
Terms of Reference

TERMS OF REFERENCE FOR National Spatial Development Concept of Georgia

A. Introduction

1. Georgia is part of the South Caucasus, located between Eastern Europe and Western Asia, and between the Black Sea and the Caspian Sea. The country has a population of 3.7 million people with Tbilisi, the capital city, home to roughly a third of the population. Following structural reforms, Georgia has achieved robust economic growth during the last years and has recently achieved upper middle-income country (UMIC) status. The European Union (EU)-Georgia Association Agreement entered into force in July 2016¹ and Georgia was granted the EU candidate status in December 2023². However, significant regional disparities persist within the country, with important pockets of poverty and unbalanced regional growth. Georgia needs to promote further its structural transformation and its corresponding spatial realignment.
2. In 2019, the main parts of the Georgian Code on Spatial Planning, Architectural and Construction Activities (hereinafter referred to as “the **Code**”) entered into force, as well as Resolution No. 260 on the Rule for Developing Spatial and Urban Construction Plans (hereinafter referred to as “the Resolution”). The Spatial and Urban Development Agency (**SUDA**), a Legal Entity Under Public Law (LEPL), supervised by the Ministry of Economy and Sustainable Development (MOESD) was created in 2022. SUDA’s main function is to develop and manage policies for Georgia’s spatial and urban development³.
3. Spatial planning is a rather new approach in Georgia and yet to be better linked to policymaking. SUDA is currently supporting municipalities to develop their local plans. At national level, the Government of Georgia (GoG) opted to develop a **National Spatial Development Concept (NSDC)** as a first stepping stone of national planning activities. It will act as a *national spatial planning framework* and will lay the foundation for the development of a future National Spatial Development Plan (NSDP) and a long-term public capital investment plan. In particular, the NSDC will be based on, and enhance *Georgia Vision 2030*, the main development policy strategy of the GoG, which is annually monitored⁴. The NSDC will be supported by regional spatial development schemes and a public investment platform to strengthen the link with implementation.
4. The NSDC is expected to support Georgia’s development ambitions by spatializing and integrating key sector strategies, addressing national and transnational integration, and fostering climate resilient and low-carbon development. Taking into account Georgia’s potential for growth, currently unbalanced territorial development, environmental risks and societal dynamics, as well as the key strategic orientations for the future of the country, the NSDC will support the coherence between sectoral policies, and help achieve the Government’s main development priorities, regional cohesion, and enhanced quality of life all over Georgia.

¹ It supports political association and economic integration. The Deep and Comprehensive Free Trade Area (DCFTA) is an integral part of the Agreement.

² <https://www.consilium.europa.eu/en/policies/enlargement/georgia/>

³ SUDA’s main pillars of work are the following: Produce and implement the National Spatial Development Plan of Georgia. Assist local municipalities to coordinate their land use master plans. Harmonise current relevant legislation with the OECD best practices. Increase awareness about the benefits and necessity of Spatial/Urban planning and its everlasting effect on climate change and sustainable development of the country. Strengthen cooperation between state, academic and private agencies around spatial and urban planning.

⁴ https://www.gov.ge/files/41_87243_286257_ForBuildingaEuropeanState.pdf

- SUDA is now seeking to procure Consultant services for the preparation of the NSDC as specified in these Terms of Reference (TOR), making use of Government funds and dedicated funding made available by the Asian Development Bank.

B. Background

- Administrative organization.** Georgia counts nine regions (Samegrelo Zemo Svaneti, Guria, Imereti, Racha-Lechkhumi Kvemo Svaneti, Shida Kartli, Samtskhe-Javakheti, Kvemo Kartli, Mtskheta-Mtianeti, Kakheti), two Autonomous Republics (Adjara and Abkhazia) and Tbilisi the capital region⁵. There are two occupied territories, the territory of the Autonomous Republic of Abkhazia and the Tskhinvali region (territory of the former South Ossetia Autonomous Region)⁶. There are five Self-Governing cities (Municipalities of Tbilisi, Batumi, Kutaisi, Rustavi, Poti), 59 municipalities⁷ and occupied administrative units.

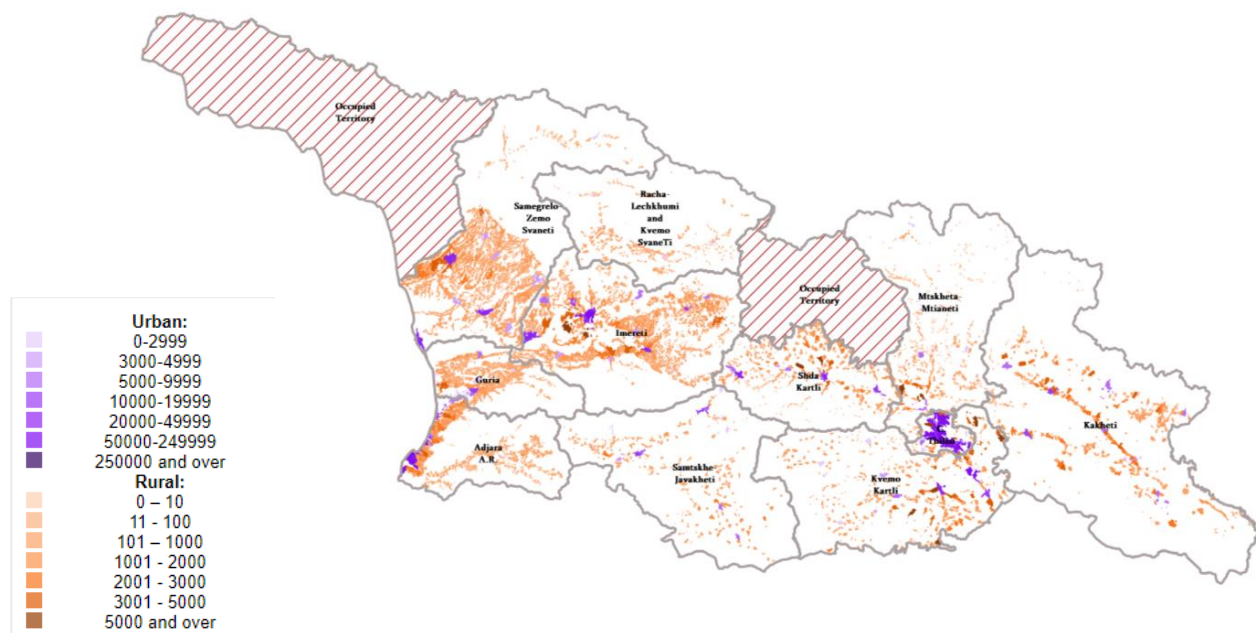


Figure 1: Population by type of settlement

Source: <https://gis.geostat.ge/GeoMap/layersw/indexe.html>

- Georgia Vision 2030** was adopted in December 2022 by the GoG. It is the Development Strategy of Georgia, a long-term policy document that represents the unified vision of the GoG and combines all major priority directions of sustainable development (cf. **Annex 1**). It states “*in the long-term development vision, the main*

⁵ <https://www.gov.ge/regions-of-georgia>

⁶ As per the Law of Georgia on Occupied Territories (2008) https://smr.gov.ge/uploads/prev/The_Law_of_928ef0d7.pdf

⁷ <http://mreg.reestri.gov.ge/>

political goals of the GoG are to ensure the sustainable economic development and social equality, strengthen security and stability, and enhance democracy, justice, and the rule of law in the country. (...) With the most efficient use of new opportunities, with a significant transformation of infrastructure, Georgia will become an economic hub, linking global economic trends and development directions. As a result, by 2030, sustainable and inclusive economic development will ensure employment growth, improve the quality of life of citizens, and reduce regional inequality. (...) The state will pay special attention to overcoming the challenges associated with climate change, ensuring an environmentally friendly and healthy environment. Sustainable consumption of natural resources will be based on understanding the interests of future generations. The state continues to focus mainly on strengthening of sovereignty, de-occupation, restoration of territorial integrity by peaceful means and moving unpreventable towards joining the European Union and NATO. (...) The Development Strategy of Georgia creates a solid foundation for sustainable, long-term progress and a successful future for the country in the coming years, bringing us closer to the historic goal of joining the European Union.” This will constitute the backbone of the NSDC.

