



UNITED NATIONS
INDUSTRIAL DEVELOPMENT ORGANIZATION



Schweizerische Eidgenossenschaft
Confédération suisse
Confederazione Svizzera
Confederaziun svizra

Swiss Confederation
Швейцарська Конфедерація



UKRAINE

GEIPP

GLOBAL ECO-INDUSTRIAL PARKS PROGRAMME



RESOURCE EFFICIENT
AND CLEANER PRODUCTION
CENTRE

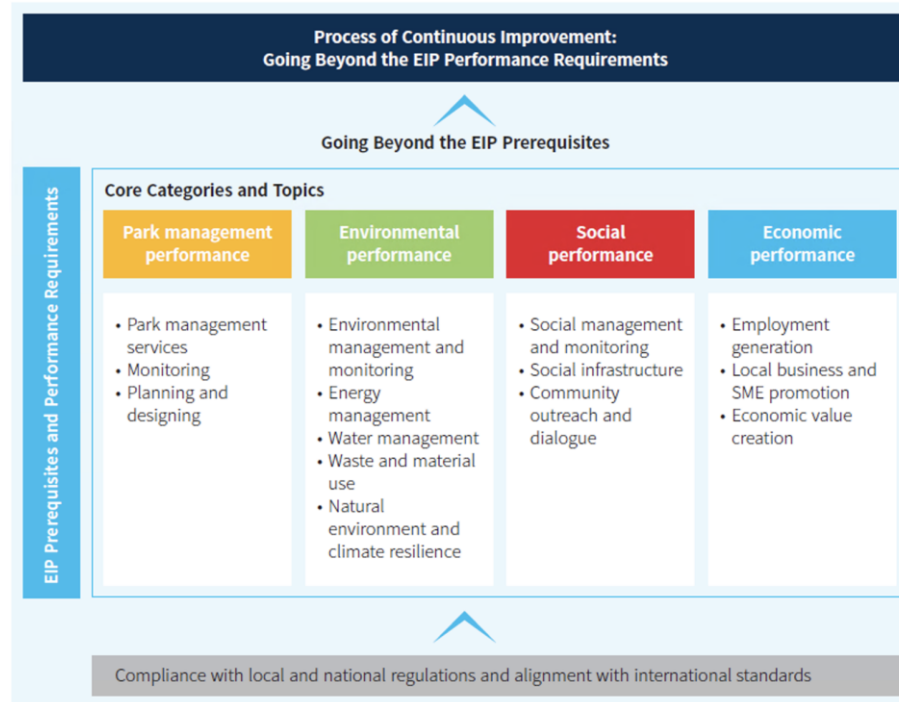


Baseline EIP and Opportunity Assessment

Training for representatives of industrial parks October 2025



An International Framework for Eco-Industrial Parks Version 2.0





An International Framework for Eco-Industrial Parks Version 2.0

The requirements for EIPs aim to:

- Increase park management performance, specifically with regard to management and monitoring. This includes investing in better infrastructure; applying national/international standards; organizing and managing services (including disaster preparedness and risk management), and marketing.
- Enhance environmental performance by minimizing the footprints of parks, by providing sustainable means to manage water, wastewater, waste, and resources. It also involves addressing climate change issues and effects on local and global environments.
- Improve social performance by addressing the needs of the community and employees, including in relation to labor rights and working conditions, gender, community dialogue, land acquisition and social infrastructure.
- Increase economic performance by maximizing returns for park managers and business owners. Economic benefits from an industrial park include revenue and profit, job creation, and competitiveness, as well as access to additional investment for resident industries.



Examples of Benchmarks **An International Framework for Eco-Industrial Parks Version 2.0**

Park Management	
Park Management	Park management exists in order to deal with its planning, operation, management and monitoring
Park layout	The master plan (or equivalent planning document) of the industrial park exists and is periodically reviewed
Environmental indicators	
Water reuse, efficiency	50% of the total industrial wastewater from companies in the park is reused responsibly within or outside the industrial park
Waste-reuse/ Recycling	20% of solid waste generated in enterprises is reused by other businesses or outside them
Social productivity	
Social infrastructure	The main social infrastructure is provided for in the general plan of the site and is completely ready for operation
Case management system	75% of all industrial park firms with more than 250 employees have a well-functioning appeal management system
Community Outreach	2 information and explanatory activities carried out by the park directorate
Economic indicators	
Creating Local Jobs	60% of the total number of employees employed in the industrial park live within a daily driving distance
Development of SMEs	The park management body promotes the creation of small and medium-sized enterprises that provide services and add value to park residents



