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Scoping technical assistance for industrial parks through GEIPP-II Ukraine

Workshop industrial parks – September 2025



Objectives of IP visit



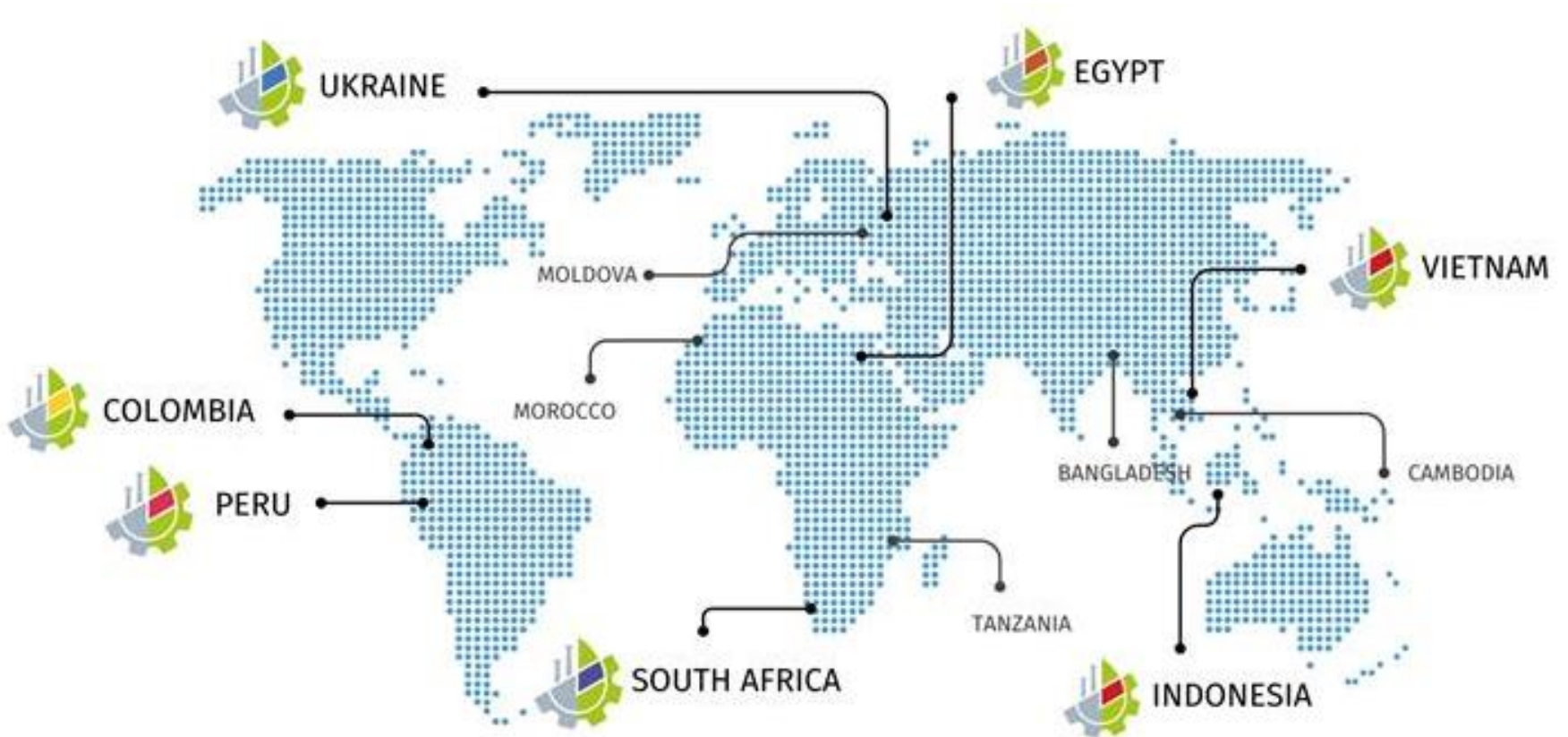
- **Observe the site of the industrial park**, existing infrastructure/utilities, site surroundings, and see first-hand the current/planned site developments
- **Gain a solid understanding** of the current and planned development of the industrial park, development timeline, key opportunities and challenges
- **Align on the expectations** from the industrial park and the GEIPP on potential technical assistance options, and associated roles and responsibilities
- **Discuss specific technical assistance needs** of the industrial park for the development and transformation towards an eco-industrial park



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A woman wearing a white hard hat and a high-visibility safety vest is holding a clipboard. She is standing in front of a stack of shipping containers in an industrial setting. The background is slightly blurred, showing more containers and some greenery.

Introduction to eco-industrial parks



“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)

