



UNITED NATIONS  
INDUSTRIAL DEVELOPMENT ORGANIZATION



# INTERNATIONAL GUIDELINES FOR INDUSTRIAL PARKS



# **INTERNATIONAL GUIDELINES FOR INDUSTRIAL PARKS**

CROSS-DISCIPLINARY TEAM ON INDUSTRIAL PARKS

November 2019

## Foreword



The United Nations Industrial Development Organization (UNIDO) is a specialized agency of the United Nations with the mandate to promote inclusive and sustainable industrial development (ISID). This mandate is central to the achievement of the 2030 Agenda for Sustainable Development Goal 9: “Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation”, with interlinkages to support the achievement of the other sustainable development goals. Meeting this goal requires, among others, adequate infrastructure development that can support investment in priority sectors of Member States and overcome the constraints associated with doing business in an economy.

Inclusive and sustainable industrial parks are a feasible, innovative and integrated intervention, which can be used to support countries, especially developing countries and middle-income economies, in accelerating their inclusive and sustainable industrialization and structural transformation. Industrial parks help overcome business infrastructure constraints and barriers to firm entry into the markets. Industrial parks have the capacity to generate high productivity, stimulate innovation, promote investment and foster social inclusion and environmental protection.

Over the past four decades, UNIDO has been promoting the establishment of industrial parks - we have been assisting our Member States in the planning and establishment of industrial parks to support sustainable growth through industrial development.

The development of inclusive and sustainable industrial parks are instrumental in the implementation of the Programme for Country Partnership (PCP), UNIDO’s innovative multi-stakeholder partnership model to accelerate ISID in Member States. UNIDO provides the technical support in infrastructure development, and complements this with appropriate policy analysis and advice to support the operationalizing of the

industrial parks. Through the PCP, UNIDO supports our member countries to mobilize diverse partners, financial resources and knowledge in order to create the synergies required to promote and implement industrial development, and to maximize development opportunities following the establishment of industrial parks.

As part of our holistic approach, UNIDO consolidates best practices and develops the necessary guidance tools to support our Member States and partners on issues related to industrial park development. We developed an “International Guidelines for Industrial Parks”, a comprehensive reference framework to guide the development of competitive, inclusive and sustainable parks. The guidelines were prepared by combining in-house technical expertise with international best practices. We hope that these guidelines will serve as a useful guide and reference tool by the different stakeholders, including industrial park regulators, developers, operators, tenants, partners (such as multilateral development agencies) and financial institutions. The guidelines are relevant to both existing and new industrial parks in various international contexts, with a focus on the needs and challenges developing countries and middle-income economies face.

Cognizant of our specialized knowledge and capabilities, UNIDO is committed to strengthening the development of inclusive and sustainable industrial parks in developing countries and middle-income economies. In this context, UNIDO will regularly review and update the guidelines to take account of new developments and evolving trends in the global development and industrial landscape, as well as inputs from our Member States and partners. UNIDO also stands ready to offer its services in assisting local implementers to make best use of the guidelines. The scope of such services may range from developing specific derivative documents and tools to supplement the guidelines to facilitate the implementation of these guidelines, to organizing international and regional forums, conferences and technical workshops, creating knowledge-exchange platforms and providing training.

A blue ink signature of Li Yong, written in a stylized cursive script.

Li Yong

Director General  
United Nations Industrial Development Organization

# Acknowledgements

This publication has been produced by the United Nations Industrial Development Organization (UNIDO) Cross-Disciplinary Team on Industrial Parks (CDTIP) under the general guidance of *Philippe Scholtès*, Managing Director of the Directorate of Programme Development and Technical Cooperation.

The publication was supported by the Government of China within the framework of the UNIDO project: “Establishing UNIDO Industrial Parks Guiding Framework”. We would like to recognize the Ministry of Commerce of the People's Republic of China for its financial and technical support. In particular, we would like to acknowledge the strong support of *Minister Counsellor Shenhong Yao* of the Permanent Mission of China to UNIDO.

Foremost, we would like to express our sincere gratitude to *Ciyong Zou*, Director of the Department of Programmes, Partnerships and Field Integration, and *Dejene Tezera*, Director of the Department of Agribusiness, for their strategic guidance to the CDTIP.

The publication represents a collaborative effort, made possible by inputs from UNIDO experts and feedback from partner institutions. We would like to thank *Nilguen Tas, Petra Schwager, Nobuya Haraguchi, Stefan Kratzsch* and *Mark Draeck* for their valuable input and work on the technical review.

In drafting, consolidating, editing and coordinating the preparation of this publication, our sincere thanks go the project manager *Jie Zhao*, and the project team members *Eneyew Abera Gebremenfas, Renata Ridlovschi, Hao Ding and Ming Zhang*.