8. **Transition from a sectoral planning to an integrated territorial planning approach.** Line ministries conduct their own programming separately with a relatively siloed sectoral approach. Currently, there is a lack of integrated approval mechanisms, and information sharing among the main players directly involved in spatial development and implementation. There is a need for a **connective tissue** between the various sectoral strategies and to overcome the absence of spatial dimension in national and regional strategies, including in Georgia Vision 2030. Policies are developed with little understanding of spatial implications, and there is no spatial umbrella document to link them all, to identify overlaps and to provide a long-term perspective.
9. **Sub-national planning and enforcement.** Georgia has recently strengthened its decentralization process with solid legal foundations. The 2019 Code reformed the legislative framework in order to enable better spatial planning. Currently, about 15% of municipalities are provided with spatial development plans, which are mostly limited to the largest cities, while most regions and landscapes remain unplanned, and thus subject to chaotic development and less regulated construction activities. There is currently no regional spatial scale, limiting the integration of landscapes, watersheds, and other ecological units into planning documents; however, SUDA is now further considering this scale for future spatial plans. Intermunicipal planning and cooperation are just nascent. Enforcement of existing plans at the local level is limited, with insufficient capacities at the municipal level, which are in critical need of enhancement. There is a need for an overall strategic direction and umbrella principles to guide the development of the plans.
10. **Rationale for a Concept Plan.** The GoG attempted to launch a NSDP in 2015 and again in 2023. However, given the rather new spatial dimension of policies, there is a need to first lay down the foundation. Preliminary work and first consultations are required to establish a ‘*spatial baseline*’ based on existing documentation and on-going strategies. It will also help establish a consensus between stakeholders, who would also be more familiar with the planning approach and its added value in decision-making. In addition, focusing on compiling sectoral investment packages and mapping the planned investment packages will help accelerate the identification of strategic

interventions that align with Georgia's development priorities. A Concept Plan will allow for greater flexibility in decision-making and resource allocation.

11. The NSDC should support the GoG **mediate between the respective claims on space** of the state, market, and community. **This mediation requires (i) involving stakeholders, (ii) integrating sectoral policies and (iii) promoting development projects** to ensure transformative strategy formulation, innovation action and performance in spatial planning. The NSDC is an opportunity for Georgia to further engage in European integration, and to leverage on the dynamics at play in the region. Trans-national and connectivity opportunities, settlement system and urbanization process; transport and engineering infrastructure; economic development; socio-cultural development and housing; climate change and environmental risks management are important considerations (cf. **Annex 2 and 3**: main features of Georgia and Maps).
12. **Management of Georgia Vision 2030 and NSDC.** SUDA reports to the Intergovernmental Commission on Spatial Planning (ICSP), which was renewed in 2022⁸ and is chaired by the Prime Minister. The ICSP will oversee the NSDC development. It will liaise at policy level with the Interagency Council for Nation-Wide Development and Reforms⁹ that supervises the implementation process of Vision 2030. SUDA directly works with the Strategic Development Department of MOESD and will further cooperate with the Policy Planning and Coordination Department of the GoG in charge of monitoring the implementation of Vision 2030, to make sure that NSDC informs the Strategy. SUDA will therefore establish stronger communication channels with policymakers and strengthen its capacity to advise, regulate, and implement development approaches to overcome long-term economic, social, and environmental issues.

C. Goal, Objectives, and Approach of the NSDC

13. The NSDC will establish the first ever national spatial planning framework in Georgia, and by such, demonstrate and increase the **coordinating role of national spatial policy** and national planning authority. The NSDC will serve as a **foundation** for a long term National Spatial Plan and national strategic investment plan. This framework will comprise both a vision and a credible development strategy to shape Georgia's national, regional, and local spatial development according to main pillars of sustainable development, for an optimal balance of ecology, economy, and social cohesion, as well as good governance and culture. The framework is intended to provide high-level direction for policymakers. It will consolidate national policy statements, planning standards and regulations into one coherent planning framework

⁸ On the Creation of the Government Commission for the Development of the General Scheme of Spatial Planning of Georgia "Georgia 2030" of the Government of Georgia on March 9, 2015, No. 89 Regarding, Resolution No. 604 of December 29, 2022 <https://www.matsne.gov.ge/ka/document/view/5675790?publication=0>. The Minister of Economy and Sustainable Development of Georgia, Vice Prime Minister of Georgia is the Deputy Chairman of the Commission. It is composed of the eleven ministers, the Chairman of the Autonomous Republic of Adjara, Chairman of the Autonomous Republic of Abkhazia, the Head of the Provisional Administration of the former South Ossetian autonomous region, the Mayor of Tbilisi Municipality, and the Head of SUDA.

⁹ It was established under the Ordinance N154 of the GoG, with the leadership of the Prime Minister of Georgia. The Council consists of ministers, a state minister, representatives of the Administration of the GoG and other state agencies. The development and implementation of the Strategy is coordinated by the Administration of the GoG.

that directs how the country and regions plan for socio-economic growth and manages the natural environment and spatial development.

14. The overall goal of the NSDC is hence to align the country's spatial structure with the development policies pursued by the Government, which are focused on Georgia's opportunities as an international transit, trade and transportation node; as a service-centred economy, with modernized and export-oriented industrial and agricultural sectors; and as an increasingly sought-after tourism destination. The NSDC will contribute to increasing the competitiveness of the country and its regions, balanced socio-economic development and raising living standards across the country through reducing regional disparities and increasing territorial cohesion. The major infrastructure projects being implemented, particularly the East-West highway, the North-South Axis Road, the railway, energy projects, logistics centers and the deep-sea port of Anaklia, will be the primary drivers of future urbanization.

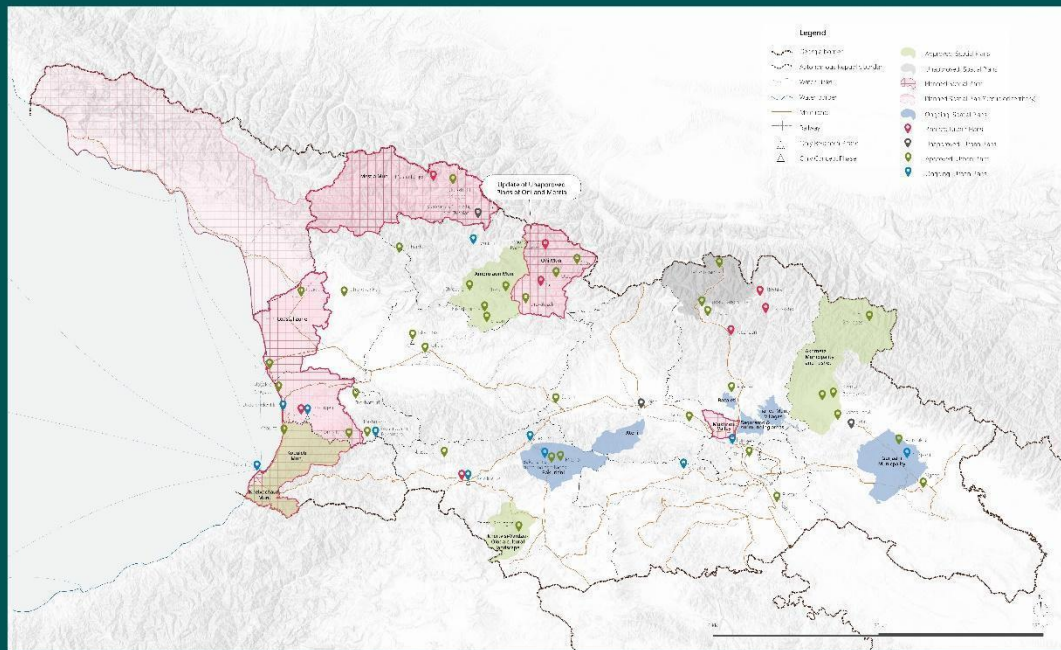
15. The specific objectives of the NSDC are to:

