keeping it up-to-date (e.g. who, what, when, how)	Yes		
		Procedure for required internal and external approvals of industrial park master plan	Yes		
1.3	Communication and promotion	Procedure to adapt communications and the disclosure of information from the master plan relevant to different key stakeholders, covering planning, infrastructures, economic, environmental, social perspectives	Yes		
		Description of platform to effectively communicate IP performance in implementing master planning actions	Yes		
1.4	Contact details	Contact details if stakeholders which to obtain further information about industrial park	Yes		
		Weblink to industrial park website	Yes		

1a. Review on basic contents of master plan – Graph with results



1b. Review against International EIP Framework and master plan implications

INTERNATIONAL EIP FRAMEWORK (UNIDO, WORLD BANK, GIZ, 2021)			REVIEW OF CURRENT MASTER PLAN		
Topic	EIP prerequisites and performance indicators (including target values)	Land use implications arising from EIP prerequisites and performance indicators	Does Master Plan incorporate park EIP benchmark?	Notes on how Master Plan incorporates EIP benchmark	EIP and spatial planning opportunities to incorporate into Master Plan
PARK MANAGEMENT: EIP prerequisites ("must have for EIPs")					
Park management services	A distinct park management entity (or alternative agency, where applicable) exists to handle park planning, operations and management, and monitoring.	Identify suitable location(s) for park management office which is easy accessible to stakeholders inside and outside park (e.g. close to main entry point of park).	Yes	Optimal and accessible location of park management offices have been identified and incorporated into Master Plan of Park X	No further opportunities identified
ENVIRONMENT: EIP prerequisites ("must have for EIPs")					
Waste and material use	Obeying the principles of good practices for the management of hazardous materials and waste as part of legally binding agreements.	Identify suitable location(s) of centralised hazardous waste collection facility in park.	No	Hazardous waste management is not yet addressed in Master Plan of Park X	Identify and review suitable location(s) of centralised hazardous waste collection facility in Master Plan of Park X.
SOCIAL: Performance indicators					
Social infrastructure	75% of firms in the industrial park with more than 250 employees have a program for skills/vocational training and development.	Identify potential location(s) of skills/vocational training centre in industrial park, which also facilitate and encourage women's skills development.	Yes	Park X had operational training centre, including gender specific facilities.	No further opportunities identified
ECONOMIC: EIP prerequisites ("must have for EIPs")					
Economic value creation	A market demand and feasibility study, supported by a business plan for specific "green" infrastructure and services has been undertaken to justify planning and implementation in the industrial park.	<ul style="list-style-type: none"> Identify suitable location(s) for "green" infrastructures. Identify service corridors and transportation nodes to allow for material/water/energy movements. 	Partly	Market demand and feasibility studies have been done for renewable energy, but not yet linked to Master Plan	Ensure market demand and feasibility studies for renewable energy are aligned with master plan, and visa versa

Step 2: Prioritize master plan improvements

MASTER PLAN IMPROVEMENTS		PRIORITISE MASTER PLAN IMPROVEMENTS						SELECTION	
Topic	Improvement opportunity (extract from previous steps)	Part of LEGAL COMPLIANCE?	Part of BASIC MASTER PLANNING?	What is likely ACHIEVABILITY?	What are likely BENEFITS?	What is likely RISK REDUCTION?	What is STAKEHOLDER INTEREST?	SELECT for short action?	Comments
Park overview	Expand "Project overview" section in Master Plan with the unique value proposition and details on targeted industry sectors, sized and number of companies	No	Yes	High	Medium	Low	Medium	To be confirmed	Discuss next steps in next board meeting of park management
Risk management	Identify and review the following into Master Plan: <ul style="list-style-type: none"> Critical risks for the industrial park and its companies on likelihood and impact. Cluster companies based on their risk profile (e.g. odour, noise, explosion, fire, soil, air emissions, water pollution). Industry co-location risks. 	Yes	Yes	Medium	High	High	High	Yes	This is a key priority for park management to address
Waste	Identify most suitable location of park-level and common waste collection areas, based on review of industry demands.	No	No	High	High	High	High	Yes	
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Priority topic: Include risk assessment and mitigation strategies in Master Plan