An International Framework for Eco-Industrial Parks Version 2.0

Tool

INTERNATIONAL EIP FRAMEWORK (UNIDO, WORLD BANK, GIZ, 2021)		STEP 1: ASSESSMENT OF INDUSTRIAL PARK				STEP 2: SELECT EIP OPPORTUNITIES FOR ACTIONING AND MONITORING				
Topic	EIP prerequisites and performance indicators (including target values)	Does park meet EIP benchmark AT BASELINE?	What is INTENDED performance?	Notes and evidence on current performance of industrial park	EIP opportunity for industrial park CUSTOMISED	What is likely ACHIEVABILITY of EIP opportunity?	What are likely BENEFITS of EIP opportunity?	Interest from stakeholders?	Select EIP opportunity for short-term action?	Comments
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.	Please select	Please select			Please select	Please select	Please select	Please select	
	Park management entity to manage and maintain the industrial park property, common infrastructure, and services as prescribed in the tenant contract. This should include at least the following: <ul style="list-style-type: none"> • Property management, including plot allotments, re-allotments, development, land use monitoring. • Utilities, roads, security (including IT security) and emergency response services/facilities and wastewater treatment plants and operations, including waste heat/energy recovery and distribution networks • Environmental monitoring and advisory activities • Common landscaping, buffer zones, street lighting, security surveillance and street cleaning. • Provide facilitating services to and between tenant firms (for example, networking, collaboration and training opportunities). • Engagement with the park's stakeholders and business representatives. • PR and community participation center/platform/activities. 	Please select	Please select			Please select	Please select	Please select	Please select	



Baseline Assessment and EIP Capabilities

Goals:

- Assessment of the industrial park according to the International Framework for Eco-Industrial Parks (UNIDO, WB and GIZ)
- Prioritization of traffic opportunities from the industrial park to the EIP
- Planning, management and control of EIP capabilities





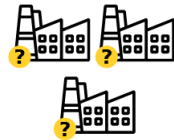
How to use and complete the EIP Assessment Tool

The EIP assessment tool is used by the national service provider in very close cooperation and through interactive sessions with the fleet management team

Tips for filling out EIP Assessment Tool



Key indicators: transparency, personal interaction and objectivity.



Be flexible in conducting EIP assessments!



The main thing is that the EIP assessment is not an audit. The assessment is a practical tool for understanding the state of industrial parks in accordance with the EIP International Framework and also serves as a basis for identifying the priority opportunities of the EIP.



Compliance with current and planned performance. How the benchmarks are performed, what evidence, if necessary. In some cases, the initial answer "Yes" may actually be "No."



Receive a consolidated response from the entire team. Providing time for discussion.



Dividing the assessment into two sessions on the following days to maintain interaction. Completing an EIP assessment in one full day is usually too intense.



Combining an EIP assessment with a tour of the industrial park to get a first-hand experience and learn about the key opportunities and challenges facing the park.



How to use and complete the EIP Assessment Tool

Steps EIP Assessment Tool: Step 1 – Assessment of benchmarks

Each of the 64 benchmarks of the EIP International Framework Provision is evaluated

- Does the park now meet the EIP?
What is the expected performance?
Answer options: Yes, No, Partially, To be confirmed, Not applicable.

INTERNATIONAL EIP FRAMEWORK (UNIDO, WORLD BANK, GIZ, 2021)		STEP 1: ASSESSMENT OF INDUSTRIAL PARK				
Topic	EIP prerequisites and performance indicators (including target values)	Does park meet EIP benchmark AT BASELINE?	What is INTENDED performance?	Notes and evidence on current performance of industrial park	EIP opportunity for industrial park	
					AUTOMATED	CUSTOMISED
Water supply and wastewater	100% of total water demand from firms in industrial park does not negatively impact local water sources or communities.	Please select	Please select			
	100% of industrial wastewater generated by industrial park and resident firms is treated in accordance with appropriate environmental standards.	Please select	Please select			
	At least 25% of total industrial wastewater from firms is reused responsibly within or outside the industrial park.	Please select	Please select			