- Place Georgia as a regional player, as a transit-logistic hub between Asia and Europe, in coordination with neighbouring countries and within a European integration trajectory, as per Vision 2030.
- Interpret the metropolitan Tbilisi urban area, its growth and needs, and the unbalanced regional development.
- Identify the urban growth scenarios of the main agglomerations, secondary cities and third-tier urban centers, and their development opportunities incl. how they may play a driving role in supporting rural development.
- Promote territorial, social, ecologic, and economic cohesion by planning for an improved provision of key social and economic infrastructure and services across all regions and address unbalanced territorial development.
- Ensure climate resilience and speed up decarbonization by envisaging compact cities, the urban reuse of previously industrial areas, the promotion of mobility systems.
- Support the country's energy independence and energy security strategies.
- Mobilize stakeholders around a common spatial vision, bringing together the various government departments, agencies, State owned enterprises and regional authorities behind a shared set of strategic objectives for rural, regional, and urban development.
- Increase awareness about spatial planning and its benefits, and support establishing spatial planning as a key decision-making instrument for Georgia's territorial development.
- Aim to transition to a net zero society in a long term by ensuring nature recovery is inclusive and fair, fostering a circular economy that makes the best use of embodied carbon, conserving and recycling assets, and encouraging sustainable design and wise resource use.
- Define strategic directions for inclusive, green, competitive, and sustainable development through the formulation of regional spatial development schemes and the identification of 'spatial talents.'

- Drive the strategic location of investments from both the public and the private sectors and be the foundation for national public investment plans.
 - Provide guidance at regional and local levels for future spatial and land use plans.
 - Promote and integrate national best practices in land use and spatial development for sustainable and efficient planning.
16. The NSDC will consider a 2030 horizon, in line with Georgia Vision 2030 and other sectoral strategies. More focused analysis will consider a 2035 and 2040 horizon.
17. The NSDC will be developed for the entire national territory, an area of 69,700 km², and the territorial sea (waters) and associated Exclusive Economic Zone (EEZ) in the Black Sea. The occupation by foreign troops of the Autonomous Republic (AR) of Abkhazia and of the Tskhinvali Region prevents access and limits the availability of data. These two regions will be however considered in the overall analysis to the extent possible (using earth observation data sources, data from UN programmes, etc.). The intention is to understand the effects of “de-occupation” for these territories and what they could gain from re-integrating Georgia (economic effect, connectivity, education, health care, quality of life, etc). The default scenario for the analysis is whole Georgia (assuming progressive reintegration into the Georgian space) and the Consultant will study for internal use a scenario of continuing foreign occupation.
18. The NSDC will be a **flexible instrument** to guide lower-tier planning instruments, and alignment of sectoral strategies. It will have a “normative function” as part of Georgia’s national legal system and function as an “umbrella” plan. It will provide a framework and direction to (i) comprehend the optimal use of available resources for the benefits of all Georgians; (ii) progress towards a successful integration of sector policies; (iii) harmonize national strategic goals with local development aspirations; and (iv) effectively advance resilient and low-carbon development. During the preparation of NSDC, the Consultant will consider other plans under preparation (**Annex 4**). In particular, the Consultant is required to coordinate regularly with other consultant teams in charge of key projects with regional influence (e.g. Coastal Zone Spatial Development Plan, Mukhrani Valley Spatial Development Plan, Racha-Svaneti Spatial and Urban Development Plans) to ensure alignment and avoid conflicts of directions.

SCHEME OF SPATIAL AND URBAN PLANS IN GEORGIA

საქართველოს სივრცითი და ქალაქთმშენებლობითი გეგმების სქემა



LEPL SPATIAL AND URBAN DEVELOPMENT AGENCY OF GEORGIA

Figure 2: Planning areas. Undergoing and planned projects

19. The Consultant will consider international conventions and protocols that Georgia is a signatory of. The NSDC will follow international planning standards and **international and national best practices** and shall be prepared based on the generally acknowledged rules of sustainable development, as defined in the 2030 Agenda for Sustainable Development, in particular Sustainable Development Goal (SDG) 11, in the New Urban Agenda (2016), the European Commission's Green Deal (2019).
20. **Climate change and environmental sustainability** should be drivers of positive and sustainable economic development. The low-carbon transformation can be an opportunity to develop a green economy, and climate adaptation is a fundamental consideration to ensure the technical and financial sustainability of all future investments and of the overarching spatial development of the country. Climate risks and vulnerabilities, trends and projected changes will have sector specific and spatial implications. It is critical to adopt a systematic and 'whole-of-government' approach to sustain natural capital, mitigate environmental degradation, and strengthen climate resilience, and such considerations will be mainstreamed in all analysis and all aspects of the NSDC. It will also help identify opportunities to adopt a nature-positive development model.
21. The NSDC will be subject to a **Scoping** analysis for a Strategic Environment Assessment (SEA) to analyse its likely environmental and public health impacts. Results and conclusions provided by the SEA will be considered when adopting the

document. The Consultant will be required to follow the legal requirements of the national Environmental Assessment Code (EAC), including the need for mandatory public hearings.

22. As the NSDC intends to bring together various sectors and levels of government, it will reflect many expectations, opportunities, and interests. Therefore, it will be crucial to ensure a **participatory process and consultation** including a wide range of stakeholders. This process will help a better understanding of the complexity of the various regions of the country and generate more options and alternatives. It will also help SUDA establish its position as policy-advisor and will be a way to mainstream planning in policies and sectors that are so far unfamiliar with this approach. In addition, **communication activities** will be organised to increase awareness raising about spatial planning to a wide audience.