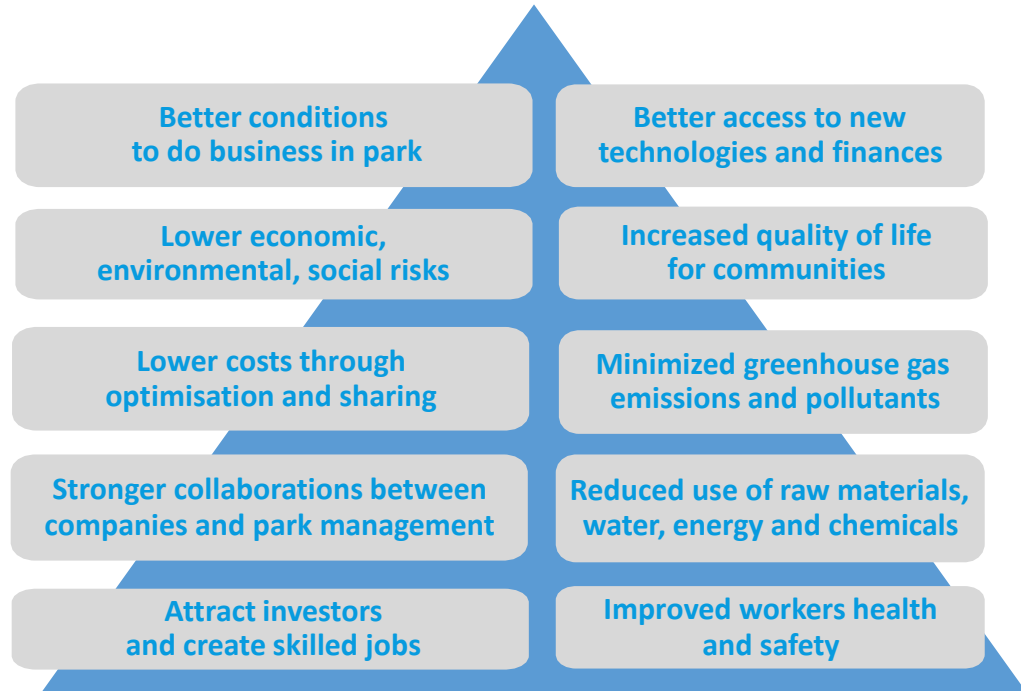


In short, the EIP approach is about creating more resource-efficient and cost-effective industrial parks which are more competitive, attractive for investment and risk resilient

Beneficiaries



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





Ecoplus' extended park management services to 17 industrial parks in Austria
e.g. Investor service hub, industry network creation, research and innovation centres



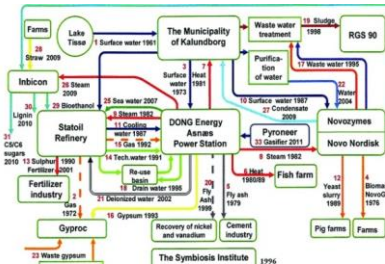
Community development initiatives in the Kwinana Industrial Area, Australia



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



EIP concept planning of Parque Industrial Malambo, Colombia



Industrial synergies Kalundborg, Denmark

- Surface water
- Purified water
- Water condensate
- Deionized water
- Drain water
- Sea water
- Sludge
- Yeast slurry/Biomass/NovoGro
- Carbohydrate
- Waste Gypsum
- Gypsum
- Gas (Discontinued)
- Fly ash
- Sulphur fertilizer
- Steam/Heat



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

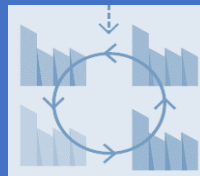
Key components of EIPs



**Park
management
services and
governance**



**Resource
efficient and
cleaner
production**



**Industrial and
urban-
industrial
synergies**



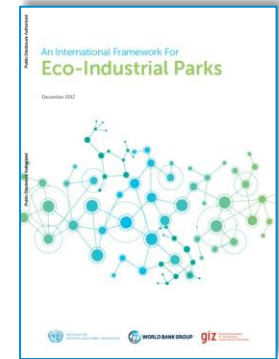
**Community
collaboration,
local skilled jobs
and natural
environment**



