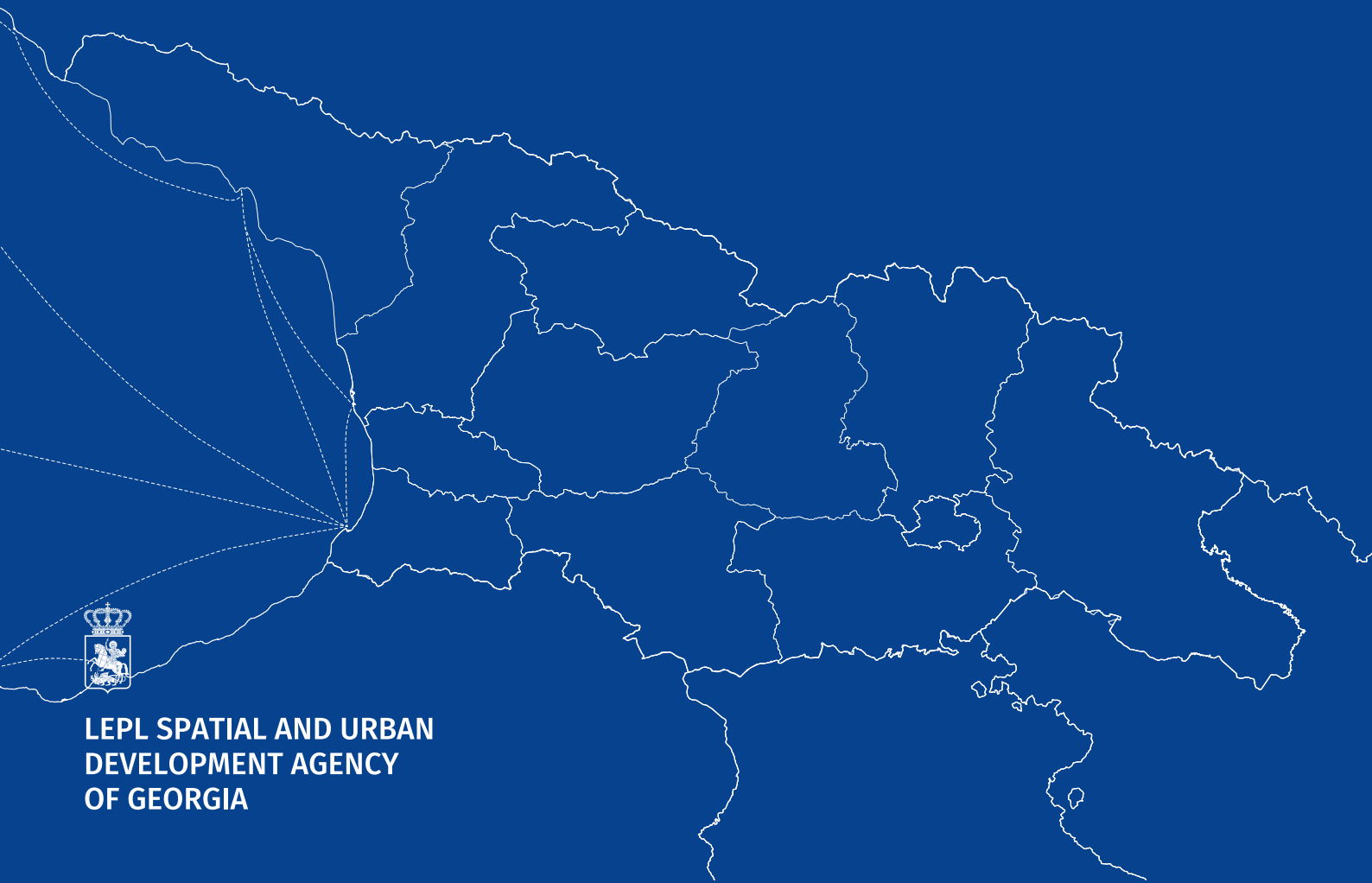


# SPATIAL AND URBAN PLANS IN GEORGIA 2026



LEPL SPATIAL AND URBAN  
DEVELOPMENT AGENCY  
OF GEORGIA



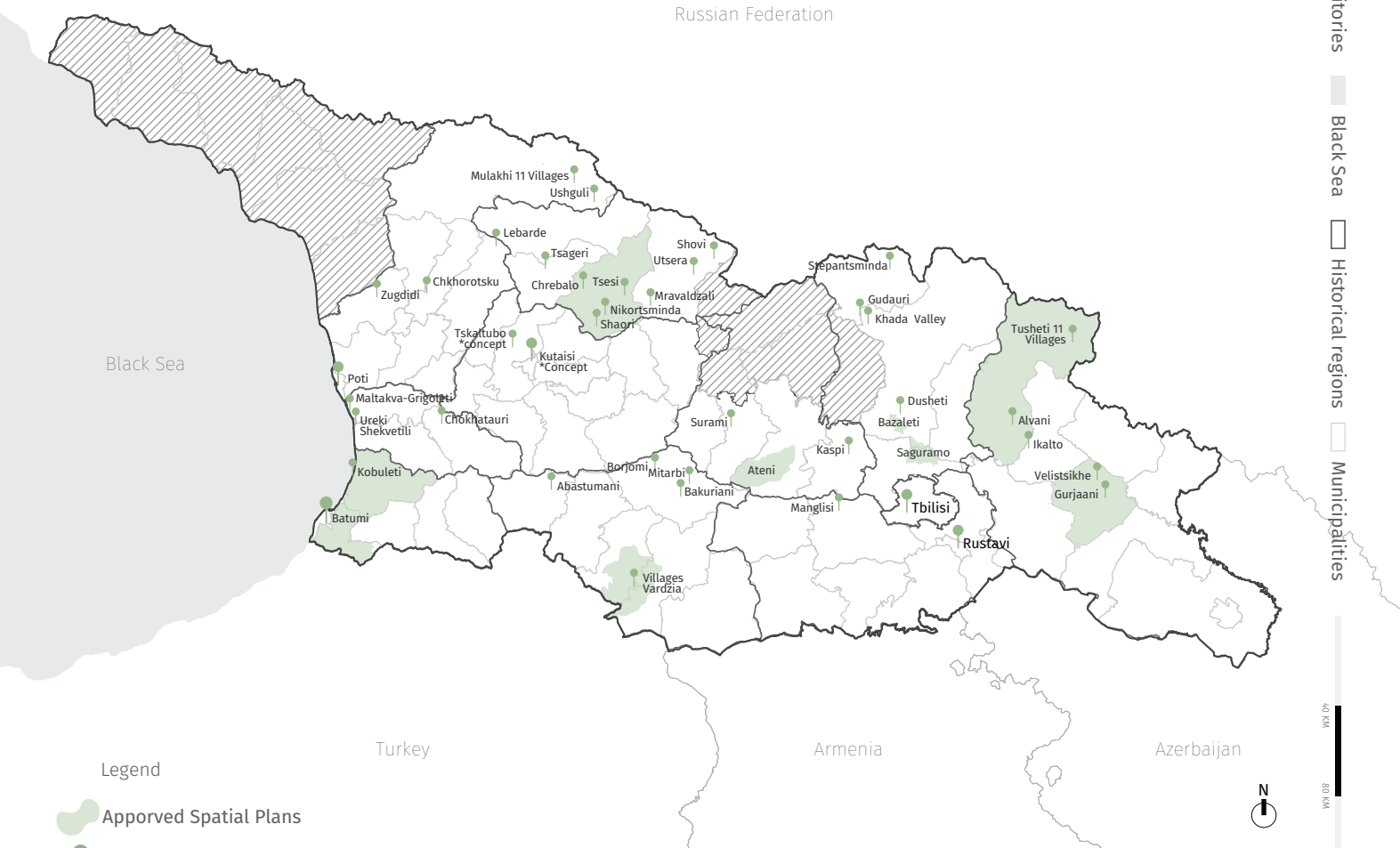
# VISION

The Legal Entity of Public Law (LEPL) Spatial and Urban Development Agency (SUDA) operates under the Ministry of Economy and Sustainable Development of Georgia. Established on 11 June 2022, SUDA is mandated to coordinate the country's spatial and urban development policy. Within its mandate, the Agency performs the following functions:

- » Establishing Spatial and Urban planning policy on the National level;
- » Preparing and implementing the National Spatial Development Plan of Georgia;
- » Supporting and/or providing Municipalities with the spatial and/or urban plans, basic plans for smooth implementation of the policy;
- » Raising awareness of spatial and urban planning and its long-term contribution to climate resilience and the sustainable development of the country.

Since its establishment, SUDA has coordinated the preparation of spatial and urban development plans through a balanced and strategic approach. This has included responding to areas facing rapid development pressures, while also proactively identifying territories where development remains limited and where the preservation of landscape and environmental values remains a priority.

# APPROVED SPATIAL AND URBAN PLANS 2026



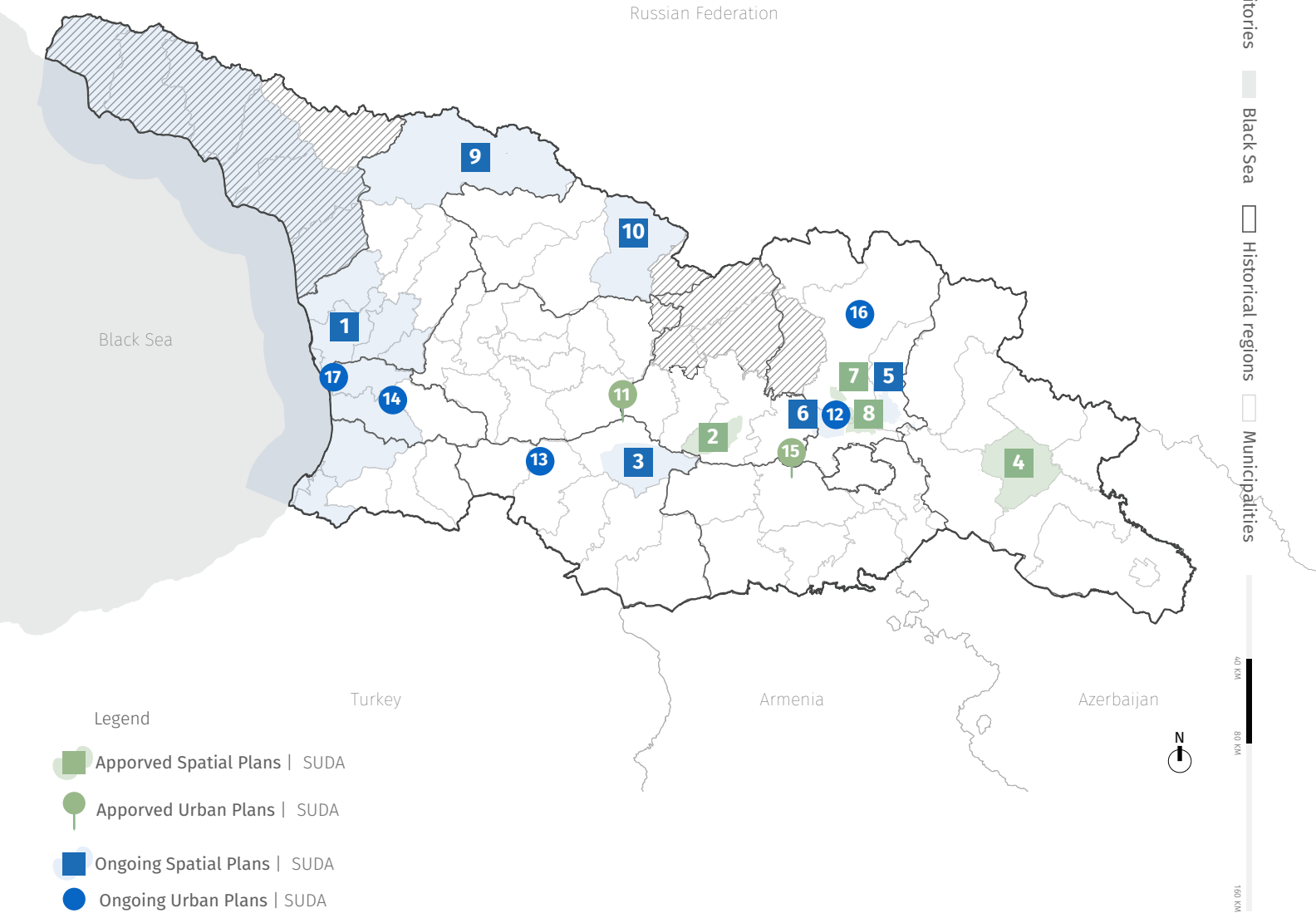
Georgia  
Occupied territories  
Black Sea  
Historical regions  
Municipalities