How to use and complete the EIP Assessment Tool

Steps EIP Assessment Tool: Step 2 – Prioritization

- The priority of the EIP capability will depend on:
 - Probable Reach
 - Probable benefits
 - Stakeholders' interests

NIDO EIP Assessment Tool (V2)

ASSESS INDUSTRIAL PARK AGAINST THE INTERNATIONAL EIP FRAMEWORK AND SELECT OPPORTUNITIES

Name of industrial park:

Date of assessment:

Name of assessor:

GO TO INSTRUCTIONS **GO TO GRAPH WITH RESULTS**

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)		STEP 1: ASSESSMENT OF INDUSTRIAL PARK				STEP 2: SELECT EIP OPPORTUNITIES		
Topic	EIP prerequisites and performance indicators (including target values)	Does park meet EIP benchmark AT PRESENT?	(OPTIONAL) What is intended performance? (e.g. in 2-3 YEARS)	Notes and evidence on current performance of industrial park	EIP opportunity for industrial park	What is likely ACHIEVABILITY of EIP opportunity?	What are likely BENEFITS of EIP opportunity?	Interest from management
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.	Please select	Please select			Please select	Please select	Please select
	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. This should include, but is not limited to the following: <ul style="list-style-type: none"> Property management, including plot allotments, re-allotments, development, land use monitoring, and so on. Utilities, roads, and technical units such as waste and wastewater treatment plants and operations, power and energy systems. Waste collection areas and services. Maintenance and repair workshops. Security and emergency response services and facilities. Common landscaping, buffer zones, street lighting, security surveillance and street cleaning. Common employee and tenant facilities. Provide facilitating services to and between tenant firms (for example, networking, collaboration and training opportunities). Engagement with the park's stakeholders and business representatives. 	Please select	Please select			Please select	Please select	Please select
	Park management entity maintains a monitoring system in place, tracking:							



How to use and complete the EIP Assessment Tool

Steps EIP Assessment Tool:

Graph with performance indicators in accordance with the international framework provisions on the EIP

UNIDO EIP Assessment Tool (V2)

Name of industrial park:

Date of assessment:

Name of assessor:

GO TO

GO TO STEP 1 & 2: ASSESS & SELECT

GO TO STEP 3: PLAN & MONITOR

GRAPH SHOWING PERFORMANCE AGAINST INTERNATIONAL EIP

Assessment categories	CURRENT PERFORMANCE Number of benchmarks				
	Yes	Partly	No	To be confirmed	Not applicable
Park management	0	0	0	0	0
Environmental performance	0	0	0	0	0
Social performance	0	0	0	0	0
Economic performance	0	0	0	0	0
Overall performance	0	0	0	0	0

Industrial park	% of applicable EIP benchmarks fulfilled								
	Current performance				Intended performance at end of GEIPP				Improvement potential
Insert name of industrial park	Counts "Yes"	Total benchmarks excl. "Not applicable"	% of applicable benchmarks fulfilled	Counts "To be confirmed"	Counts "Yes"	Total benchmarks excl. "Not applicable"	% of applicable benchmarks fulfilled	Counts "To be confirmed"	
Insert name of industrial park	0	51	0%	0	0	51	0%	0	0%

Assessment of industrial park against International EIP Framework
(UNIDO, WBG and GIZ, 2017)

N = 51 benchmarks

Does industrial park fulfill international EIP benchmarks?
■ Yes ■ Partly ■ No ■ To be confirmed ■ Not applicable

Assessment of industrial park against International EIP Framework Current and intended performance
(UNIDO, WBG and GIZ, 2017)