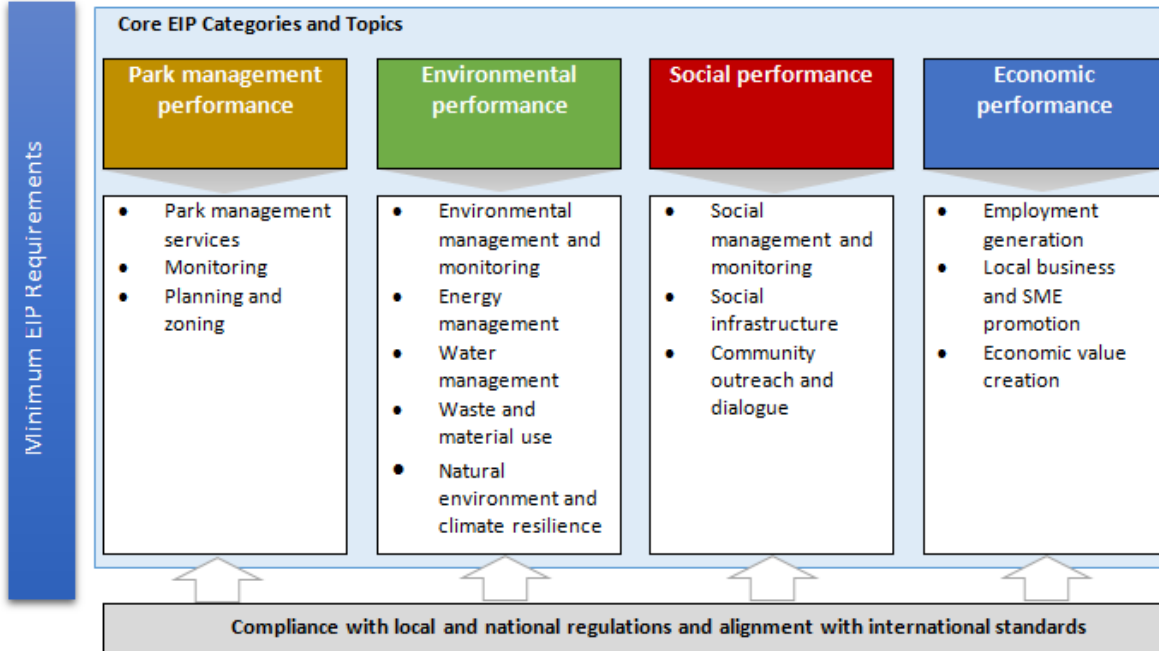
**Spatial
planning and
zoning**

Key components of Eco-Industrial Parks

International Framework for Eco-Industrial Parks



Process of continuous improvement:
Going beyond the minimum EIP requirements



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

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

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

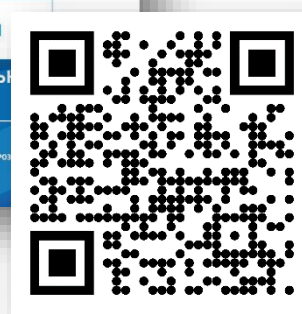
RECP Monitoring Tool

Monitor and report results of RECP assessments in industrial parks

EIP Opportunities Monitoring Tool

monitor and report impacts from EIP opportunities in industrial parks

Міжнародна рамка ЕІП





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A woman wearing a white hard hat and a high-visibility safety vest stands in front of a stack of shipping containers. The containers are in various colors, including orange, blue, and green. The background is slightly blurred, focusing attention on the woman.

GEIPP-II Ukraine



GEIPP-II is structured around two main components:

National component

**Development of global
knowledge**



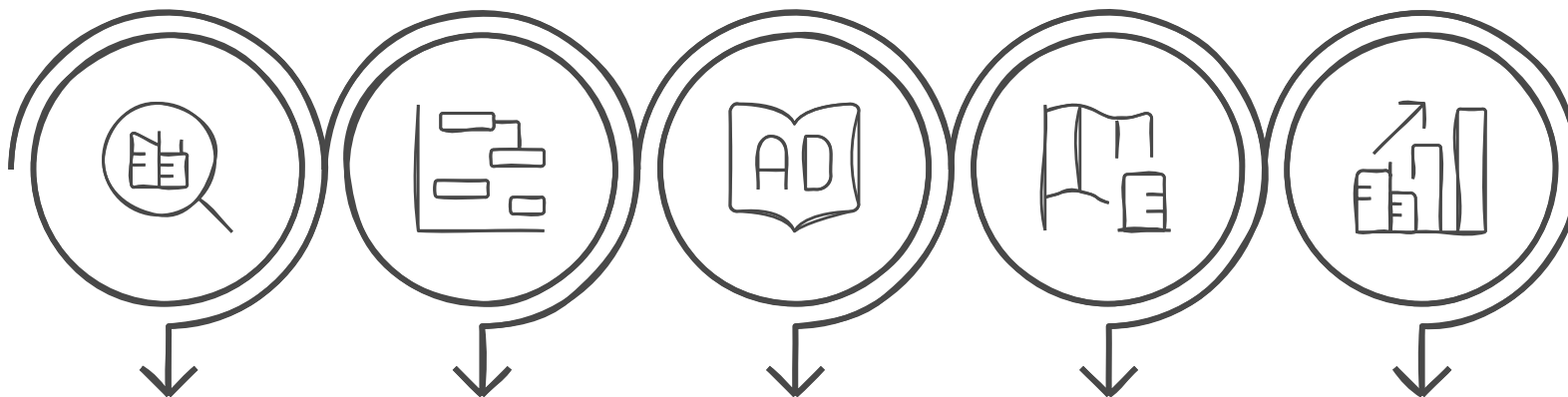
Expected project results

Component I: Policy Implementation

- Encourage the development of national investment partnerships and their integration into relevant policies and regulations.

Component II: EIP opportunities identified and implemented

- Assisting industrial parks (greenfields and brownfields) in improving their level of compliance with the UNIDO International Framework and their transition to the eco-industrial park model through technical assessments, training of management company personnel and awareness-raising activities



Policy Gap Analysis

Update the policy gap analysis to reflect current needs.

EIP Roadmap

Update the EIP policy roadmap for better implementation.

Adopt Guidelines

Adopt the EIP policy gap analysis as guidelines.