In Georgia, **major cities** have developed urban plans, reflecting important progress in the field of spatial and urban planning over recent years.

At the same time, planning coverage and quality remain uneven across the country. Although nearly **half of the municipalities** have either spatial or urban plans, many of these documents would benefit from stronger implementation mechanisms, clearer development priorities, and more practical, action-oriented approaches.

Further strengthening institutional capacity, improving coordination between national and local levels, and supporting more effective implementation processes remain important steps toward achieving balanced, sustainable, and resilient territorial development throughout Georgia.

# SUDA SPATIAL AND URBAN PLANS FROM 2022-PRESENT



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Note: Spatial and urban plans developed, coordinated, or supervised by SUDA since its establishment in 2022.



# 1

## Coastal Zone



Battista Agnese  
Portolan chart of Europe from a bound Atlas  
1540  
The British Library

**Planning Level:** Spatial Plan

**Municipalities:** Batumi, Kobuleti, Khelvachauri, Zugdidi, Khobi, Poti, Senaki, Abasha, Lanchkhuti, Ozurgeti, AR Abkhazia

**Funding Source:** ADB

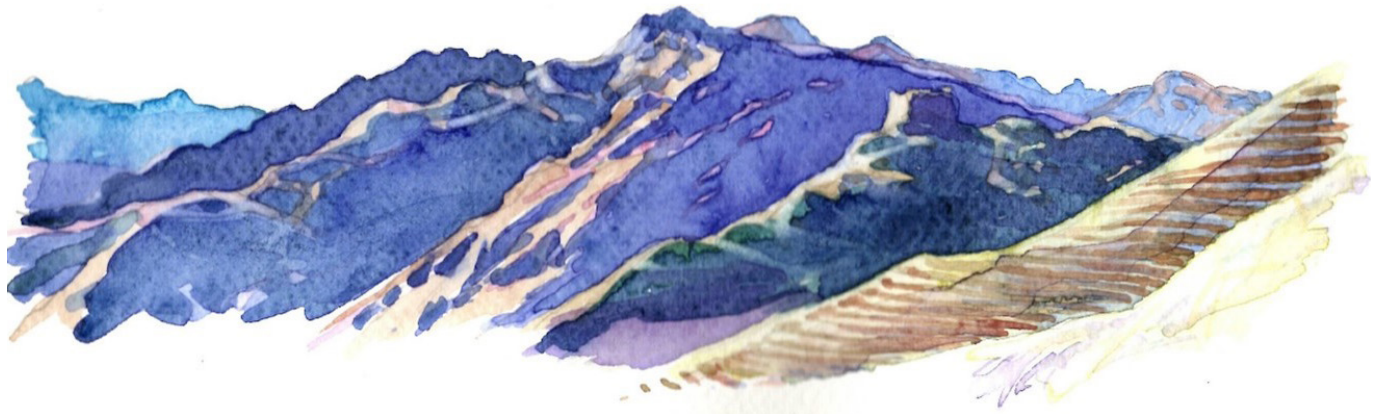
**Design & Planning:** HIDRIA  
Ciencia ambiente y desarrollo SL  
in JV with PMO Consulting, with  
subconsultancy of CITYFORSTER

**Status:** Ongoing (Research)

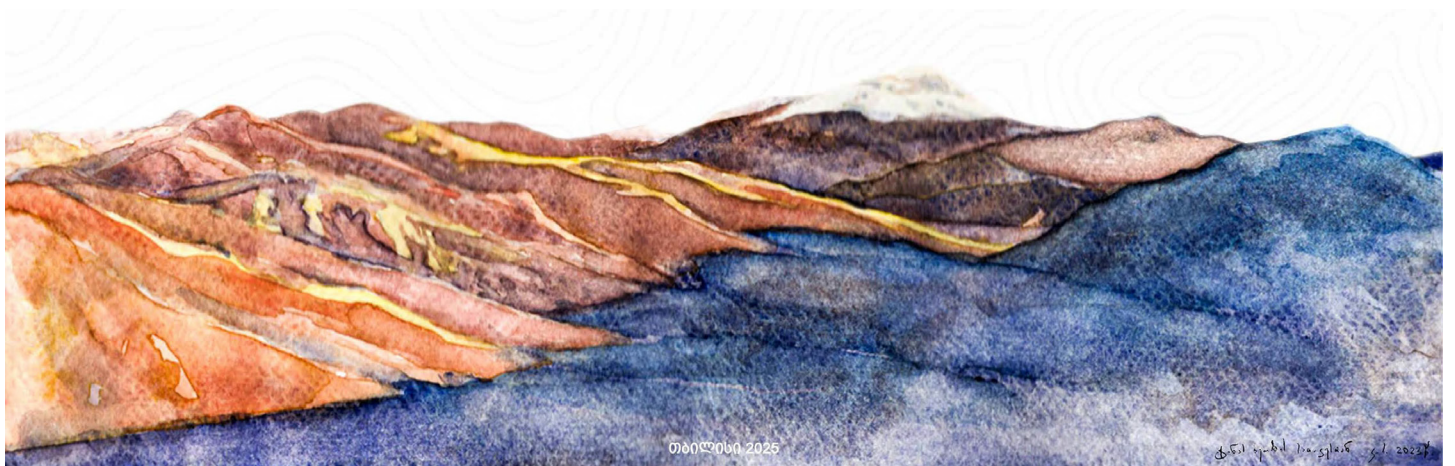
The Coastal Zone of Georgia holds a strategically important position within the country's territorial and **economic system**, serving as a critical **interface between national development, international connectivity, and environmental protection**. Defined by its Black Sea coastline, port infrastructure, tourism destinations, and globally significant ecosystems, the coastal zone has strong potential for sustainable **blue economy** development and regional cooperation, while also facing increasing challenges related to climate change, coastal erosion, fragmented spatial planning and governance coordination.

The project aims to establish an integrated and long-term spatial development framework for Georgia's coastal zone that **balances economic development, environmental protection, climate resilience, and territorial cohesion**. The plan also introduces Georgia's first integrated **land-sea spatial planning approach**, combining **Marine Spatial Planning**, climate risk assessment, environmental safeguards, and stakeholder participation within a unified strategic framework.

The research phase of the Coastal Zone Spatial Development Plan established the analytical foundation for the future vision and strategy of the coastal territory. The study examined the coastal zone through multiple dimensions, including environmental protection, climate vulnerability, marine and terrestrial spatial systems, transport and logistics networks, tourism development, settlement structure, biodiversity, socioeconomic trends, and institutional and legal frameworks. Special attention was given to **land-sea interactions**, climate risks, ecosystem protection, and the role of the coastal zone within the **Middle Corridor and Georgia's emerging blue economy**.



დავით 20. ტბის სანაპირო. აჭარის ავტონომიური რეგიონი. 5.1.2024



თბილისი 2025

დავით სულაბერიძე 5.1.2024

Author: Kote Sulaberidze

## 2

# Ateni Valley



Terraced Vineyards in Ateni Valley

**Planning Level:** Spatial Plan

**Municipality:** Gori

**Funding Source:** National budget

**Design & Planning:** Artsudio

**Status:** Approved

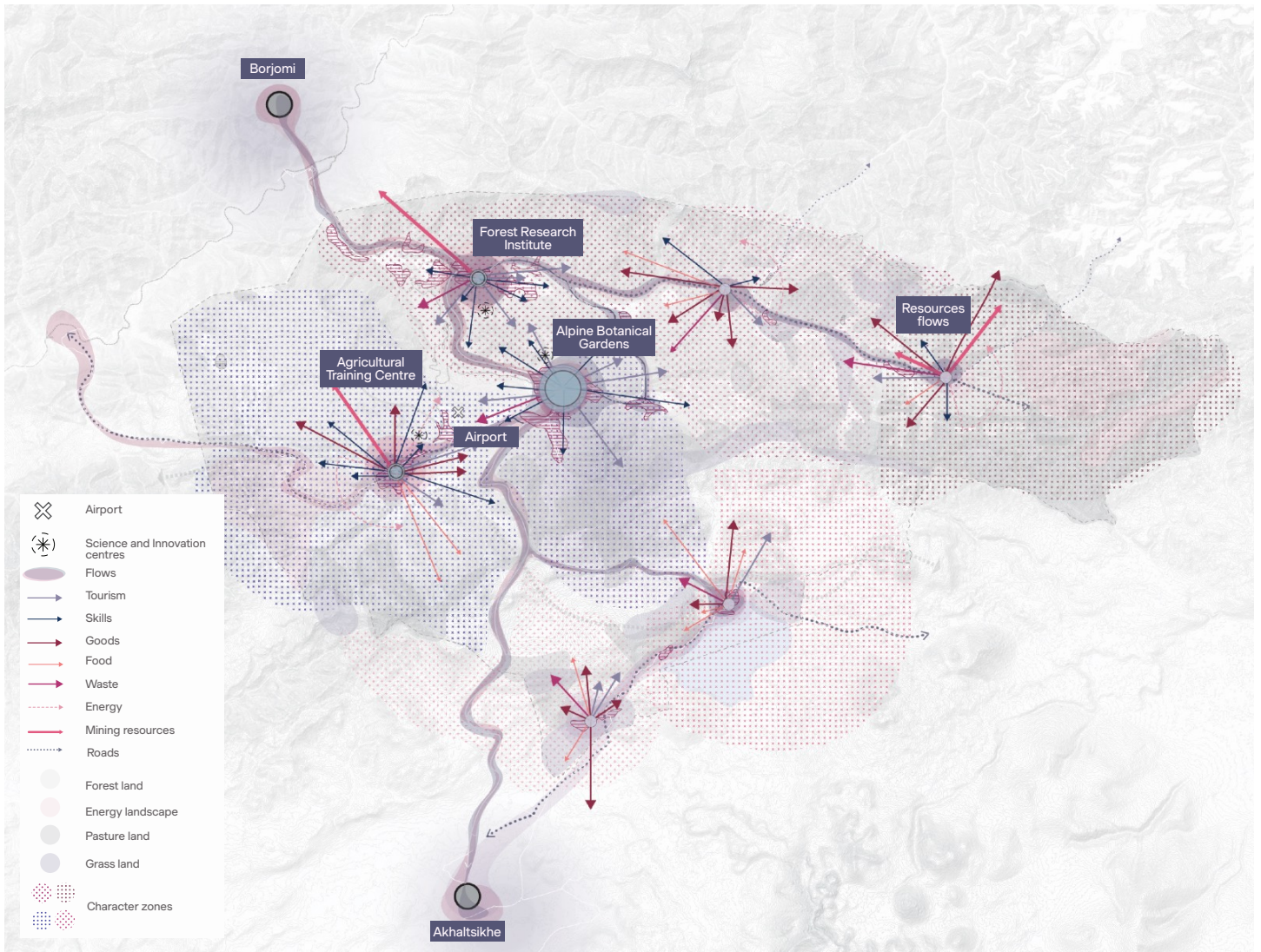
**The Ateni (Tana) Valley** is a unique landscape in Georgia, combining natural scenery, the Tana River valley, and diverse ecosystems with historical and cultural heritage. It features terraced vineyards - originated grape varieties, medieval churches, archaeological sites and traditional settlements, reflecting centuries of human-nature interaction. This sensitivity requires protection from uncontrolled development.