D. Scope and tasks

23. The major outputs and activities are summarized in Table 1 below.

Table 1: Major activities and outputs

Major activities	Deliverables	Indicative completion dates
Output 1 - NSDC		
Stage 1 - Research and consultations		
<ol style="list-style-type: none"> 1. Mobilization and kick-off meeting 2. Data collection and review of policies, plans, strategies 3. Stakeholder mapping and Engagement Plan, and initial consultations 4. Communication and Branding Strategy 5. Land cover assessment 6. Inception Report workshop 7. Initiation of SEA related procedures (screening) 8. Land cover gap analysis, compilation and LIDAR assessment 9. Gap analysis of the spatial dimension of sectoral strategies and Vision 2030; Visualization 10. National and regional spatial and socio-economic analysis. 11. Spatial planning system analysis. 12. Spatial SWOT 13. Research Workshop 14. Final Research report 	<p>Inception report</p> <p><i>Sectoral visualization</i></p> <p><i>Regional diagnostics</i> <i>Spatial analysis</i></p> <p><i>Draft research report</i> Research report</p>	<p>(0 - 7 mth)</p> <p>+ 3 M</p> <p>+ 6 M + 7 M</p>
Stage 2 – Vision, Strategy and Viability		
<ol style="list-style-type: none"> 15. Scenario planning 16. Spatial vision, to validate with stakeholders. 17. Vision and Strategy Workshop 	<p>Vision and Strategy report</p>	<p>(7 - 9 mth)</p> <p>+ 9 M</p>
Stage 3 - Concept Plan		
<ol style="list-style-type: none"> 18. Conceptual framework with strategic approaches 19. Long term and cross-cutting sectoral analysis 20. Regional spatial development schemes and priorities. 21. SEA Scoping 22. Delivery and reform roadmap (incl. land cover methodology) 23. Concept Plan Workshop 24. Revised Concept Plan, for official approval 	<p><i>Framework</i></p> <p><i>Regional schemes</i></p> <p><i>Roadmap</i></p> <p><i>Draft concept plan</i> Concept Plan, with booklet/ knowledge product</p>	<p>(9 - 15 mth)</p> <p>+ 12 M</p> <p>+ 13.5 M + 15 M</p>

Output 2 – Public Investment Platform		
25. Investment baseline and recommendations for catalytic projects		
26. Investment Platform design (format, criteria).	Investment Platform	+ 13.5 M

- **Stage 1 - Research and consultations**

27. ***Mobilization and kick-off meeting***

24. A kick-off meeting will be held in Tbilisi and co-organized with SUDA and the Steering Committee (SC). The Consultant will present the methodology, team, workplan and key milestones, as well as immediate next steps (data collection, interviews, and field visits).

25. During or after the kick-off, a dedicated session will be organized for the SC members to raise awareness on spatial planning, to present the benefits of integrated planning, examples and best practices of other National spatial plans in relevant locations and to explain in practical terms what to expect, conditions for success and potential issues that may arise.

28. ***Data collection and review of policies, plans, strategies***

26. The Consultant shall undertake a comprehensive collection and review of laws, development strategies, plans and policies, and all other existing relevant information, reports, data, documents, maps pertaining to the scope of the NSDC. The following documents adopted by GoG should guide the Consultant and SUDA, and include inter alia:

- Vision 2030– Development Strategy of Georgia
- Socio-economic development plans, national and regional (when applicable)
- Legal, policy and institutional framework regarding planning at different scales
- Sectoral strategies of Ministries and State Agencies (Economy, Agriculture, Environment, Infrastructure, Security, Energy, Health, Transport, Tourism, Logistics, Trade, Education, Culture, Climate, etc.), dedicated policies or programs (e.g., Strategy for Development of High Mountain Settlements), strategies of Georgian Railway, Georgian Amelioration, Enterprise Georgia.
- Strategies and plans related to the Maritime area (transport, aquaculture and fisheries, port activities, Black Sea economic cooperation, Black Sea Synergy initiative, Black Sea Common Maritime Agenda, etc.), including the Coastal Zone Spatial Development Plan under preparation.
- Strategies on South Caucasus and transnational cooperation (CAREC, TRACECA, Trans-Caspian International Transport Route, etc.)
- Regulations, strategies, and draft spatial scheme (2012) of the Autonomous Republic of Adjara
- Spatial Plans of Municipalities and Master plans of the main cities (cf. **Annex 4**).
- Key urban strategic plans such as the Sustainable Urban Mobility Plan of Tbilisi (draft in 2023), of Batumi (draft in 2023), Green City Action Plans for Tbilisi and Batumi.
- Spatial data from the National Agency of Public Registry (NAPR) currently developing the National Spatial Data Infrastructure (NSDI) and a Geoportal, and the Municipal Services Development Agency (MSDA), including the existing maps portals¹⁰. Review of the national standards of collecting, storing, updating, and sharing spatial data as well as digital information in general.
- Land policy and management, in particular from the National Agency for State Property, Agency for Sustainable Land Management and Land Use Monitoring, Resorts Development Agency, Agency of Protected Areas, Agency of Mineral resources, National Environmental Agency, etc., and land use related data: land and sea topography, morphology, geology, hydrology, seismology, natural and climate hazards

¹⁰ <http://nsdi.gov.ge/ge/> ; maps.municipal.gov.ge ; atlas.mepa.gov.ge ; maps.gov.ge ; napr.gov.ge

(maps of National Environmental Agency), restricted zones, land cover, land categorization, land use and land ownership.

- Environmental and health data related to the SEA preparation.
- Statistics (GeoStat) and 2014 Census¹¹
- International development partners' strategies, project documents and sectoral analysis (World Bank, ADB, EBRD, GIZ, UNDP, USAID, SIDA, etc.)
- EU-Georgia Association Agreement and Multi-annual Indicative Programme (2021-2027), incl. programs and flagship initiatives for Georgia¹².
- Major development and spatial strategies of adjacent countries.
- Priority investment plans of line ministries and database of planned infrastructure projects and programs of the GoG, private sector and donors of national/ regional importance (will serve for the Public Investment platform).

27. The Code disposition (cf. **Annex 5, article 16**) should be considered to drive the priority data collection. Additional background information is detailed in **Annex 6**. The Consultant shall identify any necessary data or information that directly impacts upon the conduct of the NSDC and land cover preparation and take steps to fill any gap to facilitate the preparation of the Research report.

29. Stakeholder mapping and Engagement Plan, and initial consultations

28. The preparation of the NSDC should involve all appropriate stakeholders through a series of stakeholder consultation meetings, that will help form the basis for the diagnosis, vision, strategies and concept. An understanding of the various stakeholders early on will help determine which consultation strategies can be adopted throughout the planning process and help reveal challenges and solutions for the plan development and implementation. Therefore, a mapping and assessment of stakeholders shall be undertaken from the beginning and included in the Inception Report. Among possible stakeholders to consider but not exhaustive:

- The national government representatives, incl. Prime Minister's office and line ministries
- The ICSP
- State Representatives of the 9 regions and representatives of the autonomous administrations
- Mayors and municipal teams
- The National Association of Local Authorities of Georgia (NALAG)
- Service and utilities providers (water company, railway company, hydropower companies, port companies, etc.)
- Black Sea related stakeholders (Maritime transport Agency, fisheries, ports authorities, Black Sea Commission, etc.)
- The Delegation of the European Union
- European Youth Parliament Georgia |

¹¹ New national Census is starting in 2024.

¹² Flagship 1: Black Sea Connectivity – Improving data and energy connections with the EU; Flagship 2: Transport across the Black Sea – Improving physical connections between Georgia and the EU through feeder/ferry lines and refurbished ports; Flagship 3: Economic Recovery – Supporting 80,000 SMEs to reap the full benefits of the DCFTA; Flagship 4: Digital Connectivity for Citizens – High-speed broadband infrastructure for 1,000 rural communities; Flagship 5: Improved Air Quality – Helping over 1 million people in Tbilisi breathe cleaner air; Flagship 6: Energy Efficiency in Residential Apartment Buildings.

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- Environmental protection NGOs such as Greens Movement of Georgia, REC-Caucasus, Green Alternative, CENN, and international NGOs such as WWF-Caucasus, IUCN-Caucasus
 - Youth groups, civil society, or associations
 - International donors and partners such as WB, ADB, AFD, GIZ, EBRD, KfW, UNDP, FAO, USAID
 - Academia representatives, professional associations (e.g., Union of architects, urban planners)
 - Private and business sector representatives (business associations, Investor council, Chamber of Commerce)
 - Communities, and vulnerable groups such as the elderly, people living in remote mountainous locations, in flood prone coastal zones, etc.