National IP Strategy

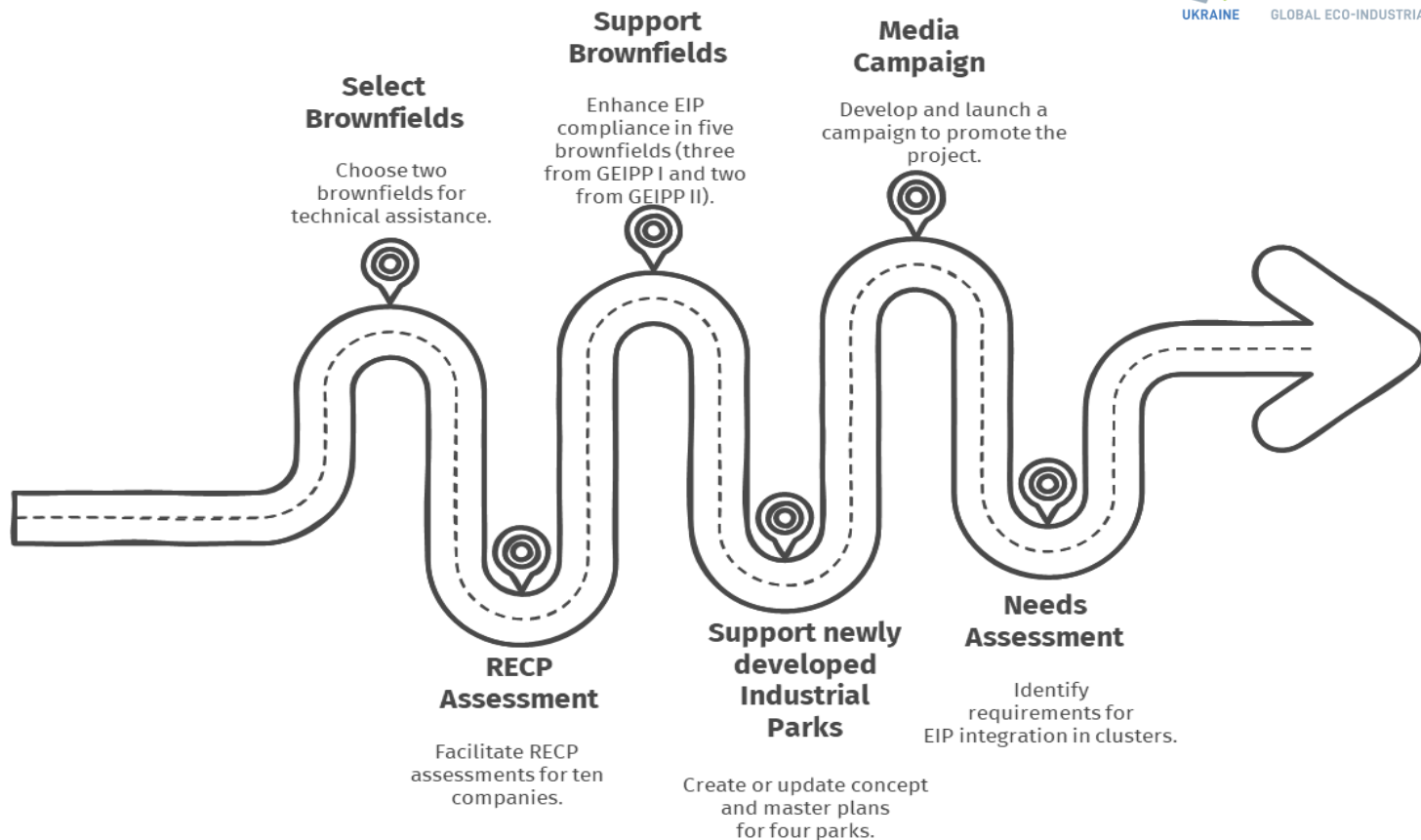
Update the National strategy on IP development.

Build Capacities

Build capacities for financial institutions to expand EIP.



Work with IPs



The national standard DSTU 9328:2025 "Eco-Industrial Parks – Sustainability Criteria and Assessment Method" was officially approved on June 5, 2025, by Order No. 95 of the SE "UkrNDNC", and will enter into force on September 1, 2025.

The goal of DSTU is to demonstrate the benefits of eco-industrial parks as a tool for increasing resource efficiency and improving the economic, environmental, and social performance of business in Ukraine, which is important for sustainable development and increasing the country's competitiveness at the international level.

The standard establishes basic and additional requirements for assessing an industrial park according to indicators that meet the main goals of sustainable development, as well as a method for rating IPs, aimed at encouraging IPs to systematically improve and achieve compliance with all the requirements of this standard.



The rating system for assessing the compliance of industrial parks consists of adding points established for the fulfillment of additional requirements defined by this standard. An industrial park will be considered certified as environmentally friendly if it meets at least the basic requirements for the “bronze” compliance class. The higher the compliance class (“silver” or “gold”), the more additional requirements the park has fulfilled on the way to improving its sustainability.

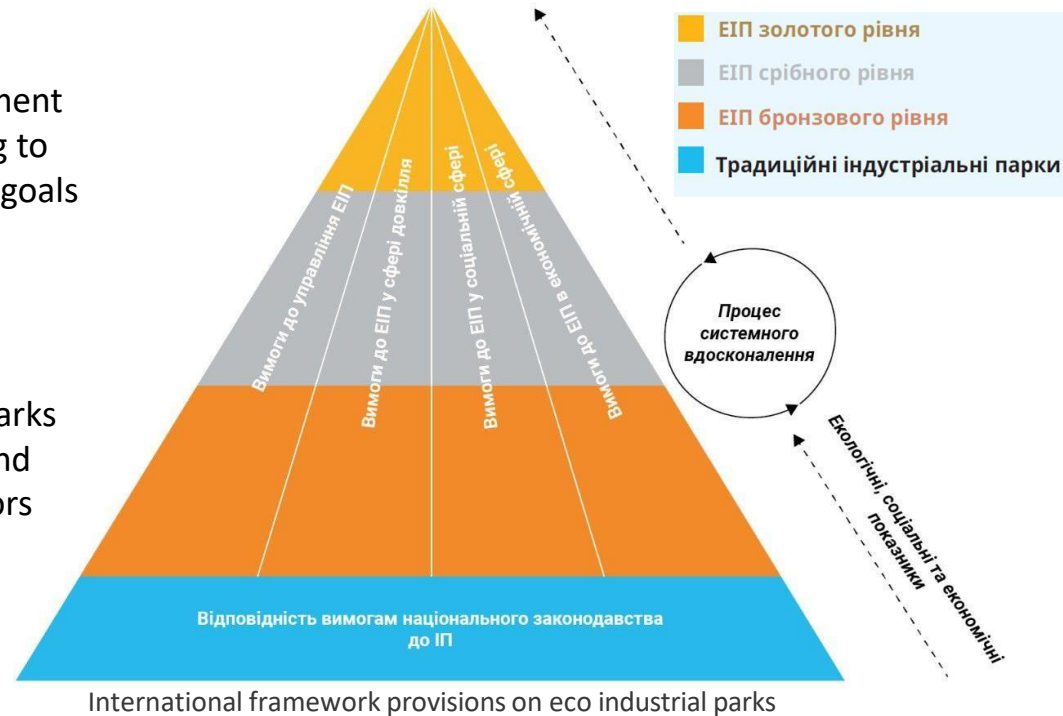


DSTU EIP – CRITERIA AND METHODS EVALUATION

Standard establishes :

- main and additional requirements to management evaluation companies industrial park according to with indicators, which correspond to the main goals sustainable development;
- method rating evaluation EIP

Requirements are spreading on IP, which in accordance to Strategies development industrial parks for 2023- 2030 years can to match the model EIP and improve economical, ecological and social indicators activities.