The project aims to ensure optimal spatial development by defining spatial categories and enabling balanced use of residential, tourism, agricultural, and recreational areas, while improving infrastructure and preventing chaotic urbanization.

The research area covers 29,350 ha, of which 27,146 ha are designated as protected territories. The spatial structure is divided into the Tana Valley settlements, which have developed as **a cultural-landscape park** of the valley, and the surrounding unique protected landscape and conservation area. Given that approximately 90% of the research area consists of protected territories, the **project proposes targeted, point-based interventions within these zones**. In the areas outside the protected territories, a cultural-landscape park is defined to guide sustainable development and ensure balanced spatial planning.

The main development priorities to revitalize the use of the **Biisi thermal waters**, restore the original function of **Bobnevi Lake**, and revive abandoned settlements and **former historical villages**. The plan also includes identifying and designating locations for festivals, conceptual, cultural, and educational activities, as well as the revitalization of the old abandoned buildings, **giving them a new functional role**.

As part of the spatial development plan, future development priorities and directions were established for all 31 settlements, including the improvement of engineering, transport, and social infrastructure, the promotion of tourism and agricultural development.



Vision for Bakuriani

### 3

## Bakuriani



Bakuriani  
© Georgian National Tourism Administration

**Planning Level:** Spatial Plan

**Municipality:** Borjomi

**Funding Source:** National budget

**Design & Planning:** New City

Development and TSPA

**Status:** Ongoing (Concept)

The Bakuriani area, distinguished by its favorable climatic conditions, alpine **skiing opportunities**, and strategic geographical location, has experienced increasing development pressure driven by the expansion of resort infrastructure and summer house settlements. As a result of this rapid growth, cases of unregulated and uncontrolled construction have become increasingly frequent.

The project aims to ensure balanced spatial development by defining spatial categories, identifying built-up and unbuilt areas, and enabling the sustainable organization of **residential, tourism, and recreational spaces, while improving infrastructure**, living conditions, and preventing uncontrolled development. The research area of the Bakuriani planning unit covers 70,257 ha.

The main development priorities include the improvement of engineering and transport infrastructure, nature-based development and the protection of natural and cultural heritage, tourism-oriented economic development, and the enhancement of community and social infrastructure.

The strategy supports the preservation and **revitalization of important heritage assets** and **traditional residential architecture**, alongside the development of protected landscapes, green and blue corridors, and rural economic activities such as livestock farming and dairy production.

Tourism-based development focuses on the expansion of existing **mountain-tourism areas in Bakuriani and Didi Mitarbi**, the creation of new tourism zones near Tsikhisjvari village and Mount Kodiani, and the promotion of wellness, sports and recreational, educational, eco-agro, religious, and MICE tourism across the planning territory.



## 4

## Gurjaani



Vineyards in Gurjaani

**Planning Level:** Spatial Plan

**Municipality:** Gurjaani

**Funding Source:** National budget

**Design & Planning:** Studio 21

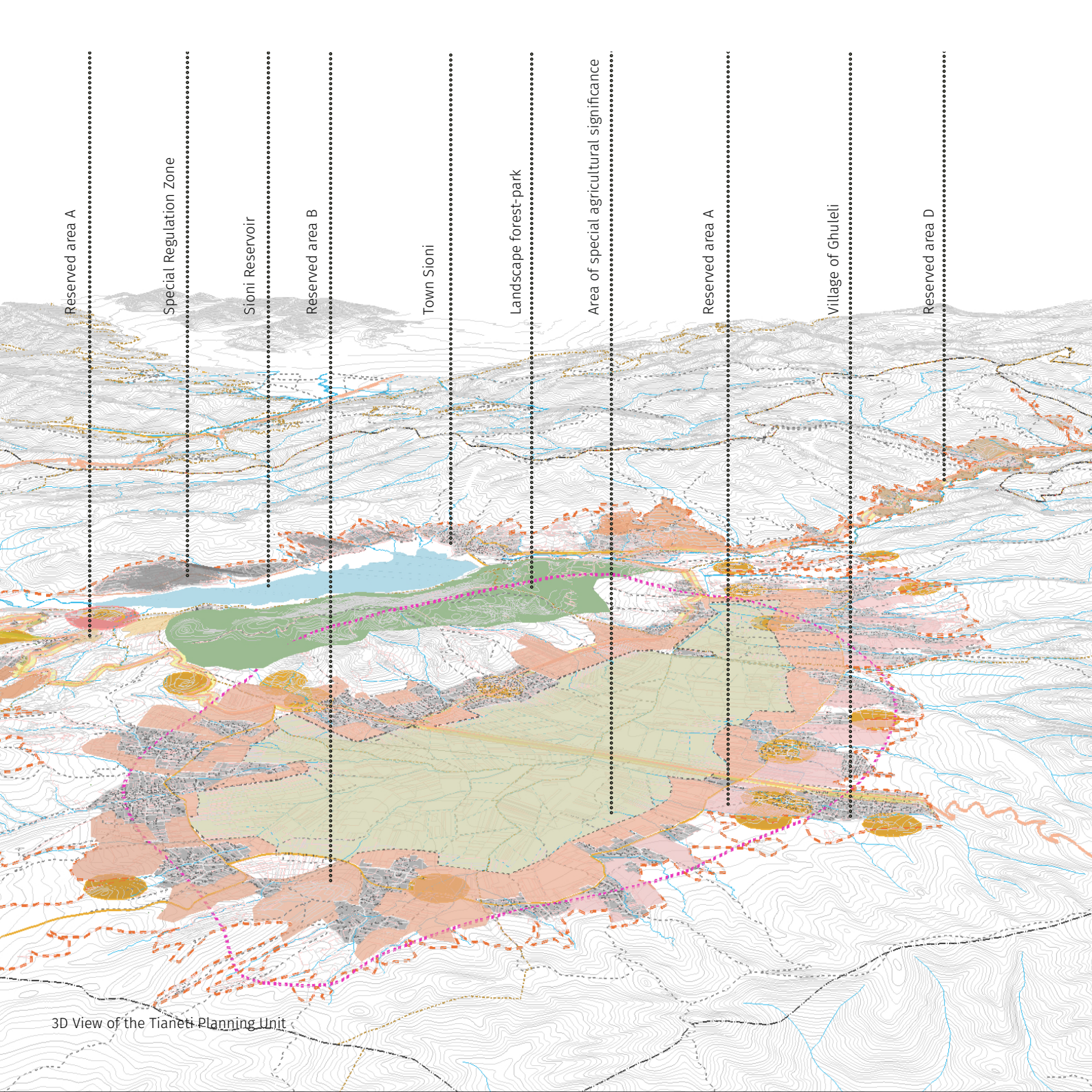
**Status:** Approved

Gurjaani Municipality represents the geographical center of the Kakheti region and covers a planning area of 79,505 ha. The municipality includes 24 territorial units and 30 villages and serves as an important **agricultural and regional development area.**

The project aims to support balanced spatial and economic development by defining spatial categories, protection zones, planning regulations, and agricultural clusters, while **strengthening the municipality's environmental, agricultural, and urban systems.**

The main development priorities include ensuring the sustainable development and increased competitiveness of the agricultural sector to support the country's transformation into a net exporter of agricultural products; promoting the sustainable use of natural resources and adaptation to climate change; fostering innovation and implementing effective measures for food and feed safety and plant protection; and enhancing farmers' knowledge while strengthening cooperation among agricultural stakeholders.

Priority interventions include **river and riverbed regulation, the creation of recreational green corridors,** the development of new pedestrian and vehicular connections, cycling infrastructure, park rehabilitation, improvement of market and riverbank areas, reorganization of public transport, and the establishment of a transport hub.



Reserved area A

Special Regulation Zone

Sioni Reservoir

Reserved area B

Town Sioni

Landscape forest-park

Area of special agricultural significance

Reserved area A

Village of Ghuleli

Reserved area D

3D View of the Tianeti Planning Unit

## 5 Tianeti



Ertso Basin

**Planning Level:** Spatial Plan  
**Municipality:**

Tianeti Municipality

**Funding Source:** National budget

**Design & Planning:** Georgian  
Technical University

**Status:** Ongoing (Plan)

The planning unit in Tianeti, which covers the **Ertso Basin**, represents **high-value agricultural land** that is vital for local livelihoods and the region's ecological balance. Given increasing development pressures, the protection of these territories from uncontrolled and fragmented construction is a key priority.

The project aims to ensure balanced spatial development by preserving agricultural and landscape resources and guiding the sustainable organization of residential, tourism, agricultural, and recreational areas.