29. Based on this stakeholder mapping, the Consultant will develop a **Stakeholder Engagement Plan** (SEP), designed to mobilize key stakeholders and to inform the development of the Concept Plan. The SEP will propose how the identified categories of stakeholders should be involved along the planning process, with differentiated methods of engagement in order to keep the process effective. Stakeholder engagement will be sustained throughout all the project to understand needs, aspirations, and priorities for spatial development, as well as sectoral priorities. As the NSDC should first and foremost provide the “**spatial connectivity**” between sector strategies and investment plans, the stakeholder engagement process should respect the priority of line ministries at the national scale, and the voice of regional and local authorities at the sub-national scale. All other stakeholders should be also involved on the basis of their scales of action. This would allow for effective engagement and communication and minimize conflicts between stakeholders with different agendas. It should also be the opportunity to explain to stakeholders, who are still unfamiliar with or relatively not involved in planning, what is their value, how they can benefit from and influence the process.

30. The type and methodology of engagement will be defined as suitable for a successful result (e.g. interviews, focus group discussions, large information workshops, smaller groups meetings, public hearings, online consultation, etc.). The engagement shall be conducted with a gender and age sensitive approach. The use of the mapping tool is encouraged to facilitate the discussions. The Consultant will suggest options to adequately cover the country (e.g., East / West Georgia, each region, main cities, etc.). The SEA process will also include mandatory public hearings, as per the Environmental Assessment Code (EAC) requirement. A report on all consultations including a list of participants (with gender disaggregation), issues raised, and responses shall be regularly documented. Minutes of the meetings will be required for certain meetings that will have to be conducted by GoG authorities such as the SEA public hearings.

30. Communication and Branding strategy

31. While the SEP is designed for targeted stakeholders to inform the development of the Concept Plan, the Communication and Branding Strategy aims at informing the general public, raising awareness about spatial planning and strengthening the visibility of SUDA and NSDC. The Strategy will be validated by SUDA, and it will be implemented during all the duration of the assignment. The Consultant may recruit a sub-consultant

to prepare communication materials¹³ and to deliver the outreach plan. Eventually, the content of the Concept Plan will be reflected in simple language and supported by understandable drawing and maps, and shared in appropriate channels.

32. To enhance transparent communication and engage communities effectively, it is recommended to create a dedicated, straightforward webpage for the project. This platform should facilitate stakeholder engagement, and promote awareness-building initiatives. Methodologies and initiatives to consider public ideas (“call for ideas,” open box, etc.) will be proposed.

31. Land cover assessment

33. SUDA is still lacking a completed national land cover as an essential tool for decision-making in land management and for development planning. There are scattered land cover layers in public technical Agencies and some initiatives led by specialized Agencies. Therefore, the Consultant will assess the situation and stakeholders involved. In particular, they will study the on-going work of (i) the NAPR setting up a Geoportals and custodian of the NSDI, (ii) the national Agency for Sustainable Land Management and Land Use Monitoring currently working on a first national landcover, and (iii) open sources information¹⁴. The assessment will provide SUDA with an initial understanding of the status of land cover data and be the basis for the subsequent gap analysis.

32. Inception Report workshop

34. In the build-up to the Inception Report workshop, the Consultant will work with SUDA and the appropriate authorities to identify:

- The status of key socio-economic development situation.
- The status of existing spatial plans.
- The initial review of sectors
- The status of land cover and available data; and
- Stakeholder participation and consultation strategies

35. The Inception Report Workshop will be the opportunity to:

- Reconfirm the methodology and workplan of the NSDC, incl. data collection/survey program
- Present the SEA methodology.
- Present the land cover assessment.
- Present the SEP and the Communication and Branding Strategy
- Engage additional consultation with the main stakeholders and partners. In particular, the Consultant will brief the SC members and propose a capacity development activity to prepare for the Research phase.

36. Any required changes to the outline scoping of the proposed works shall be discussed with SUDA as a top priority. Any revisions to the assignment schedule if required, within the overall assignment period, changes to personnel inputs if any, problems

¹³ At minimum, the communication activities should encompass: the preparation of a graphic and style guide, a logo, infographics, animated presentations for promotion and media placement, a social media page, banners, and brochures. In addition, a Strategic communication Action Plan should be delivered to SUDA to guide the agency on continuous communication, after the Concept Plan is finalized and approved.

¹⁴

<https://livingatlas.arcgis.com/landcoverexplorer/#mapCenter=44.54532%2C41.92802%2C11.505863209850274&mode=step&timeExtent=2017%2C2023&year=2023>

encountered and suggested remedies, and other initial matters as appropriate shall be addressed at the inception stage.

33. Initiation of SEA related procedures (screening)

37. The **SEA related procedures** will be undertaken in parallel of the Research phase and start as early as possible. It will determine which data and studies are required and what is missing and cannot pragmatically be collected. It will identify key issues and alternative. The SEA will play a role of 'audit' of the vision and strategy and guide the process of selecting the most viable alternatives.

34. Land cover gap analysis, classification and LiDAR assessment

38. The consultant will collect available layers from other Agencies and conduct a gap analysis to further understand the quality of existing land cover layers and to analyze whether it is appropriate for SUDA's work. The Consultant will look at (i) availability and procedures to access information (e.g., multi-temporal, satellite-derived data or other thematic raster data, socioeconomic data from the census, specific data from other Agencies, etc.); (ii) the land classification system, in particular the main categories of the Code (cf. **Annex 5, article 16 of the Code**) and the CORINE land cover system¹⁵ used by the National Agency for Sustainable Land Management and Land Use Monitoring (cf. **Annex 7**); (iii) the data architecture and organization, and which database would be more useful for SUDA; (iv) available tools and techniques related to the use and analysis of geospatial data (remote sensing, monitoring networks, Geographic Information System GIS, etc.) within SUDA and other Agencies. The gap analysis will highlight the required improvements in data accessibility, land cover classification, database organization, land cover use and techniques enhancement.

39. Based on available data, the consultant will compile layers and associate it with a GIS including other information such as regional/municipal boundaries. The scale of the maps should be 1:50 000, large enough to provide detailed information and be suited for regional assessment, statistics, and subsequent planning. To the extent possible and as an initial baseline for the NSDC, the consultant will undertake the spatial categorization of land, based on the existing Land cover classification (cf. **Annex 7**) applied to levels 1 and 2.

40. The consultant will also advise SUDA on the preparation and development of a national Light Detection and Ranging (LiDAR) dataset to examine both natural and human-made environments. The consultant will perform an assessment of the availability of LiDAR services in Georgia (comparing outsourcing to private providers), versus building internal capacity to deliver the services and will further assess SUDA's needs for conducting directly survey activities instead of outsourcing them. Should the assessment demonstrate the necessity and value added for SUDA to acquire such technology as LiDAR, the Consultant will undertake market research and prepare specifications for equipment and services (software, products, and trainings) in accordance with identified needs, or offer an alternative technology more suitable for SUDA's use and further institutional development. Provisional sum will be used for deployment of suitable technology for SUDA.

35. Gap analysis of the spatial dimension of sectoral strategies and Vision 2030

¹⁵ <https://clc.gios.gov.pl/index.php/9-gorne-menu/clc-informacje-ogolne/58-klasyfikacja-clc-2>.

41. The Consultant will “spatialize” Vision 2030 and sectoral strategies. This work will consider the various sectoral strategies, with a priority given to Energy, Transport, Logistics and Special Economic Zones, Tourism, Infrastructure (roads, water supply, waste), Agriculture, Climate, Environmental protection (water resources, coast, forest, protected areas), Culture (both existing assets¹⁶ and possible large events), Sport (organization of large events and competition). Some sectors have already adopted a spatial approach, but others have not and will need additional consultations¹⁷. Sectors such as Defense, Foreign trade, Mining and minerals, Digital technologies, Mountainous settlements, Healthcare, Education, Migration will also be mapped and visualized. More importantly, this visualization and recommendations work will focus on conflict of use, overlaps, gaps and inter-sectoral aspects. It will be the opportunity to engage with key stakeholders and show them the value of planning for their work. It will also support the preparation of the national and regional spatial analysis.