N = 51 benchmarks

Insert name of industrial park



How to use and complete the EIP Assessment Tool

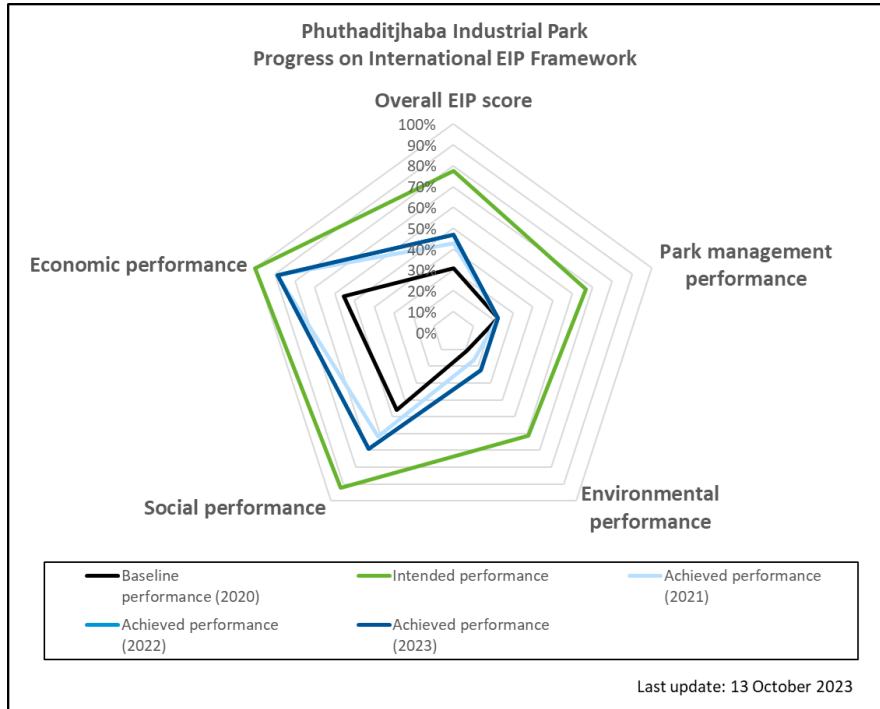
Steps EIP Assessment Tool: Step 3 – Action planning

UNIDO EIP Assessment Tool (V2)						
PLAN, MANAGE AND MONITOR EIP INITIATIVES					Name of industrial park: In	
WORKSHEET FOR PARK MANAGEMENT					Last update of this worksheet: In	
Name of person updating this worksheet: In						
EIP INITIATIVES FOR INDUSTRIAL PARK						
#	Topic	Short title of EIP initiative	CAPEX	CAPEX funding	OPEX	Cost recovery
N/A	Water (example)	Example: Develop centralised WWTP for industrial park	500,000 Euros	350,000 Euros (industries in park) 150,000 Euros (international donor)	Estimated at about 25,000 Euros/year	To be incorporated in effluent treatment fees
#	Topic	Short title of EIP initiative	CAPEX	CAPEX funding	OPEX	Cost recovery
N/A	Local community outreach (example)	Example: Organize regular outreach events to engage local community on key developments and future plans of industrial park	Not applicable (events are held at park management conference venue)	Not applicable	Budget of 1,000 Euros per event	Part of overall administration budget of park management
#	Topic	Short title of EIP initiative	CAPEX	CAPEX funding	OPEX	Cost recovery
1						



How to use and complete the EIP Assessment Tool

Steps of EIP Assessment Tool:





Industrial Park Baseline EIP and Opportunity Assessment (2021)

A total of 22 opportunities have been identified - 10 opportunities have been identified as priorities

Tema	EIP Priority Opportunities
Park Management Services	Establish sectoral committees on priority topics for the park, such as energy and water supply from the municipality, waste management, water scarcity and management, skills training and capacity building
	Collective training for industries in the park on specific topics like good housekeeping, accounting fundamentals, human resources, ICT, computer-aided textile design (CAD), textile manufacturing skills
Energy	Explore renewable energy options for the industrial park to address current energy supply challenges
Water	Identify measures for water conservation and reuse at tenant enterprises and support their implementation
Waste and use of materials	Formalize and expand the collection of waste and secondary raw materials in the industrial park, and support the development of relevant businesses, including the development of a textile waste recycling and recycling business
	The FDC will work with the municipality to clean up the industrial park and keep it clean to increase the park's attractiveness
	Set up a community service center in one of the empty factories in the Phuthaditjhaba Industrial Park, where community members can learn basic textile recycling skills and other recycling activities!
Social infrastructure	Strengthen the security service in the industrial park
Planning and zoning	Develop a master plan (with an attached recovery strategy) for the park



Industrial Park Baseline EIP and Opportunity Assessment (2021)

A total of 22 opportunities have been identified - 10 opportunities have been identified as priorities