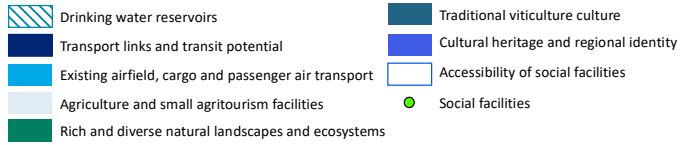
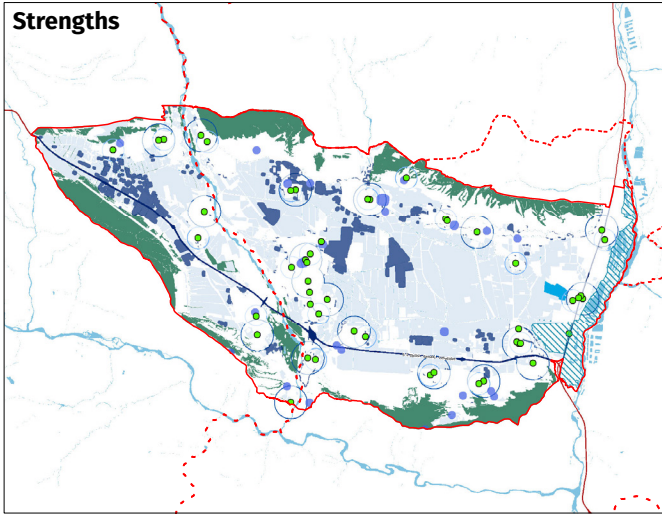
The spatial development plan covers part of Tianeti Municipality, encompassing an area of 15,297 ha and including six administrative units and 43 villages.

spatial framework designates the **Ertso Basin as an area of special agricultural significance**, covering approximately **2,500 ha, where construction development is restricted** in order to preserve its ecological and agricultural value.

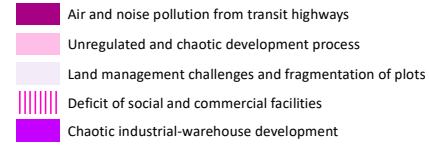
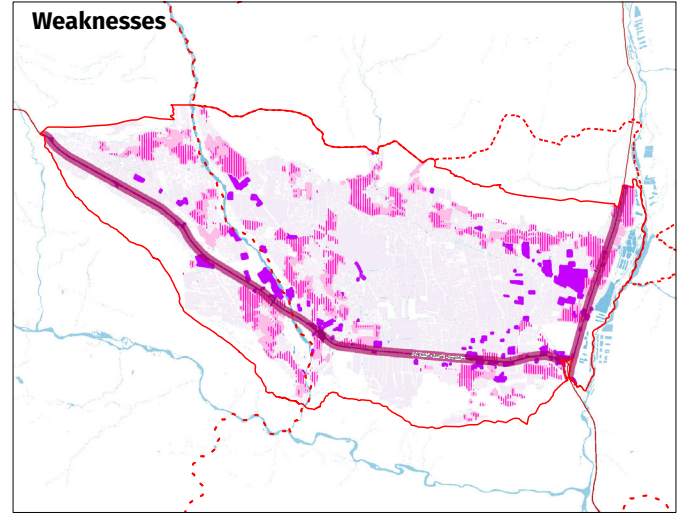
The strategy also establishes A and B reserve zones intended for future development needs and supports the transformation of Sioni township into a key tourism hub, alongside improved connectivity between Sioni Lake and the municipality's administrative center.

The project further introduces **a landscape forest-park concept** potentially connected to Tbilisi National Park through a green corridor. Within this landscape park, festival grounds, recreational areas, picnic zones, and nature-based leisure spaces are proposed to support controlled public use and enhance the visitor experience.

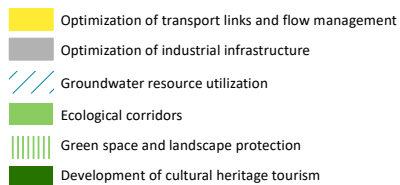
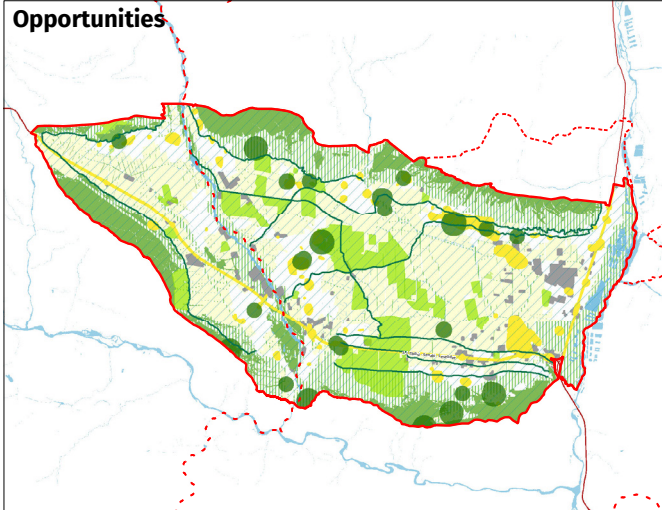
## Strengths



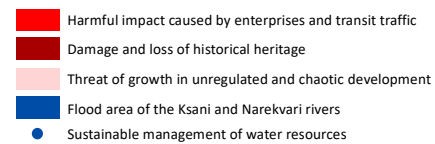
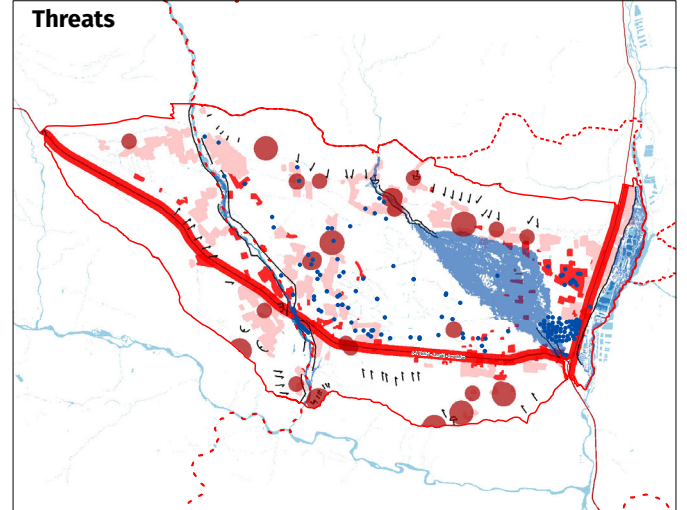
## Weaknesses



## Opportunities



## Threats



## 6

# Mukhrani Valley



Palace of Mukhrani

**Planning Level:** Spatial Plan

**Municipalities:**

Mtsketa and Kaspi

**Funding Source:** ADB

**Design & Planning:** Arup  
Muhendislik ve Musavirlik  
Limited Sirketi (Lead; Turkey), in  
association with City Institute  
Georgia (Sub-consultant; Georgia),  
Ove Arup & Partners International  
Limited (Sub-consultant; United  
Kingdom) and PMCG - Policy and  
Management Consulting Group  
(Sub-consultant; Georgia)

**Status:** Ongoing (Vision)

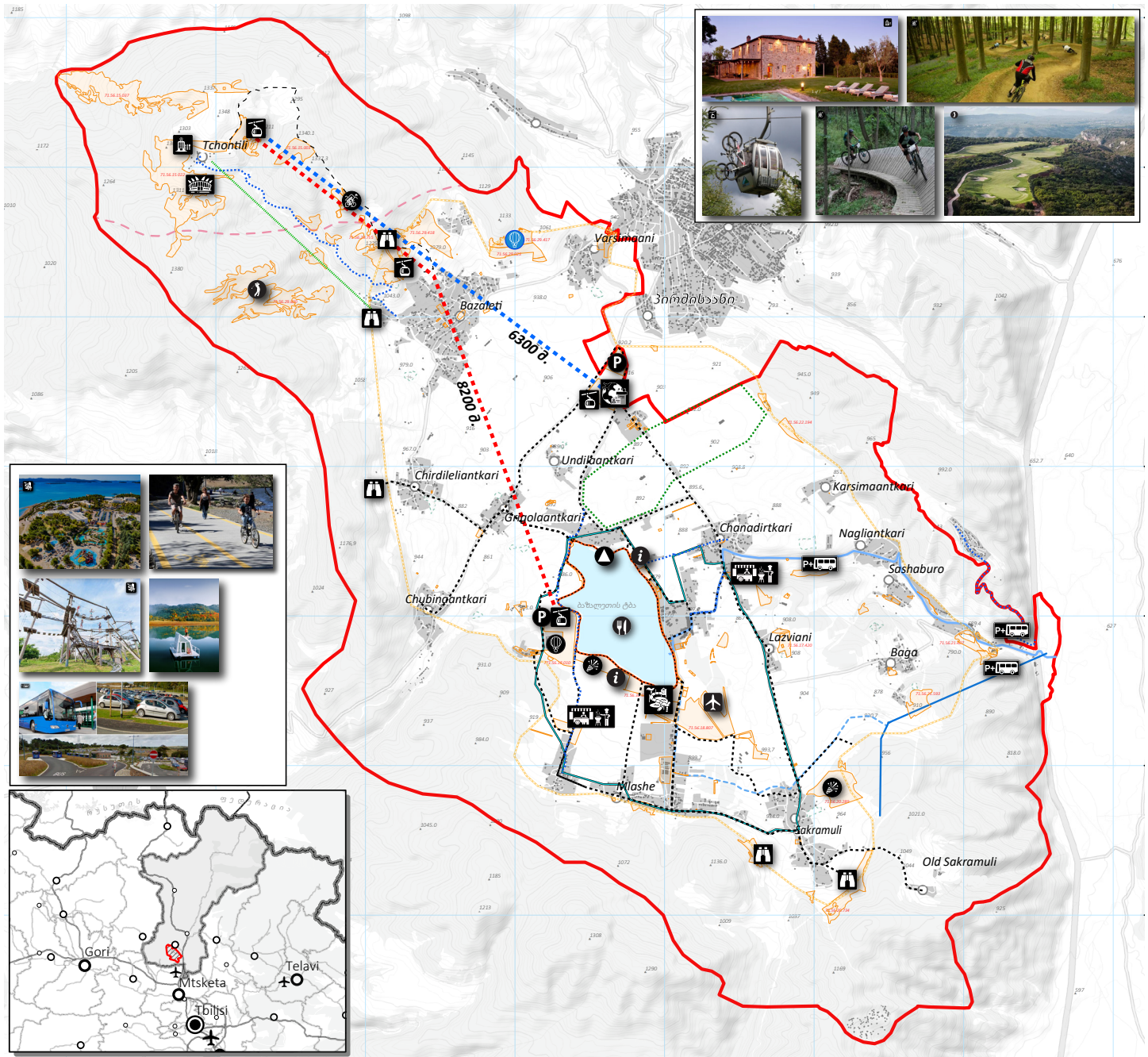
The Mukhrani Valley occupies a strategic **logistical position** and functions as a multifunctional area combining **agricultural**, industrial, warehousing, residential, and recreational uses. The territory includes valuable **underground water resources**, traditional villages, internally displaced person settlements and **cultural heritage sites**, specifically, Château Mukhrani, a royal residence, winery, and cultural estate inspired by European châteaux, built by Prince Ivane Mukhranbatoni.