36. National and regional spatial and socio-economic analysis.

42. A comprehensive **spatial and socio-economic analysis at national and regional scale** (incl. Abkhazia and Tskhinvali region) will provide the scientific basis for decision making. The consultant will pursue data collection and consultations (interviews with key stakeholders, field research¹⁸, collection of empirical experience and technical knowledge from residents and experts, etc.). The diagnosis will cover a variety of aspects¹⁹ related to Environment and natural resources, Climate data risks and exposure to climate hazards²⁰, Human development (social inclusion, prosperity), Security and civil protection, Demographics, urban structure and spatial dynamics, Productive system (economic activities, transportation networks, infrastructure), Maritime space, Regional integration, the case of Abkhazia and the Tskhinvali region. A set of maps will support the diagnosis and help identify the country's and regions' main constraints and opportunities, conflicting targets, and the development perspectives. Maps, diagrams, and data visualisations will be circulated for discussion to the relevant stakeholders.

¹⁶ <https://memkvidreoba.gov.ge/>

¹⁷ For instance, the Tourism administration is using a product approach and not a destination approach. Maps of hiking trails or wine routes are yet to be developed.

¹⁸ Field visits will be agreed-upon with relevant state representatives and involve local knowledgeable authorities and experts.

¹⁹ *Natural capital* [physical environment; natural resources (water, biodiversity and ecosystems, mining, forestry); protected areas (reserve, landscape, world heritage and cultural assets); transition to a green economy] / *Human capital* [access to basic services (health, education, water supply and sanitation, solid waste, electricity. etc.), qualification, jobs, poverty, occupational training, digital, university centres; housing] / *Spatial dynamics* [demography (population by age and by sex, active population, migration, Internally Displaced People), spatial dynamics (Tbilisi, urban agglomerations and metropolitan areas, productive spaces, rural areas, mountain areas, coast, border areas); tourism dynamics (historical-cultural heritage, resorts areas)] / *Economic capital* [economic sectors; support to production (access to land, transport connectivity infrastructure), telecommunication and digitalisation, logistics, energy] / *Maritime space*: Black Sea port capacities and possibly ferry links, transition to a sustainable blue economy, protection of the marine environment and reduction of marine litter, fisheries, links with Black Sea economic space / *Regional*: South Caucasus and Black Sea regional dynamics, transit and hub function between Asia and Europe, EU integration perspective, infrastructure, bilateral cross-border initiatives / *Occupied territories*: possible return of IDPs in Abkhazia and Tskhinvali region, administrative lines, possible deoccupation process and integration of the territories into the unified system of national development

²⁰ The National Environmental Agency is completing the mapping of 7 identified hazards in all Georgia, with the support of UNDP and the GEF. These maps should be primary entry points for the analysis.

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43. The **national spatial analysis** will highlight current situation, trends, variables, and challenges. It will (i) examine the Georgian territory and its regional connections; (ii) migration and urban growth pattern, past development trends; (iii) development driving force and considerations for economic strengthening, potentials and future prospects; (iv) territorial inequalities, poverty and economic integration of the most vulnerable population; (v) urban system and capacity, infrastructure, and housing gap; (vi) rural development and urban–rural linkages; (vi) role of transport, connectivity and logistics; (vii) opportunities for tourism development and cultural heritage; (vi) green and blue corridors, challenges in natural resources, environmental fragility and protection, vulnerability to climate change and opportunities for mitigation, adaptation and resilience; (viii) measures that build urban resilience (incl. nature-based solutions) and balance the need for environmental constraints and sustainable growth; (ix) key relevant policies, regulation, and institutional setting, and catalytic interventions capitalizing on the country's advantages.
44. **Regional profiles** will be developed for the nine regions, AR Adjara and Tbilisi agglomeration, providing an interpretation of regions, human settlement typology, function and identity definition. The consultant will analyse (i) key development drivers, assumptions, growth directions, and projections; (ii) urban system, major cities and urban clusters, as well as agglomeration potentials (Tbilisi, Batumi, Kutaisi, Anaklia/Zugdidi, Poti, Gori); (iii) factors that determine the competitiveness, environmental sustainability, and social development performance, including further modernization of agricultural and forestry production; (iv) urban and economic sectors assessment for infrastructure needs; (v) local culture, tourism potential, local production, specific know-how, and territorial assets; and (vi) natural resources, geo-hazard and climate risks. For the south border regions, especially Samtskhe-Javakheti and Marneuli area, there will be a specific re-integration focus as they are currently isolated and with vulnerable population.
45. Given the ongoing development of airports in the country (new airport to be built in Tbilisi in Vaziani, new airports or extensions planned in Telavi and Mestia, development of helicopter landing pads all over the country), with strong involvement from the Georgian Civil Aviation Agency, the consultant should provide recommendations and considerations regarding **Georgia's airways**, its potential, and risks that could affect the spatial development of the country. It can also have zoning implications for settlements and the hospitality sector.

37. Spatial planning system analysis.

46. The Consultant will develop a legal, institutional and policy analysis of the Georgian spatial planning system. It is the basis for the formulation of recommendations (stage 3) and will consider:
- Institutional, capacity, legal, and regulatory framework
 - Financing arrangements and fiscal system
 - Main measures and instruments for planning (plans, visions, strategies, permit, zoning, institutional and participatory mechanisms, articulated into different scales or topics). It will also identify the planning conditions of urban agglomerations.
 - Governance and territorial administrative arrangements, cooperation between actors and effectiveness in terms of spatial planning and execution of urban plans. The specificities of the Autonomous Republic of Adjara will be studied given its special institutional nature.

- Key stakeholders and institutions in charge of approving, implementing, updating, and regulating key planning documents, relationship with other major planning system (e.g. agriculture, infrastructure, climate and disaster risk management, heritage, housing).
- Information gaps, spatial data management and monitoring system (collection, storage, use, access, publication, transparency).
- The Capacity Development program that SUDA is launching (2024-25)²¹ and interesting features of the EU Cohesion policy for Georgia.

38. **Spatial SWOT**

47. The Consultant will develop a strengths, weaknesses, opportunities, and threats (S.W.O.T.)²² analysis for the national territory and regions. The Consultant can also suggest other analytical methods and tools, if considered appropriate. It will help identify the main enabling and constraining factors, potential areas for intervention, and enhance the existing Vision 2030.

48. The spatial SWOT analysis will be tabled for discussion with relevant stakeholders, as per the SEP guidance and will be refined according to the feedback. The results (to go / can go / no go areas) will be used to develop the strategic development scenarios. The SWOT will be spatially translated into maps that will facilitate trade-off analysis, such as:

- *Constraint map(s)* to depict what limits development dynamics in different areas of the country (e.g., land use, high climate vulnerability, infrastructure constraints, lack of services) and shows the critical features that require prioritised intervention.
- *Suitability map(s)* to identify the suitable areas for development, excluding areas that require conservation and protection (agricultural land, wetlands, natural reserved areas, water bodies, and their buffer zones) and areas that are not threatened by natural hazards or human issues.
- *Opportunity map(s)*, to identify “hot-spots” and “spatial talents,” or priority areas that deserve further attention.