EIP ACTION PLANNING OF PRIORITISED MASTER PLAN IMPROVEMENTS

	Key short-terms actions	Lead role	Support	Timeline	Comments / Progress
1	Identify and review critical risks of companies and Industrial Park X overall	Park management	Tenant companies, relevant government agencies, risk expert	Nov-Dec 2022	Work in progress
2	Develop industry clustering scenarios for Park X (e.g. by applying EIP Concept Planning Tool)	National consultant	Park management, tenant companies	Jan-March 2023	Need to start process to identify consultant
3	Incorporate risk assessment and industry clustering scenarios into Master Plan	Park management	Not applicable	April-May 2023	Not started
4	Implement risk mitigation measures and industry clustering approaches as part of day-to-day park management operations	Park management	Tenant companies	June 2023 onwards	Not started



Application of Master Plan EIP Review Tool



East London Industrial Development Zone South Africa, March 2023

Sector 62, Peru June 2023



Revisión de la Herramienta de Evaluación del Plan Maestro del Parque Industrial

SECTOR 62 ASISTE EN LA IMPLEMENTACIÓN DEL INSTRUMENTO DE EVALUACIÓN DEL PLAN MAESTRO DEL PARQUE INDUSTRIAL

Item	Descripción	Estado	Responsable
1	Revisión de la herramienta de evaluación del plan maestro del parque industrial	Completado	[Logo]
2	Revisión de la herramienta de evaluación del plan maestro del parque industrial	Completado	[Logo]
3	Revisión de la herramienta de evaluación del plan maestro del parque industrial	Completado	[Logo]
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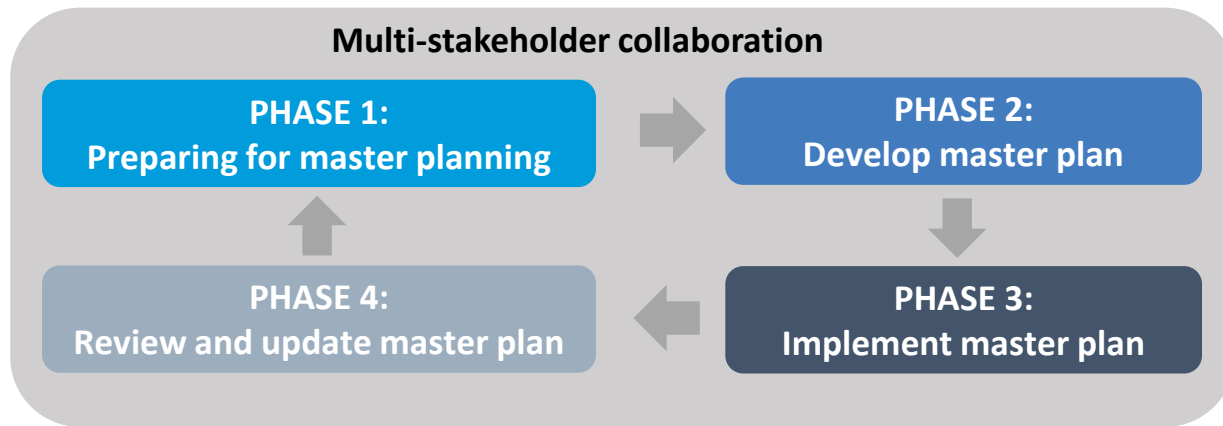


International guide on industrial park master planning



Reference guide is based on outline of UNIDO Master Plan EIP Review Tool

Reference guide will be available online shortly





Training module:

Industrial park master planning and EIP master plan review

Questions or comments?



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Group work

One group per industrial park

- Service providers to spread their participation across the groups

Park developers/management who participated in 2024 EIP training in Uzhhorod to update and deepen their results.

After training, request is for all parks to submit results from exercises to GEIPP team for further assessment.

Steps of master plan EIP review