DSTU EIP – CRITERIA AND METHODS EVALUATION

Requirements to classes compliance

"gold", "silver" and "bronze" respond international recommendations for EIP, application whose directed on promotion EIP to permanent improve and gradual achievement compliance all requirements, certain hereby standard and achievement highest class compliance.

Requirements are referring on **international standards** systems management quality, energy efficiency, ecological management, management risks, security health and safety labor and others.





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Presentation on industrial park



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Group work to scope and prioritize potential technical assistance for industrial park



GEIPP-II Ukraine - Potential areas of technical assistance

- Feasibility assessment
- Facilitate access-to-finance
- EIP concept planning
- EIP master planning
- National EIP standards

There are limitations to
GEIPP financial and
human resources

Group discussion to
prioritize technical
assistance options

Types of feasibility assessments:

- Scoping study to identify infrastructure options
- Pre-feasibility assessment for selected infrastructure
- Bankable feasibility assessment to secure finance



Feasibility assessments can be done on all types of infrastructure

- Basic, environmental, social infrastructure
- Park and company level infrastructure
- Low and high capital investments



Technical feasibility	
Technical options	<ul style="list-style-type: none"> Boiler system using biomass as main fuel ESCO to provide steam to existing textile-dyeing cluster in industrial zone Required capacity of 110 tons of steam per hour
Environmental benefits	<ul style="list-style-type: none"> Reduction of 29,000 ton CO₂ emissions due to better efficiency and change of fuel

Economic Criteria	Estimated Value
Revenues	7.9 million US\$/yr
CAPEX	5.5 million US\$
OPEX	4.7 million US\$/yr

This investment is highly profitable

Financing options	Payback period
<u>Financing option:</u> Own finance: 50% Commercial loans: 50%	1.8 years



Technical feasibility	
Technical options	<ul style="list-style-type: none"> The cost of finished products can be reduced by 10 percent that depends on qualification of staff. The total number of employees involved in painting work across the four specified companies is approximately 16 people plus and 4 managers of companies.
Environmental benefits	<ul style="list-style-type: none"> Reduction in paint material consumption: approximately 0,3 tons per year across all companies. Reduction in harmful emissions.

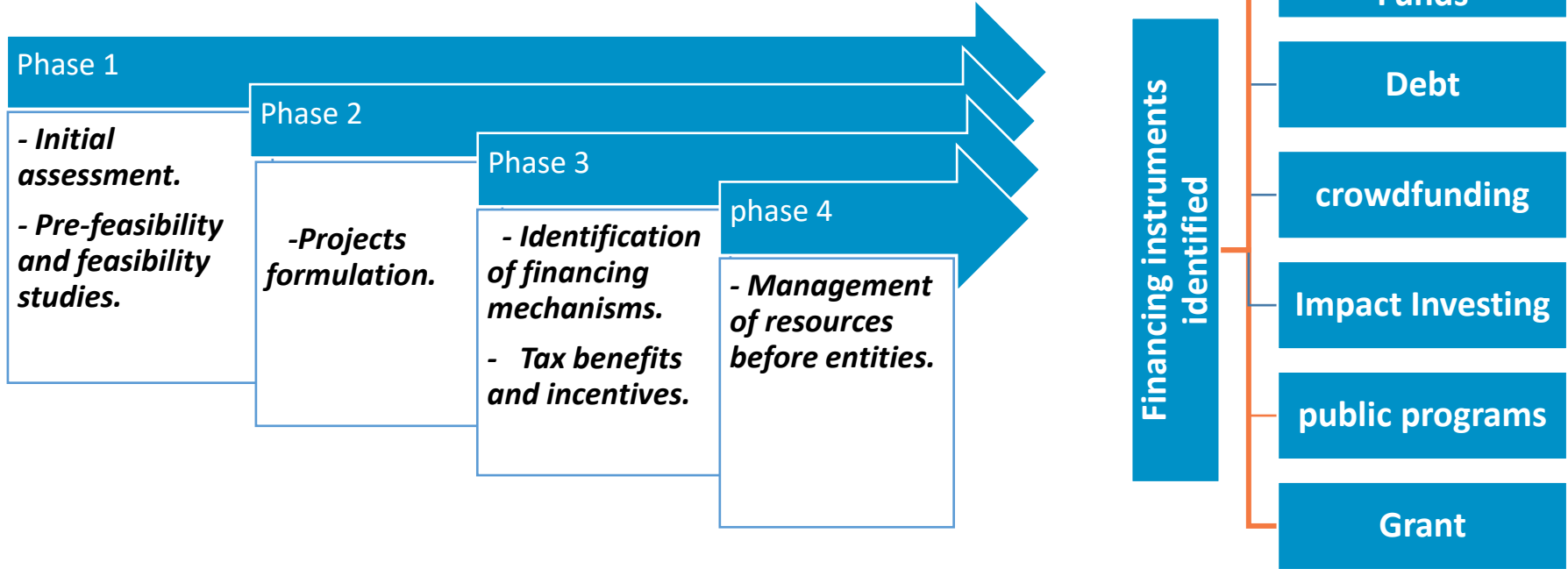
Economic Criteria	Estimated Value
Savings	Up to USD 18 000 per year for all companies combined
CAPEX	USD 2 400

Financing options	Payback period
Own finance: 100%	Less than one year

This measure significantly increase saving of raw resources



Phases of access to finance support



EIP Access to Finance (A2F) Tool



EIP Access to Finance (A2F) Tool as of November 2024.

