



Industrial Park Development in Ukraine

**Presentation by Daniel Aspleaf
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Rationale for Development



- **Improve the economic value of a land plot or territory**
- **Facilitate investment in various industrial or research sectors**
- **Overall community development**



Key Steps in Development

1. Assess the existing land plot or territory

- Greenfield vs. Brownfield
- Ownership
- Existing land use
- Location specific to other needed infrastructure
- Existing utility networks, or lack there of



Key Steps in Development

2. Establish investment stakeholder group

- Source of finance for the IP development
- Preliminary industrial activity assessment
- Identify key public sector actors



**3. Legal
compliance and
permitting
roadmap**

- **Ensure state cadastral compliance**
- **Detail needed changes to territorial plan**
- **Verify existing documentation within the city administration**



Key Steps in Development

4. Concept Design

- Based on zoning estimates, along with provisional utility requirements
- Concept-level construction budget
- Clear scope of work for feasibility study



KEY OUTCOMES:

- Clear, comprehensive investment plan including detailed CAPEX and OREX itemization
- Approved design (TEO in Ukrainian legislative terms) with detailed construction budget
- Comprehensive documents specific to land ownership, zoning, and environmental compliance
- Clear project implementation plan through commissioning of the site



THANK YOU

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