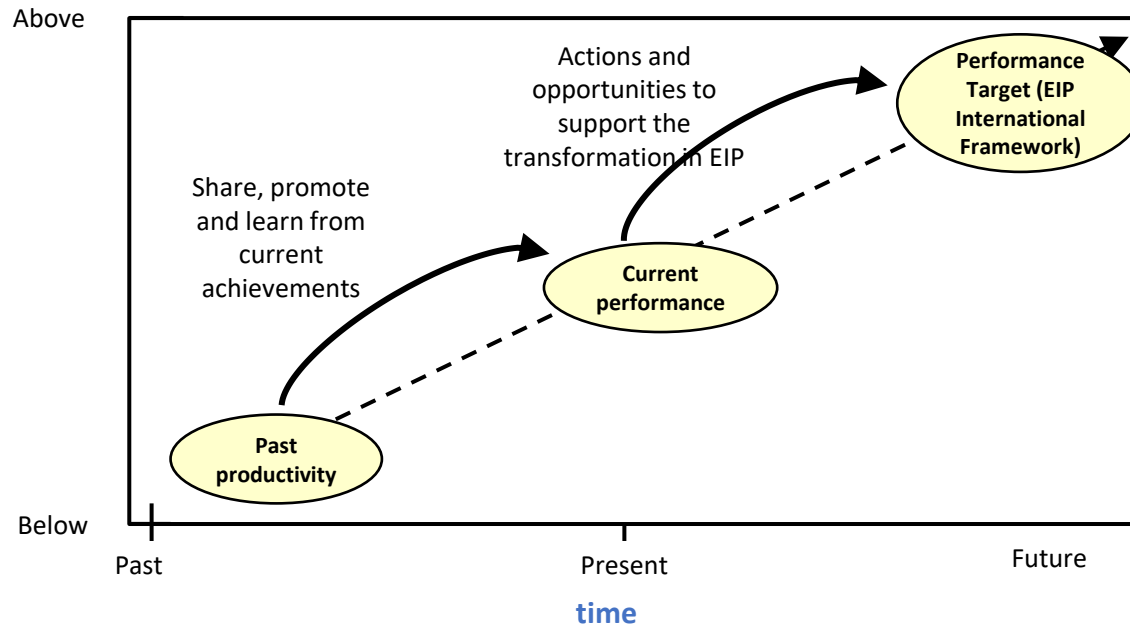
Theme	EIP Opportunity	Actions				
		Key actions	The main role	Support	Chronology	
Energy	Explore renewable energy options for the industrial park to address current energy supply challenges	a.	Perform a cost-benefit analysis of renewable energy implementation	Park Management	NCPC-SA	Q3 2024
		b.	Explore the appropriate business model for renewable energy investments in industrial parks	Park Management	Service provider	Q4 2024
		c.	Implement a feasibility study / business model	Park Management	Service provider	1-2 sq. m. 2025
Water	Identify measures for water conservation and reuse at tenant enterprises and support their implementation	a.	Conduct water assessments with tenant companies	NCPC-SA	Tenant companies	Q2-Q3 2024
		b.	Implement possible water-saving measures	Tenant companies		Q4 2024
		c.	Make a feasibility study of investment options	NCPC-SA	Tenant companies	Q4 2024
Social infrastructure	Strengthen security services in the industrial park	a.	Develop a 2-page concept note with practical and possible options for strengthening security services	Park Management	Tenant companies	Q3 2024
		b.	Develop a business model for the implementation of possible security services	Park Management	Service provider	Q4 2024
		c.	Contact the South Africa Police Station (SAPS) located in the park to help improve safety in the park.	Park Management		Q4 2024



Training with the application of the International Framework Provision of the EIP

Transformation into EIP is a process of continuous improvement

"Where are we now, where do we want to be, and how do we get there?"





UNITED NATIONS
INDUSTRIAL DEVELOPMENT ORGANIZATION



Questions or comments?



UNITED NATIONS
INDUSTRIAL DEVELOPMENT ORGANIZATION



Schweizerische Eidgenossenschaft
Confédération suisse
Confederazione Svizzera
Confederaziun svizra

Swiss Confederation
Швейцарська Конфедерація



GEIPP

GLOBAL ECO-INDUSTRIAL PARKS PROGRAMME



RESOURCE EFFICIENT
AND CLEANER PRODUCTION
CENTRE



Contacts **Olexiy Tchaykovsky**

Thank you

Resource Efficient and Cleaner Production Center

olexiytc@recpc.org tel.: +38 (063) 241 37 31