A2F-Tool-Ukraine-30_11_2024-ENG

Завантажити

14.11.2023

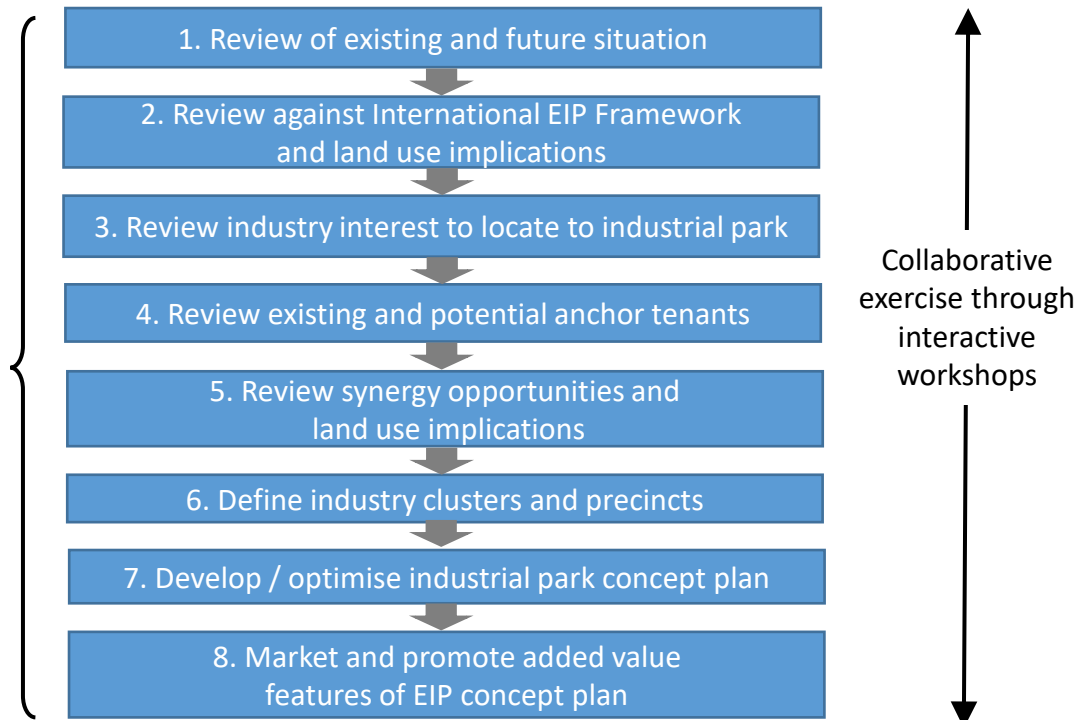


Download: <https://geipp-ukraine.org/instrument-dostupu-do-finansuvannya-a2f-tool-dlya-eip-2/>

Business attraction and planning opportunities:

- Understand industrial land demands
- Attract synergistic anchor tenants to industrial park
- Encourage industrial synergy development
- Optimise industry zoning and clustering
- Optimise existing and future infrastructures and utilities
- Reduce economic, environmental and social risks
- Increase competitiveness of industrial park
- Communicate added value features of EIP concept plan to stakeholders

Steps to capture these opportunities:





Practical example Parque Industrial Malambo, Colombia (2018)



LOCATION CRITERIA

→ HUBS FROM INDUSTRIAL PROCESS → MODERN INFRASTRUCTURE

FOOD AND BEVERAGE PROCESSING (Close to water and wastewater treatment plants)

- WATER AND WASTEWATER (TREATMENT PLANTS)
- ENERGY SUPPLY (ELECTRICITY AND STEAM)
- ROAD CONNECTION (ACCESS TO HIGHWAY)
- LOGISTICS REQUIREMENTS
- WASTE FACILITIES FOR ORGANIC WASTE
- 200m max land lift
- NOT SO CLOSE TO PORT (PATIO) NOT CRITICAL



EIP concept planning



Source: Van Beers D., J.S: Estrada, F.D. Meylan, A. Caballero Villa (2018). Sustainability Opportunity Review and Recommendations for Parque Industrial Malambo (PIMSA), Colombia. UNIDO assignment.



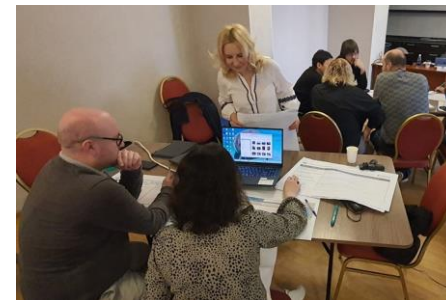
EIP concept planning - Practical examples Training to industrial parks in Ukraine



May 2024, Uzhhorod



April 2025, Lviv



A master plan is a practical manual that guides the planning, development and operation of an industrial park