The publication has also benefited from peer review by an international team of experts from partner institutions, including *David Morgant* from the European Investment Bank, *Jiangning Qiao* and *Xinyue Zhang* from the Export-Import Bank of China, *Lan Li* from the Food and Agricultural Organization, *Narayanan Chandrachoodan Surya* from Mahindra Consulting Engineers Ltd., *Jean-Paul Gauthier* from Locus Economica, *Ylva Gilbert* from the Gaia Consultancy and *Xingping Wang* from the South-East University of China.

We are grateful to many other people and organizations for providing inputs, especially representatives from the Chinese Academy of International Trade and Economic Cooperation (CAITEC), and all our other partners whom we are unable to mention individually.

Layout and design: Excelcis SARL, Multilingual Communication Services.

Assistance in printing: the UNIDO Centre for South-South Industrial Cooperation in China (UCSSIC China).

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# List of Acronyms

ADB	Asian Development Bank
AfDB	The African Development Bank
AI	Artificial Intelligence
AIP	Agro-industrial Parks
B2B	Business to Business
BREEAM	Building Research Establishment Environmental Assessment Method
CAPEX	Capital Expenditure
COMFAR	Computer Model for Feasibility Analysis and Reporting
COSHH	Control of Substances Hazardous to Health
CRM	Customer Relationship Management
CSP	Cambridge Science Park
DCR	Development Control Regulations
DFI	Development Financial Institution
DGNB	German Sustainable Building Council
EA	Environmental Assessment
EBRD	European Bank for Reconstruction and Development
EIB	The European Investment Bank
EIP	Eco-Industrial Park
ELIDZ	East London Industrial Development Zone
EPE	European Principles for the Environment
EPR	Enterprise Resource Planning
EPZ	Export Processing Zone
ERR	Economic Rate of Return
ESIA	Environmental and Social Impact Assessment
ESMP	Environmental and Social Impact Mitigation Plan
EU	European Union
EVA	Economic Value Added
FDI	Foreign Direct Investment
FIAS	Foreign Investment Advisory Service
FAO	Food and Agricultural Organization
FTA	Free Trade Agreement
FTZ	Free Trade Zone
GDP	Gross Domestic Product
GHG	Greenhouse Gas
GIS	Geographic Information System
GIZ	German Development Agency
HTP	High-Tech Park
HVAC	Heating, Ventilation, and Air Conditioning
IADB	Inter-American Development Bank
IBRD	International Bank for Reconstruction and Development
ICSID	International Centre for Settlement of Investment Disputes
ICT	Information Communications Technology
IDZs	South Africa's Industrial Development Zones
IEAT	Industrial Estate Authority of Thailand
IFC	International Finance Corporation
IIA	International Investment Agreements
ILO	International Labour Organization
IPA	Investment Promotion Agencies
IPDC	Ethiopian Industrial Parks Development Corporation

IRR	Internal Rate of Return
IPR	Intellectual Property Rights
ISID	Inclusive and Sustainable Industrial Development
IT	Information Technology
IZ	Industrial Zone
IZA	Industrial Zones Authority
KICOX	Korea Industrial Complex Corp.
Km	Kilometer
KPI	Key Performance Indicator
LDC	Least Developed Country
LEED	Leadership in Energy and Environmental Design
M2M	Machine-to-Machine
MFN	Most Favoured Nation
MIGA	Multilateral Investment Guarantee Agency
MoU	Memorandum of Understanding
MSDS	Material Safety Data Sheet
MSME	Micro, Small and Medium-sized Enterprise
NGO	Non-Governmental Organization
NIP	New Industrial Policy
NPV	Net Present Value
NTB	Non-Tariff Barrier
OpEx	Operational Expenditure
OSHA	Occupational Safety and Health Administration
PA	Public Announcement
PCP	Programme for Country Partnership
PPP	Public-Private Partnership
PV	Photovoltaic
QA	Quality Assurance
QC	Quality Control
R&D	Research and Development
RoI	Return on Investment
RTH	Regional Transformation Hub
SDG	Sustainable Development Goal
SEZ	Special Economic Zone
SIP	Suzhou Industrial Park
SIPAC	Suzhou Industrial Park Administrative Committee
SME	Small and Medium-sized Enterprise
SMS	Social Impact Management and Monitoring System
SRI	Solar Reflective Index
STP	Sewerage Treatment Plant
ToR	Terms of Reference
UNCITRAL	United Nations Commission on International Trade Law
UNCTAD	United Nations Conference on Trade and Development
UNIDO	United Nations Industrial Development Organization
VAT	Value Added Tax
WGBC	World Green Building Council
WTO	World Trade Organization
WWTP	Waste Water Treatment Plant

# Executive Summary

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