The valley is currently facing significant challenges, including rapid urbanization on agricultural land, uncontrolled industrial and residential expansion, and increased commuter-based development.

The project aims to develop an integrated spatial vision for the Mukhrani Valley by defining spatial categories, identifying buildable and non-buildable areas, **strengthening rural-urban linkages**, and supporting sustainable industrial, agricultural, and agro-tourism development.

The **Mukhrani Valley Vision 2040** has been defined as follows: **To achieve high, inclusive and sustainable growth harnessing on Mukhrani Valley strategic location and its natural and cultural capital.**

Several development scenarios were assessed, with the Balanced Development scenario identified as the preferred approach. The strategy is based on a **polycentric settlement model** that defines functional roles for key centers, including cultural, industrial, agricultural, residential, and agri-rural development hubs across the Mukhrani Valley.



Vision for Bazaleti

## 7

## Bazaleti



Bazaleti Lake  
© Badri Vadachkoria

**Planning Level:** Spatial Plan

**Municipality:** Dusheti

**Funding Source:** National budget

**Design & Planning:** Free Experts

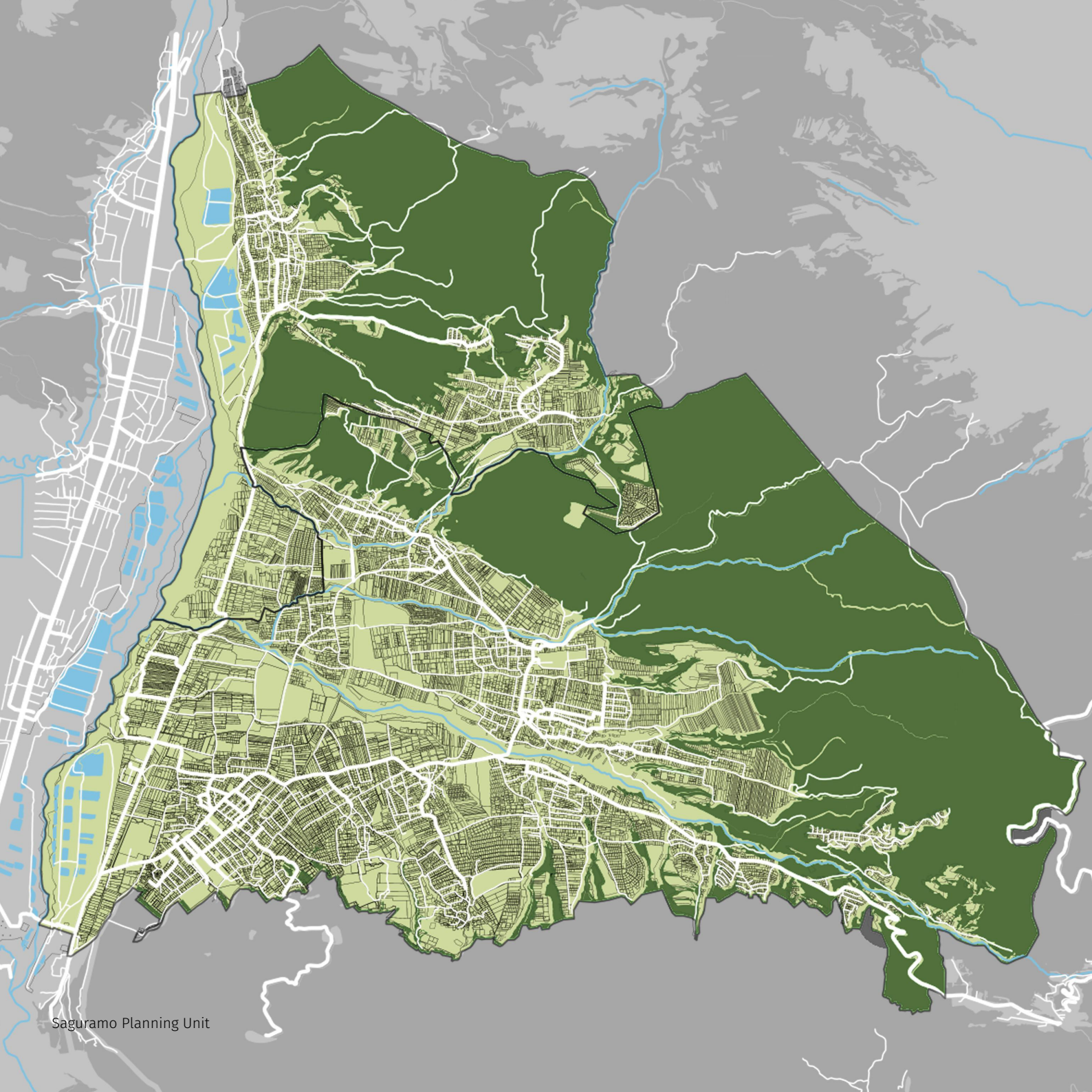
**Status:** Approved

Bazaleti, located on the Bazaleti Plateau on the left bank of the Tiniskhevi River, represents an important **recreational and residential** area within Dusheti Municipality. Situated 50 km from Tbilisi and 7 km from Dusheti, the planning unit covers 4,195 ha. The dominant spatial and environmental feature of the territory is **Lake Bazaleti**, which serves as the main determinant for the area's spatial planning and development framework.

The project aims to support the sustainable spatial development of Bazaleti while strengthening its primary role as a resort and recreational destination.

The main development priorities include the organization of rural residential and recreational residential (summer house) areas, alongside the protection and management of agricultural, natural-landscape, forest, green, and water territories. Development **management policies and regulations** were established for each spatial category in order to ensure sustainable spatial development and balanced land use.

The strategy also introduces **hazard-based zoning** across the planning unit and prioritizes the establishment of **sanitary protection zones** for Lake Bazaleti as an urgent environmental protection measure.



Saguramo Planning Unit

## 8

## Saguramo



Saguramo View  
© Open Source

**Planning Level:** Spatial Plan

**Municipalities:**

Mtsketa and Dusheti

**Funding Source:** National budget

**Design & Planning:** City Institute  
Georgia

**Status:** Approved

Saguramo, together with the villages of Choporti and Akhatani, is located approximately 30 km from Tbilisi and represents an **important suburban and recreational area** influenced by the capital's urban expansion. Due to its strategic location, favorable climate, and growing demand for recreational housing, development pressure has increased, resulting in fragmented and uncontrolled construction.

The project aims to guide balanced spatial development by defining spatial categories, identifying existing and future settlement areas, and establishing sustainable development regulations. The planning area includes 15 settlements.

The main priorities include improving **connectivity, supporting compact and smart growth, strengthening safety standards**, and ensuring rational land use. The spatial framework identifies built-up areas and construction reserves, alongside protected agricultural, landscape, and forest territories.

The strategy also introduces **hazard-based development** management principles. Natural hazards and terrain constraints were assessed to define preventive and mitigation measures and support the sustainable and safe development of the territory.



Ushguli, Svaneti Region, Georgia

© Georgian National Tourism Administration (GNTA)

## 9

## Mestia



Lakhiri, Mulakhi  
© Ana Chartolani

**Planning Level:** Spatial Plan

**Municipalities:** Mestia

**Funding Source:** National budget

**Design & Planning:** SUDA Design  
Team

**Status:** Ongoing (Plan)

The plan represents a fundamental shift in how high-mountain regions are developed in the 21st century. The 2026 document establishes **a proactive framework for integrating Mestia Municipality into the national and global economy**. The Agency has created a blueprint that transforms Svaneti from a peripheral highland region into a strategically managed centre for sustainable growth.

Central to the plan is the recognition of **Svaneti’s historical and cultural value**. As a region defined by its “living heritage,” including a unique language, ancient social traditions, and iconic defensive tower architecture, the plan mandates that all development safeguard this identity. Leveraging **Svaneti’s UNESCO World Heritage status**, the document establishes “Cultural Landscape” zones that strictly regulate the scale and aesthetic of new construction to ensure harmony with the historic built environment.

The plan’s main development priorities focus on the effective management of regional resources through a spatial hierarchy that prioritises ecological balance and safety. The territory is divided into **Settled, Agricultural, and Natural Landscape zones** to prevent urban sprawl and protect fertile land. The plan also formalises the **Upper Svaneti Protected Territory** and the **Glaciers National Park** to safeguard high-altitude biodiversity. A key priority is the **development of renewable energy**, using abundant hydrological and solar resources to support low-carbon energy production. In addition, the plan integrates **natural hazard mapping** and restricts development in high-risk areas to strengthen safety and resilience.

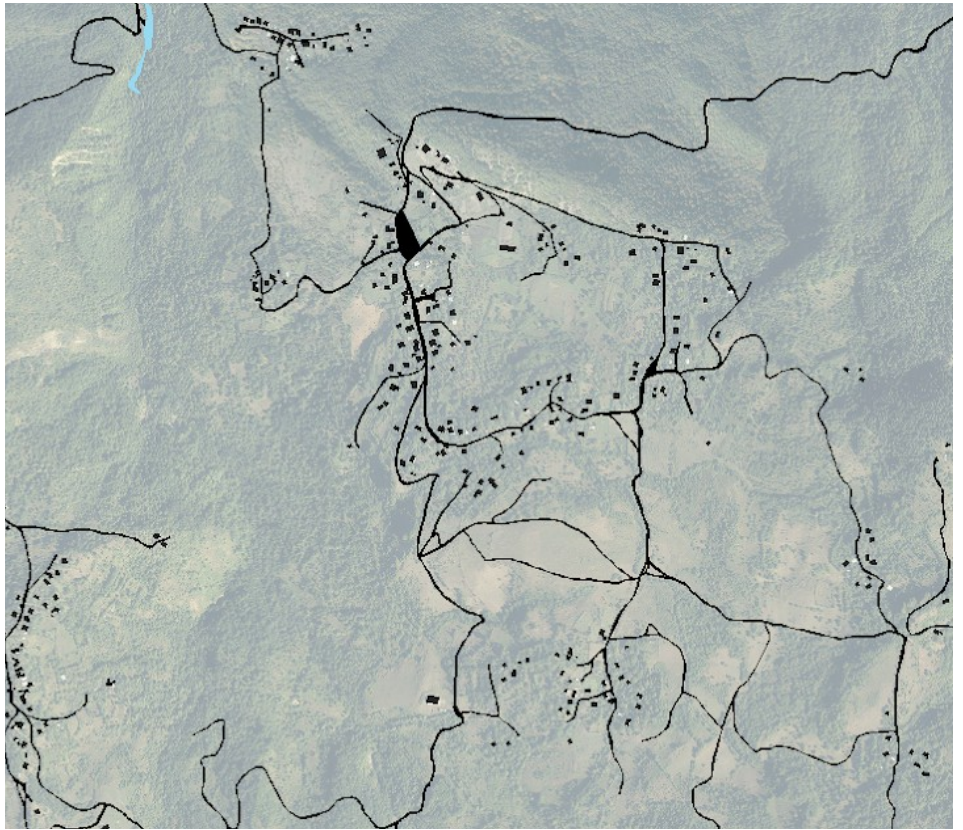
The strategy positions Svaneti as a four-season destination by strengthening ski tourism, eco-tourism, mountaineering, renewable energy, and traditional agriculture to support resilient and **inclusive economic growth**.