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

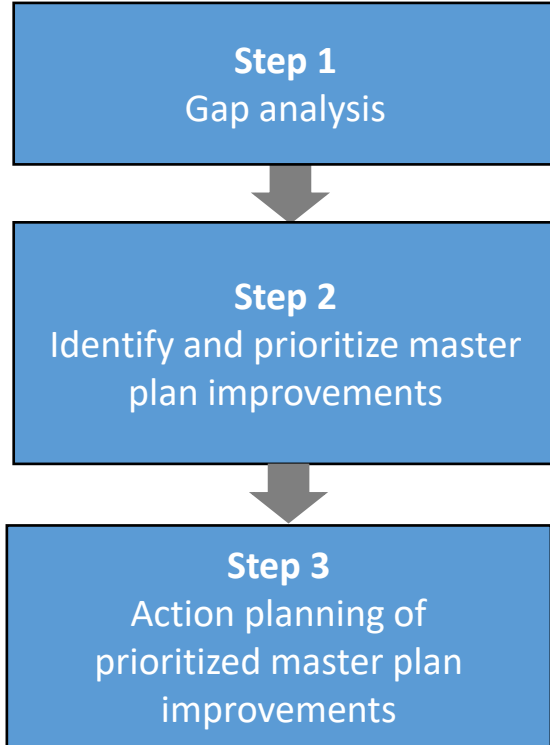
Master plan provides the information about industrial park needed by companies and investors

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

Key contents of a Master Plan

- Overview of the industrial park
- Business case and unique selling proposition
- Management and governance model
- Infrastructure and service needs assessment
- Legal compliance review
- Land use break-up and zoning of the site
- Basic and technical infrastructure
- Environmental infrastructure
- Social infrastructure
- Arrangements to regulate the development and use of land within industrial park
- Plans and thematic layers in the required scale

Methodology for master plan review



Trainings to industrial parks in Ukraine, May 2025 and April 2025



Sector 62, Peru June 2023



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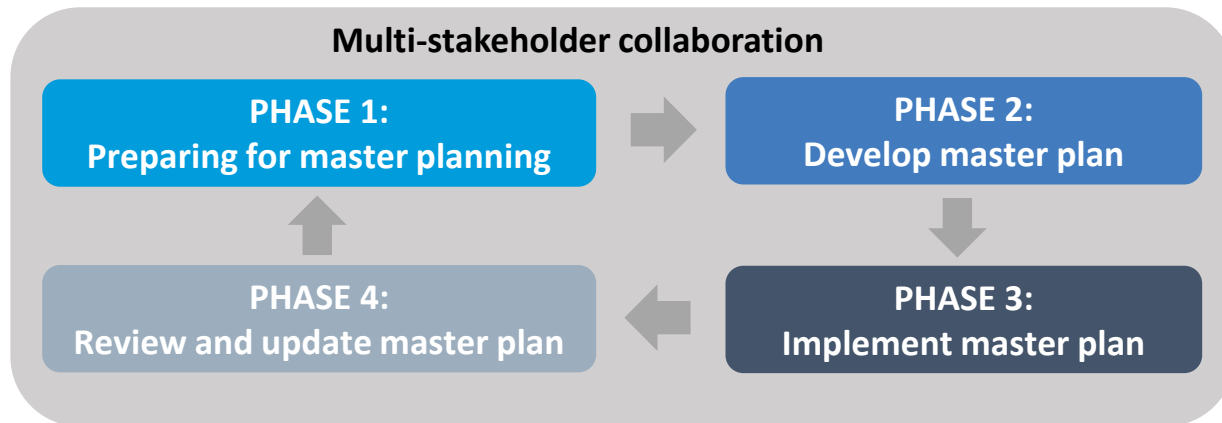
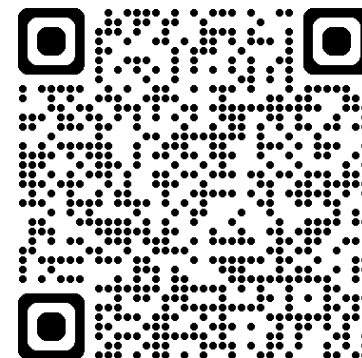


International guide on industrial park master planning



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

Download guideline





Group discussion: Key challenges and opportunities for IP development



What are top opportunities for industrial park?

- Economic, environmental, social, organizational
-

What are top challenges facing industrial park?

- Economic, environmental, social, organizational

GEIPP-II Ukraine – Potential areas of technical assistance

Which areas to discuss?

- Feasibility assessments
- Facilitate access-to-finance
- EIP concept planning
- EIP master planning
- National EIP standards
- Other

Need to prioritize technical assistance options due to available resources

Group discussion

- What is key priority for industrial park for next two years?
- What specific technical assistance requested from GEIPP?

Feasibility assessment – Potential topics

- Effluent treatment and recycling
- Park-level energy production for tenant companies
- Park-level renewable energy
- Park level waste collection, transfer, recycling facility
- Resource efficiency and green technology of tenant company
- Resource efficient / green buildings
- Business development centre
- Park level social infrastructure
- Other topics?

Discuss:

- What is key priority for industrial park for next two years?
- What specific technical assistance is requested from GEIPP?

Facilitate access to finance – Potential topics

- Effluent treatment and recycling
- Park-level energy production for tenant companies
- Park-level renewable energy
- Park level waste collection, transfer, recycling facility
- Resource efficiency and green technology of tenant company
- Resource efficient / green buildings
- Business development centre
- Park level social infrastructure
- Other topics?

Discuss:

- What is key priority for industrial park for next two years?
- What specific technical assistance is requested from GEIPP?