39. **Research Workshop**

²¹ The objective of the Capacity Development Program is to strengthen SUDA’s development strategies and plans by building its capacity and mechanisms in spatial and urban planning based on international standards and European practices. With enhanced capacities and strengthened urban planning function, planning outputs and spatial knowledge should progressively be more integrated into policy making and development processes, and become a tool for vision and implementation. The program has 3 main components (i) Enhancement of technical skills for urban planning and development of master and local plans; (ii) Strengthening of urban planning function with efficient organizational arrangements and partnerships development; (iii) Establishment of a harmonized mapping system and upgrade of urban planning tools.

²² *Strengths* would correspond to the advantages of Georgia and what makes it unique (major assets and factors which the public actors have some control to influence) / *Weaknesses* would be Georgia’s issues and what restricts its development, the key challenges the country has to overcome through actions, incl. external factors which the country or regions have limited or no control over but needs to be aware of (e.g., geopolitical risks). / *Opportunities* are the external and hidden assets that can be worked upon to become strengths (e.g. touristic potential, spatial talents, etc.) / *Threats* are the external problems that may affect the development, for which proactive action must be taken to limit their consequences (e.g., coastal areas highly exposed to natural and climate risks, shrinking areas with increased unemployment, etc.).

49. The Research Workshop concludes the assessment phase and must be planned and executed in a transparent and participatory manner. The key subjects to be addressed and taken forward include:

- The main findings from the spatial analysis, regional profiles, and sectoral ‘visualization.’
- Spatial planning system analysis,
- Spatial SWOT (or similar assessment) with maps,
- Draft land cover compilation and gap analysis
- Initial ideas and proposals for the Vision phase.

The Draft Research Report and draft GIS should be submitted before the workshop and its revision will reflect the discussions held, and the outcomes achieved.

- **Stage 2 – Vision, Strategy and Viability**

40. Scenario planning

50. Given the NSDC horizon, the visioning stage will examine various strategic scenarios for 2030 (status quo, “as per Vision 2030”, enhanced Vision 2030, or any other scenario deemed relevant by the Consultant). In line with national strategies, it will consider economic priorities and investments in a) export-oriented manufacturing; b) international trade and logistics along transport corridors; c) cultural, resort and recreational tourism; d) service sector expansion; and e) increased agricultural output; and it will add the necessary climate, environmental and social considerations. Economic assessment and viability will be duly considered to propose realistic scenarios.

51. Some scenarios for 2040 will also be discussed to determine projected development trends and scenarios at medium and long-term and assess the possible future spatial organization(s) of the country. This will help demonstrate the power of planning and visioning to selected stakeholders.

41. Spatial vision, to validate with stakeholders.

52. The formulation of a NSDC Vision and goals will rely on a consultation process and will reach a consensus. The Spatial 2030 Vision will confirm the future territorial direction and development scenario. The use of visual representation and maps as analytical and participatory tool is recommended at this stage.

53. The Consultant will formulate a concise Strategy to accompany the NSDC vision. The strategy will build on and complement Georgia Vision 2030 and set out specific strategic development goals and objectives of the Concept Plan. It will be the basis for the identification of spatial strategies and policies and will lead to a series of results-oriented actions. The Vision and Strategy should bring spatial considerations to existing strategies and create the “connective tissue” and coherence within sector policies and investment strategies.

42. Vision and Strategy Workshop

54. The results of the facilitated strategic visioning workshops will consist of the NSDC Vision, its mission, strategic goals, and specific objectives. SUDA will validate the Vision. The whole process and the outcomes achieved will be documented and the Consultant will reflect them in the Vision and Strategy report. It will be crucial to keep

the ICSP well informed, and communication and public relations activities will be important at this stage of the project.

- **Stage 3 – Concept Plan**

43. Conceptual framework with strategic approaches

55. The Code specifies that “*the Concept for Spatial Planning Plan of Georgia shall include main goals and objectives for country’s spatial planning as well as the ways of pursuing and addressing them.*” (art. 19., para 2). Therefore, this phase will provide a conceptual framework, explaining how to concretely achieve the Strategic development goals. The spatial and thematic planning policies will be addressed in one single document.

56. The consultant will identify the key barriers and challenges to achieve the Vision and strategic objectives and will also identify if the current plans, if left unchanged, can achieve the proposed goals. The incompatibilities between existing planning and policy frameworks, the market forces, social fabric, and institutional barriers to implement the Vision and the strategy will lead to the formulation of optimal planning and policy frameworks to achieve the Vision and strategic objectives. The framework will propose spatial strategies to achieve the planning orientations, together with spatial principles and link to policies. It will not provide details for all municipalities but rather contain a set of national objectives, key principles, and priority areas for transformation, showing opportunity areas to guide intervention and investment over the coming years. Suitable maps, plans, diagrams, presentations, and other graphical approaches will be developed to facilitate the understanding of the proposed strategies.

57. The national planning framework will consider, among other:

- hierarchy of settlements and functional areas,
- reduction of inequalities and territorial unbalance in regions,
- green and blue corridors, to ensure appropriate interconnectivity and an optimum environmental space, and the role of nature to reach strategic development goals
- specific areas of interest/ of planning (e.g., areas of transformation, consolidation, extension, densification, regeneration, conservation),
- landscape planning for natural, rural, urban, and peri-urban areas,
- proposals for integrated management (e.g., coastal area, clusters, economic areas, etc.),
- adaptation actions to respond to vulnerabilities and risks,
- strategies for economic development
- cross-border areas of cooperation and service development,
- areas of intangible cultural heritage practices
- alignment with SDGs.

44. Long term and cross-cutting sectoral analysis

58. In line with the National planning framework and to provide a more forward-looking perspective, three analyses will be undertaken with a 2040 horizon, for topics that need a longer-term view, are multi-sectoral and/or missing in existing strategies.

- a) *Connectivity agenda / Middle Corridor*. What is the spatial redevelopment related to the positioning of Georgia as a platform for

-
- Euro-Asian trade, service, logistic and transport (incl. port development)?
- b) *Natural resources, climate, and energy.* How does Georgia position itself on the use of natural resources and energy (water, protected areas, blue and green corridors, biodiversity, clean air, forest, landscape, hydro power, climate risks, etc.), and what are the spatial implications? It will also consider projected climate risks to identify the extent to which the expected population, space, critical infrastructure, ecosystems, and economic sectors will be affected.
 - c) *Housing.* Review and initial analysis of the situation²³, preparation of the Fundamental principles of a National housing Strategy, and a Roadmap towards the development of a National Housing policy (affordable rental housing, housing stock management, housing land targets, role of private sector, financing, etc.).

45. Regional spatial development schemes and spatial talents.

59. Based on the regional profiles and to 'ground' the Concept into the territories, the Consultant will develop **regional spatial development schemes**. The schemes will help SUDA and municipalities in decision making to drive the socioeconomic and environmentally sustainable development of each region; and will collectively reflect and support the need and aspiration of the people and business community. The planning horizon of the schemes will be 2030 and will comprise two main aspects: (i) a planning framework including spatial principles, objectives and actions that can be used by municipalities in preparing their spatial plans, and (ii) a policy framework that includes policies, priorities, and institutional settings broken down in objectives and actions. This will be complemented by conceptual maps. The schemes will help promote the potentials of Georgian regions in a sustainable manner and be the foundation for future regional spatial development plans. Particular attention should be given to natural and cultural landscape planning, protected areas planning, integrated coastal and watershed planning.
60. The Consultant will use the opportunity of the regional schemes to identify '**Spatial talents**,' understood as under-utilized areas that need planning or dedicated approach to make them thrive. These are potential assets for economic development such as urban agglomerations, brownfields reclamation opportunities (particularly in post-industrial areas, e.g. Rustavi, Chiatura, Samtredia), special economic zones, (re)develop and (re)label touristic destinations, uplifting / stabilizing food-processing and agribusiness potential, areas for logistic centers creation, etc.
61. The Consultant will also use a longer horizon (2035 and beyond) for a more visionary regional analysis (i.e. not following the current administrative regional borders). Rethinking and reexploring regions requires an interpretative approach that considers both territorial and functional aspects while respecting the identity and sense of belonging of local communities to their geographical location.