Historical Development



Urban Development



Structure of villages situated on mountain slopesettlements developed in mountain valleys and river floodplains



Rural settlements developed during the Soviet period.



Structure of villages and settlements developed in mountain valleys and river floodplains

## 10 Oni



Notsara Valley

**Planning Level:** Spatial and Urban Plans

**Municipality:** Oni

**Funding Source:** ADB

**Design & Planning:** JV between Keios Srl (Lead partner; Italy) and CMC LLC (JV partner; Georgia), in association with Adapt40 (Sub-consultant; UK), LLC Urbanica ; (Sub-consultant Georgia).

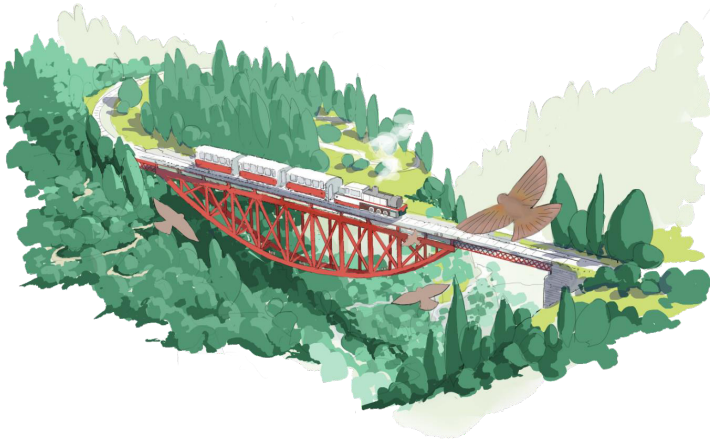
**Status:** Ongoing (Vision)

Oni Municipality holds a strategic position within **Georgia’s mountain territorial system** as a **gateway** to the Racha mountain region and the **Racha Protected Area**. Defined by its exceptional landscapes, cultural heritage, and high-mountain settlements, the municipality has strong potential for sustainable tourism and locally rooted economic development, while also facing challenges related to **demographic decline**, accessibility, environmental sensitivity, and **natural hazards**.

The aim of the project is to establish a long-term spatial development framework that supports **balanced territorial growth**. The spatial plan is developed for Oni Municipality, while Development plans are being prepared for the city of Oni and the village of Ghebi.

The Vision and Strategy phase of the Oni Municipality Spatial Development Plan builds upon extensive research and diagnostic studies examining **settlement structure** and urban structure, mobility and infrastructure, environmental conditions, tourism potential, cultural heritage, demographic trends, and climate and geohazard risks. The research identified several **key challenges** shaping the municipality’s future, including weak settlement hierarchy, population decline in mountain villages, limited accessibility, increasing development pressure on environmentally sensitive areas, and exposure to floods, landslides, and climate-related risks. At the same time, the studies highlighted major opportunities linked to Oni’s landscape value, protected areas, heritage assets, and growing tourism potential.

Based on stakeholder consultations and scenario evaluations, the preferred development direction became the “**Smart Balance**” scenario, combining environmental protection, resilient spatial planning, and selective economic development based on local assets and sustainable tourism. **The vision positions Oni Municipality as a resilient mountain territory where landscape, cultural heritage, and protected areas support sustainable tourism, improved quality of life, and long-term territorial resilience.**



Restoration of the historic "Kukushka



Cableway connections



Biodiversity in Borjomi



Rehabilitation of railway connections

## Borjomi



Borjomi Park  
© Georgian National Tourism Administration (GNTA)

**Planning Level:** General Plan

**Municipality:** Borjomi

**Funding Source:** National budget

**Design & Planning:** City Institute Georgia

**Status:** Approved

Borjomi is one of Georgia’s most prominent resort towns, internationally **known for its mineral waters, spa traditions, and distinctive natural landscape**. Surrounded by forested mountains and rich biodiversity, it serves as a major destination for health, wellness, and nature-based tourism. The city also has a long history of urban planning, with general plans being developed and updated since the 20th century. Within this context, the current project involved the revision of the previous general plan. Based on detailed research, field surveys, and a comprehensive urban inventory, a new general plan was developed reflecting updated spatial, social, and economic conditions.

The General plan aims to strengthen Borjomi’s resort identity by transforming it into a healthy, safe, sustainably structured, and economically active urban center. It seeks to balance tourism development with improved living conditions and long-term urban resilience.

The main development interventions include the **enhancement of the Mtkvari River corridor** through a continuous system of green and public spaces, the identification and protection of key **visual corridors**, and the **optimization of urban mobility**. The plan also focuses on upgrading engineering and social infrastructure, including the construction of schools and kindergartens, the development of a new sports complex, and the establishment or rehabilitation of healthcare facilities. In addition, it provides for the construction of pedestrian and vehicular bridges to improve connectivity across the city.

Further measures include the **rehabilitation of railway connections** toward Bakuriani, which also encompasses the restoration of the **historic “Kukushka”** narrow-gauge railway in Borjomi. This iconic railway line, originally established in the early 20th century, is an important part of the region’s cultural and tourism heritage, connecting Borjomi and Bakuriani through a scenic mountainous route. The plan also includes the revitalization of brownfield areas and the refinement of functional zoning to support more efficient and balanced urban development.



## Mtsketa



Architectural Monuments of Ancient Mtskheta  
Period. Iberia-Kolheti. Tbilisi. 2015

**Planning Level:** General Plan

**Municipality:** Mtsketa

**Funding Source:** National budget

**Design & Planning:** Akolis

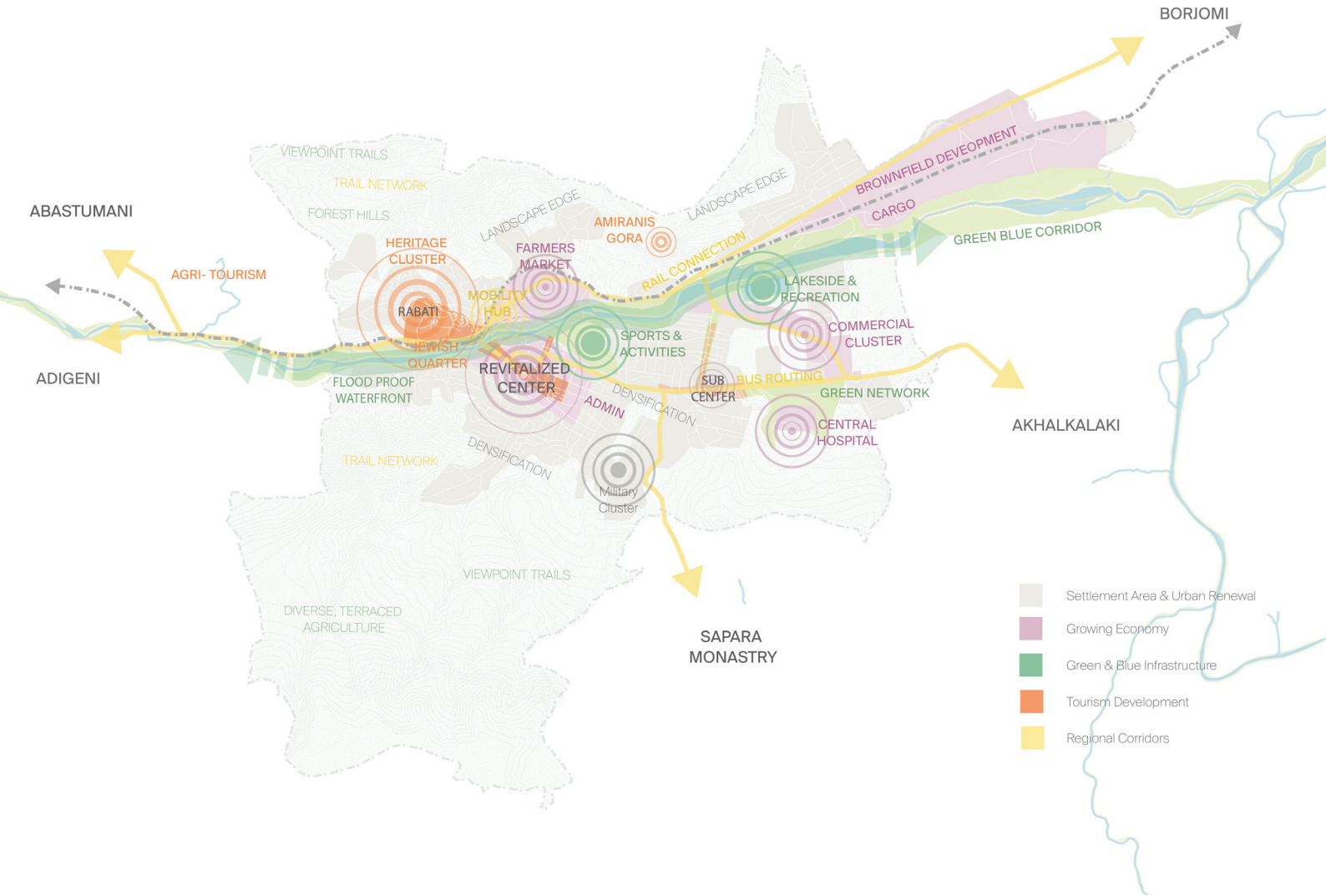
**Status:** Ongoing (Concept)

Mtskheta has a unique position within **Georgia’s spatial and cultural system as one of the country’s oldest urban centers and a UNESCO World Heritage city.** Defined by the confluence of the Mtkvari and Aragvi rivers, Mtskheta represents a historic religious, cultural, and symbolic core of Georgia while also functioning as part of the broader Tbilisi metropolitan system. Its exceptional cultural landscape, archaeological heritage, and visual identity create both significant development opportunities and complex preservation challenges.

Research and analytical studies conducted within the project examined the city’s **spatial structure, cultural heritage protection systems, visual corridors, transport networks, settlement patterns, environmental conditions, and tourism potential.** The concept was developed through multidisciplinary research, field studies, sociological surveys, stakeholder consultations, and the integration of international heritage protection recommendations, **including UNESCO and ICOMOS guidelines.**

Based on these findings, the General Plan Concept positions Mtskheta as a sustainable and culturally resilient city that balances urban development with the protection of its outstanding universal value and historic landscape. The vision emphasizes the integrated development of **“Greater Mtskheta,” strengthening the city’s role as a cultural, pilgrimage, tourism, and recreational center within the capital agglomeration.**

The main development interventions focus on the **preservation of visual corridors and cultural landscapes,** the rehabilitation of riverfront and public spaces, the improvement of integrated mobility systems, and the protection and adaptive reuse of historic and archaeological assets. The concept also promotes green infrastructure, eco and agro tourism, climate-responsive planning, and through sustainable planning approaches.