Update concept plan of industrial park – Potential topics

- Better understand and meet industry demands
- Attract synergistic anchor tenants
- Encourage industrial synergy development
- Optimize industry zoning and clustering
- Optimize existing and future infrastructure and utilities
- Enable reliable and sustainable supply of water and energy
- Reduce economic, environmental, and social risks
- Define buffer zones and how buffer zone can be utilized
- Enable shared park-level facilities

Discuss:

- What is key priority for industrial park for next two years?
- What specific technical assistance is requested from GEIPP?

Develop Master plan of industrial park:

- Support development of consolidated master plan for industrial park incorporating good international practices

Deep-dive into specific master plan topic – Potential topics

- Refine vision and unique value proposition of industrial park
- Optimize management and governance model for industrial park, included added value services to tenant companies
- Update specific procedures, monitoring systems for park and companies
- Refine market demand analysis for industrial park
- Refine business attraction strategy for industrial park
- Assess existing and required skills for industrial park and companies
- Undertake integrated opportunity, impact and risk analysis
- Optimize system to track existing and changing regulations and standards applicable to industrial park
- Optimize building criteria / guidelines for tenant companies
- Optimize maintenance plan for IP infrastructure and utilities
- Develop / optimize engineering plans for industrial parks

Discuss:

- What is key priority for industrial park for next two years?
- What specific technical assistance is requested from GEIPP?

National EIP standard:

- Do gap and opportunity assessment of industrial park on National EIP Standards
- Assist with application for National EIP standards and certification
- Other ways to assist industrial park with meeting national EIP standards?

Discuss:

- What is key priority for industrial park for next two years?
- What specific technical assistance is requested from GEIPP?

Areas of technical assistance:

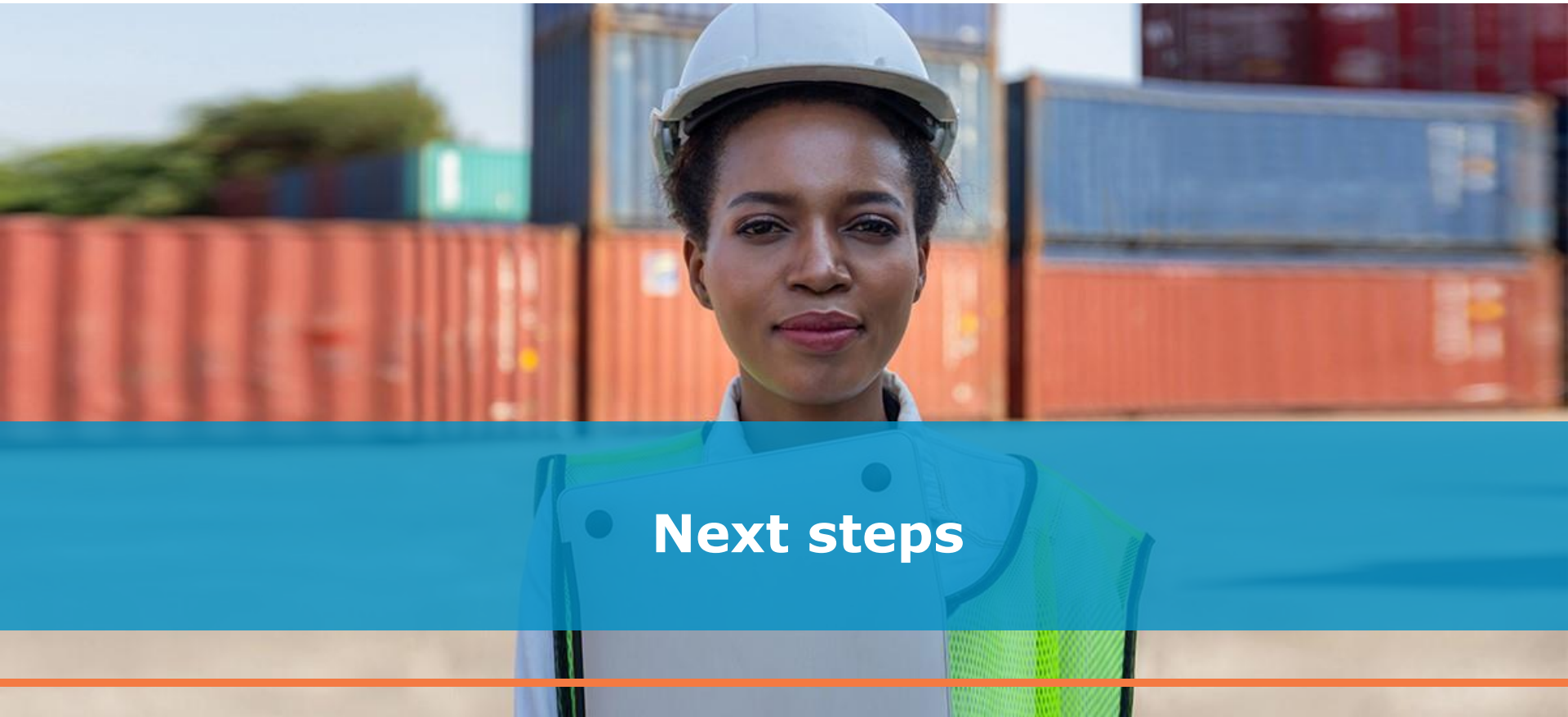
- Feasibility assessment
- Facilitate access-to-finance
- EIP concept planning
- EIP master planning
- National EIP standards

Consolidate:

- Specific technical assistance requested from GEIPP
- Sequence and timeline of technical assistance priorities



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Next steps



Agree on next steps

- GEIPP-II Ukraine
- Technical assistance to industrial park
 - Prioritized technical assistance
 - Sequence and timeline of requested assistance
- Any other comments or questions?

Thank you!

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