Vision for Akhaltsikhe

## 13 Akhaltsikhe



Rabati Castle

**Planning Level:** General Plan

**Municipality:** Akhaltsikhe

**Funding Source:** ADB and National budget

**Design & Planning:** JV

between CITYFÖRSTER (Lead; Netherlands), BAU Design (JV partner; Georgia) and Buck Consultants International B.V. (JV partner; Netherlands), and in association with Address Georgia LLC (Sub-consultant; Georgia), MOVE Mobility (Sub-consultant; Netherlands) and STS LLC (Sub-consultant; Georgia)

Research | GeoGraphic

**Status:** Ongoing (Vision)

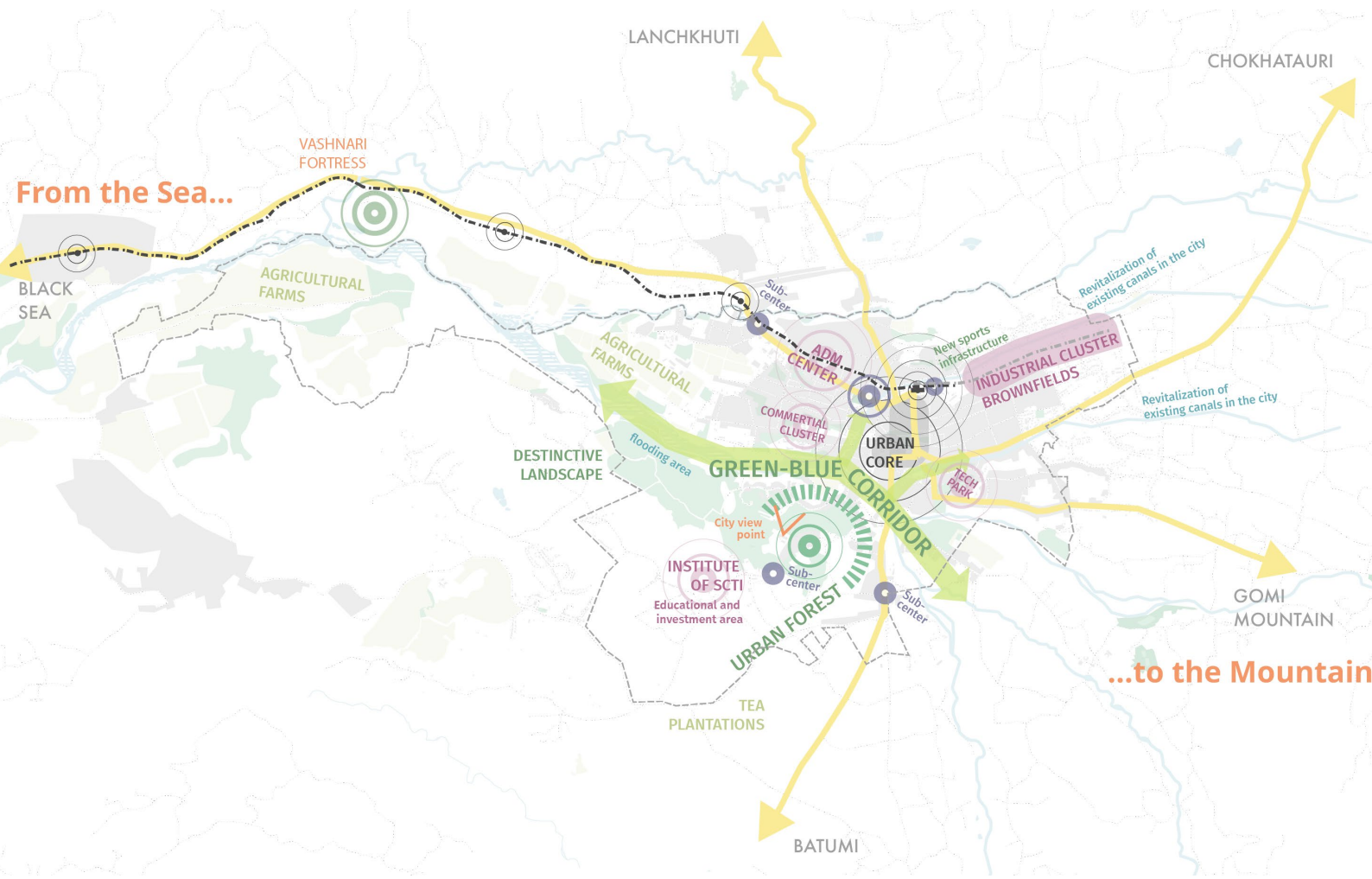
**The city of Akhaltsikhe** occupies a strategic position within Georgia's spatial and regional system as a regional administrative center, a historical and cultural hub, and a transit-oriented city connected to national and **cross-border** transport and tourism corridors. This **multifunctional role** generates significant development potential, particularly in **logistics, tourism, and the service-oriented economy**, while also creating sustainability and governance challenges that influence the city's spatial structure and functional performance.

**Research studies** for the General Plan of Akhaltsikhe were conducted by local consultants, providing a solid analytical foundation for the project. The city was examined in depth across key dimensions, including transport and mobility, cultural heritage, architectural character, urban morphology, and infrastructure. The analysis also covered spatial structure, land use, public spaces, and environmental conditions, allowing for a clear understanding of existing challenges and development potential.

Based on these findings, the development of the city's Vision, Concept, and General Plan was entrusted to an international company working in collaboration with a Georgian partner. This cooperation ensures the integration of international expertise while remaining responsive to the local context and priorities.

The vision positions Akhaltsikhe as a strong regional center, building on its unique topography, cultural heritage, and agricultural assets. As a compact city with improved infrastructure, it will strengthen its role as a hub for services, tourism, and logistics.

Targeted **urban renewal** and **integrated mobility solutions** will improve connectivity and walkability. A continuous **green-blue network** linking the river, parks, and recreational areas will support climate resilience while enhancing quality of life, safety, and the city's attractiveness for residents and visitors alike.



...to the Mountain

## 14 Ozurgeti



Ozurgeti city view  
© Open Source

**Planning Level:** General Plan

**Municipality:**

Ozurgeti

**Funding Source:** ADB and National budget

**Design & Planning:** JV

between CITYFÖRSTER (Lead; Netherlands), BAU Design (JV partner; Georgia) and Buck Consultants International B.V. (JV partner; Netherlands), and in association with Address Georgia LLC (Sub-consultant; Georgia), MOVE Mobility (Sub-consultant; Netherlands) and STS LLC (Sub-consultant; Georgia)

Research | New City Development

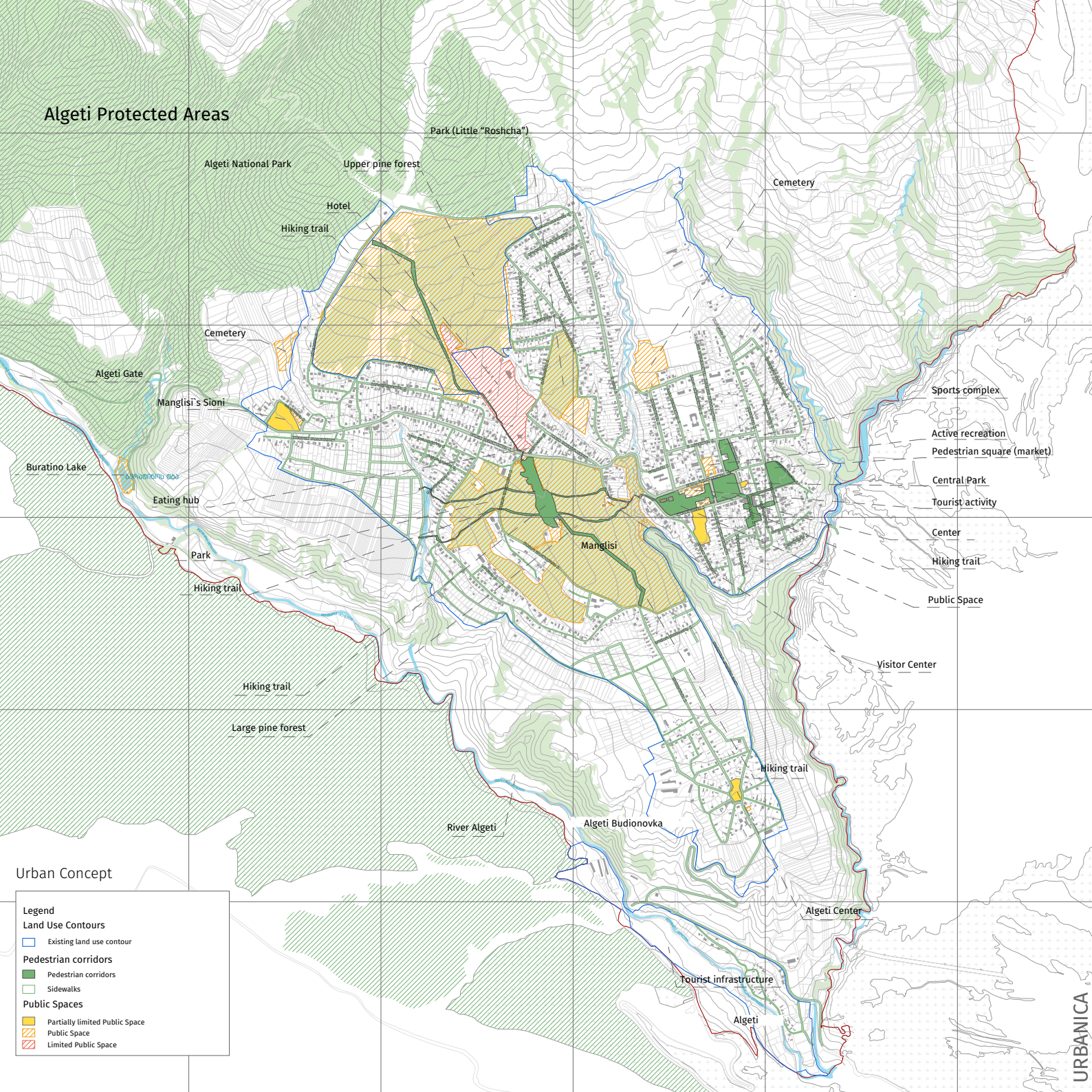
**Status:** Ongoing (Vision)

Ozurgeti is an administrative center of Guria region. Defined by its distinctive terraced urban structure, the city combines administrative, commercial, residential, and cultural functions within a compact spatial framework. Its strategic location between the **Black Sea coast and the mountainous hinterland** gives Ozurgeti strong potential to serve as a regional linkage point connecting coastal, rural, and mountain territories. Historically shaped by **tea cultivation, citrus production, and food processing industries**, the city also retains a strong socio-cultural identity and landscape character.

Research and analytical studies conducted for the project examined the city's spatial organization, mobility systems, environmental conditions, public spaces, economic structure, and cultural assets. Particular attention was given to the relationship between the **city's three terraces, the condition of industrial and brownfield areas, regional connectivity, and the role of green and blue infrastructure within the urban structure**. The analysis also identified key challenges related to transportation, environmental risks, unemployment, underutilized industrial territories, and the limited development of tourism and public recreational spaces.

Based on these findings, the project vision positions **Ozurgeti as a connected, livable, and resilient regional center that strengthens the relationship between the sea, the mountains, and surrounding rural communities**. The vision aims to enhance the city's role as an administrative, service, and economic hub while promoting diversified local development rooted in Guria's cultural identity and landscape resources.

# Algeti Protected Areas



Algeti National Park

Upper pine forest

Park (Little "Roshcha")

Cemetery

Hotel

Hiking trail

Cemetery

Algeti Gate

Manglisi's Sioni

Sports complex

Active recreation

Pedestrian square (market)

Central Park

Tourist activity

Center

Hiking trail

Public Space

Buratino Lake

Eating hub

Manglisi

Park

Hiking trail

Hiking trail

Large pine forest

Visitor Center

River Algeti

Algeti Budionovka

Hiking trail

Algeti Center

Tourist infrastructure

Algeti

## Urban Concept

### Legend

#### Land Use Contours

Existing land use contour

#### Pedestrian corridors

Pedestrian corridors

Sidewalks

#### Public Spaces

Partially limited Public Space

Public Space

Limited Public Space

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## Manglisi



Manglisi "Roshcha"  
© Open Source

**Planning Level:** Development Plan

**Municipality:**

Tetritskaro

**Funding Source:** National budget

**Design & Planning:** Urbanica

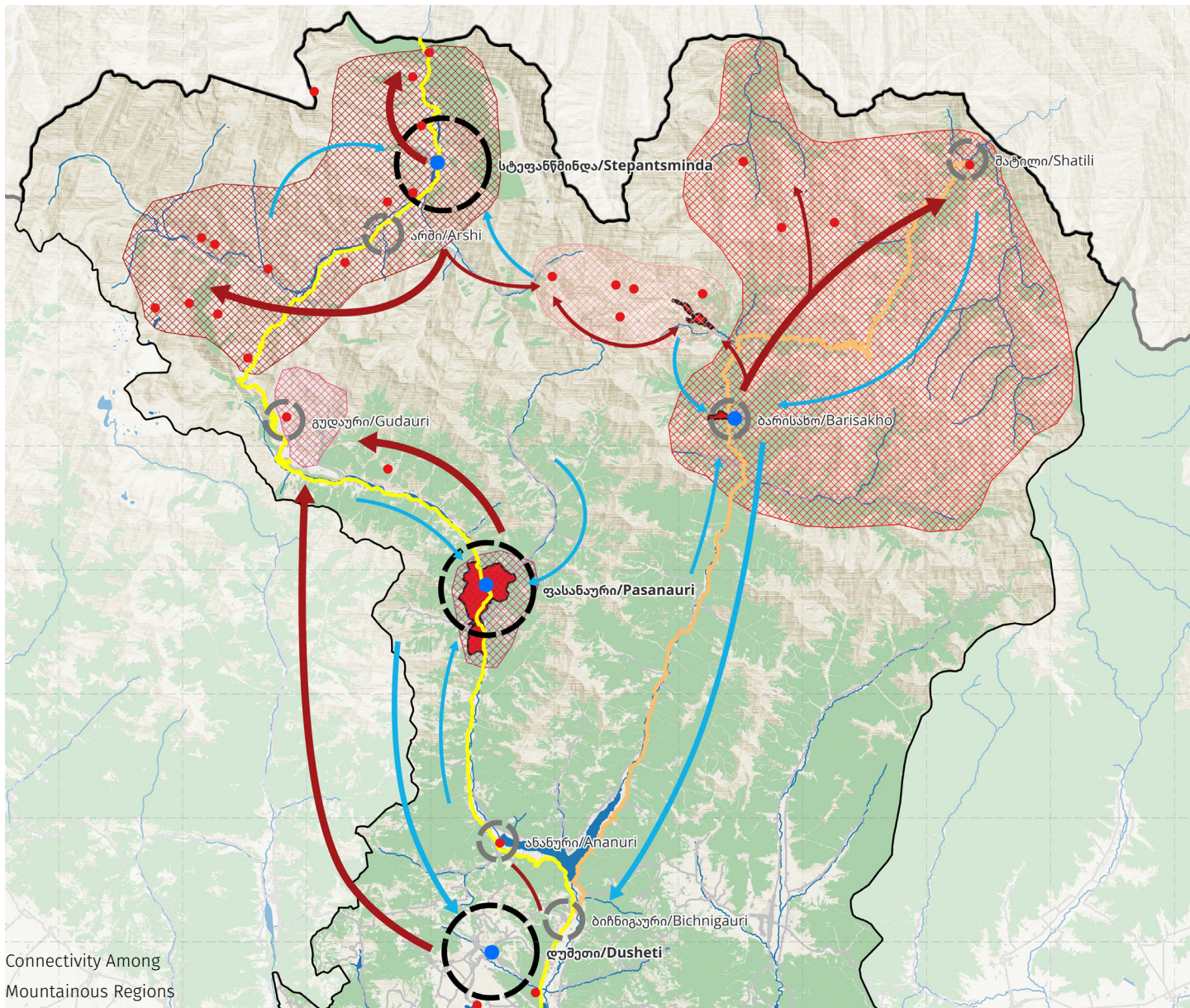
**Status:** Approved

Manglisi represents an important **mountain climatic resort area** known for its natural landscapes and proximity to the Algeti Reserve, established in 1965. Due to limited territorial resources and increasing development interest, the establishment of clear development regulations and the identification of reserve and potential development areas are key priorities for the sustainable growth of the resort.

The project aims to ensure balanced spatial development by strengthening Manglisi's **recreational and tourism functions** while preserving its environmental, landscape, and cultural heritage values. The strategy supports the sustainable organization of residential, tourism, recreational, and public infrastructure areas through phased and controlled development. The spatial development plan covers an area of 4,080 ha.

The main development priorities include the creation of **a healthy and comfortable living environment**, the strengthening of Manglisi as a destination for short-term and long-term recreation, the improvement of mobility and engineering infrastructure, and the enhancement of Manglisi's role as a gateway to Algeti National Park. The spatial framework also establishes development control regulations, functional zoning, spatial planning restrictions, and protective zones, including the protection area surrounding Manglisi Sioni Cathedral.

The strategy defines **detailed development areas and planning regulations** to guide long-term investment and phased resort development. Key interventions include the reconstruction of Manglisi's central area, rehabilitation of public and pedestrian spaces, development of recreational zones near the Great Pine Forest, enhancement of riverbank resort functions, and conversion of the former sanatorium into a hotel complex.



Connectivity Among Mountainous Regions

**პირობითი აღნიშვნები/Legend**

- საპროექტო არეალი / Project Area
- სახელმწიფო ტყისფონდი/State Forest Fund

**მარშრუტების ქსელი / Marshrutka Network**

- დუშეთი-ყაზბეგი ხაზი / Dusheti-Kazbegi Line
- ხევის ხაზი / Khevsureti Line

**ძირითადი ატრაქტორები / Key attractors**

- ქაუხის მასივი / Chaukhi Massif
- გუდაურის სათხილამურო კურორტი / Gudauri Ski Station
- ყაზბეგი / Kazbegi
- ტურისტული საიტი / Tourist Site
- საზოგადოებრივი სერვისების ცენტრი / Public Service Hub

**მთავარი ჰაბი / Main hub**

**მეორეხარისხოვანი გაჩერება / Secondary stops**

**მოსახლეობის ნაკადები / Population Flows**

- ტურისტული ნაკადები / Tourist Flows
- ადგილობრივი მაცხოვრებლების ნაკადები / Local Resident Flows

## 16 Pasanauri, Barisakho, Roshka



Mountainous Settlement of Roshka

**Planning Level:** Development Plans

**Municipality:**

Dusheti

**Funding Source:** ADB

**Design & Planning:** JV between Groupe Huit (Lead; France) and Artstudio Project (JV partner) Georgia)

**Status:** Ongoing (Concept)

Pasanauri, Barisakho, and Roshka **are small mountainous settlements** in Georgia facing key challenges such as the lack of planning documents and ongoing outmigration, mainly toward Tbilisi, which contributes to population decline and an aging demographic. At the same time, their proximity to the capital creates development potential, especially considering their impressive natural landscapes and rich cultural heritage assets. The project is implemented by a French company in cooperation **with local urban planners**, ensuring a balanced approach that combines international expertise with strong local knowledge. Within this framework, **three development scenarios** were assessed based on comprehensive research. Scenario 2 **the Phased Hybrid Model** was selected through a livability assessment as the most feasible option, promoting gradual and targeted development that builds on existing sectors such as HORECA, rafting, heritage buildings, and agriculture, while remaining financially and institutionally realistic.

**Pasanauri** - key interventions focus on improving both environmental quality and urban vitality. These include the **rehabilitation of the Aragvi riverbanks** through the development of a linear park, **enhancement of the town centre as a walkable and active core**, restoration of brownfield areas, and the introduction of sports and recreational facilities to support a more dynamic and livable environment.

**Barisakho** - key interventions focus on strengthening the central zone through **urban renewal, improved public spaces**, pedestrian connectivity, and **upgraded infrastructure**. The project also enhances accessibility, preserves the cultural heritage zone through light-touch interventions, and supports recreation, local economic activities, and private sector development.

**Roshka** - the development concept follows an **eco-friendly and community-oriented approach** focused on small-scale, low-impact tourism, nature-based activities, and strong local participation.



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## Ureki-Shekviteli



Ureki-Shekviteli Coastal Recreational Area

**Planning Level:** General Plan

**Municipality:**

Ozurgeti

**Funding Source:** National budget

**Design & Planning:** New City Development

**Status:** Ongoing (Concept)

**Ureki and Shekviteli represent a unique recreational area of global significance**, distinguished by its **magnetic black sands, balneological resources**, and high therapeutic value. A defining natural asset of the area is the **pine forest stands**, which together with the sea air create a distinctive **healing microclimate**. These environmental conditions give the territory **strong potential for both health and recreational tourism development**.

Although an urban development plan is currently in force, existing spatial and functional challenges have made its revision necessary. Within the project, in-depth studies were carried out and a renewed development vision was formulated, focusing on the protection of natural assets, improved spatial organization, and the strengthening of tourism potential.

The concept also includes the planning of piers designed to improve sea access, support small-scale maritime activities, and enhance the overall recreational and tourism experience along the coastline.

In addition, key public facilities are planned, including a **sanatorium** and a **tourist** information centre. The development of a tourism and hospitality college is also envisaged to strengthen local skills and support the sector's long-term growth.

Stimulating measures include the introduction of green mobility, development of cycling and pedestrian networks, and feasibility studies for a monorail and cable car system. Further initiatives involve the creation of a **hydropark, preparation for “Blue Flag” certification**, and the establishment of a sports cluster within hotel complexes to enhance the area's tourism offering.



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