46. SEA Scoping

²³ UN-Habitat is planning to undertake a preliminary Housing assessment in 2024, which can serve as a basis for further analysis. ADB is also exploring the housing sector for Central and West Asia <https://www.adb.org/projects/documents/reg-57043-001-tar>

62. The SEA is a requirement of the Code (Art. 10) and it “*is designed to study potential impacts on environmental and human health resulting from implementation of the plan*”. It will be informed by regulations, existing studies, public hearings, and consultations and in accordance with the EAC. The SEA Scoping application and the draft Concept will be publicly disclosed and submitted to MEPA and MoH.

47. Delivery and Reform Roadmap

63. The Delivery and Reform Roadmap will be an important tool for implementing NSDC. The Consultants will document issues that will impact on the successful execution of the NSDC and highlight possible incompatibilities with legal requirements, or missing policy and institutional aspects, and focus on the key government organizations, with particular reference to the proposed conceptual framework. Considering all factors influencing the NSDC implementation, including Georgia’s economic situation, development priorities and available public funding, the Consultant shall recommend suitable implementation arrangements.

64. The Delivery and Reform Roadmap will therefore describe the required steps (i) to implement and monitor NSDC; (ii) to develop a full scale NSDP; and (iii) to improve the legal, institutional, capacity and policy spatial planning environment in Georgia. The Roadmap will make recommendations towards a broader package of planning reforms, for a more inclusive and collaborative planning system, stronger decision making and delivering high quality development. The Roadmap will be broken down in time sequences of short-, medium-, and long-term objectives and actions, with grounded recommendations to SUDA; it could also constitute the basis for future technical assistance supported by international donors.

65. The Delivery Roadmap will be actively monitored, progressed and updated over the lifetime of NSDC, meaning that it will evolve and can adapt to changing circumstances. The Consultant will propose a methodology and approach to implement further monitoring process.

66. The Roadmap shall consider the following aspects:

- a) Recommendations on **national and sub-national legal and regulatory framework**. The reforms and governance restructuring should be considered necessary, not only for the implementation of the NSDC and future NSDP, but also for the improvement of the regional and urban planning context in Georgia in general (e.g., harmonisation with the EU Cohesion policy).
- b) **Institutional system**, as a prerequisite of the effective achievement of the Plan. Recommendations for organizations and institutions responsible for spatial planning and socio-economic policy shall be described, and how to maximize the involvement of key stakeholders such as communities, municipalities, private sector, nongovernment organizations, and local institutions. Particular attention will be paid to the multilevel coordination (national / regional / local, as well as functional area coordination).
- c) **Policy harmonization and integration** with other plans, policies, and programs. The effective governance and management instruments for reaching the synergies between spatial planning and other integrated planning instruments should be explored. The Consultant will provide

recommendations on synergies and progressive harmonization between the sectoral development strategies and the NSDC (and future NSDP) and will devise a methodology to deal with future conflicting spatial targets.

- d) **Plans and Strategies at regional, functional and city level.** The actions of regional and local authorities will be key and NSDC determinations will guide lower-tier planning instruments, whether regional or urban development plans. The Consultant will therefore prepare guidelines for planning at regional, functional, and municipal levels considering the NSDC and regional spatial schemes directions. Such guidelines can then be updated for the future NSDP dispositions.
- e) **Financial implementation instruments.** The Consultant will examine various financial and investment instruments, such as 'classic' financing instruments (operational mechanisms to finance development), 'special' instruments (dedicated financing windows for spatial planning implementation), incentives (e.g., mechanisms to increase economic attractiveness of specific areas, to revitalize post-industrial areas or environmentally threatened areas, etc.) that would contribute to the NSDC/ NSDP implementation. This will be closely linked with the set-up of the Public Investment Platform.
- f) **Capacity development** for planning and management. The Consultant will work closely with the Capacity Development program team, and as needed, will complement the recommendations. In particular, the NSDC Consultant will provide longer-term components to cater for a medium and long-term perspective in view of NSDP preparation and implementation.
- g) **Monitoring system.** The Consultant will develop a Monitoring and Evaluation Framework (MEF) with indicators linked to the goals, in order to monitor the overall progress of the Plan. The MEF will establish a baseline and precise a timeframe to monitor the achievement of measurable indicators throughout the implementation process. References and linkages with SDGs indicators are encouraged. The Consultant will provide suggestions on the creation of regular data collection and dashboard processes at national and regional planning scales.
- h) **Digital transformation of the planning system.** In close coordination with the Capacity Development Program outputs, the Consultant will document procedures and methods for recording, updating, and processing geoinformation (incl. real-time open data) as a basis for planning information systems. A data-driven policy making, and the use of digital platform(s) will be at the core of the future NSDP and to deliver strategic and national outcomes.
- i) **Supporting measures** such as continuous communication activities to the wider public and awareness raising to all stakeholders, following on from the NSDC Communication and Branding strategy. A Strategic communication Action Plan will be developed to this effect.
- j) **Land use and land cover methodology and next steps.** The consultant will propose ways to optimize the existing set-up, advise on technologies and processes to further work on land cover in the coming years. Based on best practices, the Consultant will describe a methodology and recommendations for the next steps to fill the gaps,

complete the land cover and use it. Eventually, the future NSDP would be developed based on a comprehensive, accessible national land cover designed in an open platform architecture allowing flexibility for sustained implementation by the end-user.

48. Concept Plan Workshop

67. The Concept Plan Workshop is the key milestone towards the finalization of the NSDC. The key subjects to be addressed and taken forward include:
- Presentation of the Conceptual framework with all strategic approaches responding to the Vision and Strategy
 - Presentation of Regional spatial development schemes, interpretation of regions in the long term and 2040 cross-cutting analysis.
 - SEA Scoping report
 - Delivery and Reform Roadmap
 - Public Investment Platform.
68. The Draft Concept Plan should be submitted before the workshop and its revision will reflect the discussions held, and the outcomes achieved. The revised Concept Plan will be agreed by SUDA and ICSP and approved by the Government of Georgia. It will incorporate public hearings and MEPA and MoH conclusions on SEA, which will be mandatory for approval implementation.
69. Finally, the Concept Plan will be turned into a booklet/ knowledge product, to be used for large dissemination.

- Output 2 – Public Investment Platform

70. Together with the future NSDP, a corresponding National public capital Investment Plan will be established with a long-term horizon. The purpose of the Public Investment Platform is to prepare for this work, and to take the opportunity of the NSDC to prepare a baseline and first recommendations, so as to be ready and operational when the long-term and strategic prioritization will start. It shall also further encourage integrated approach and cross-sectoral dialogue between stakeholders. The baseline, recommendations and Public Investment Platform will be presented together with the Draft concept Plan.

49. Investment baseline and recommendations for catalytic projects

71. The consultant will collect and compile all existing sectoral Priority Investment Plans (PIPs) from key line ministries. The Consultant will identify all existing and planned public and private strategic projects of *national* and *regional* importance to establish a baseline (2025) and a multi-sectoral representation of major capital investments (2030), as aligned with Vision 2030. The compilation of sectoral PIPs will require a good understanding of priorities and will help prepare the spatial strategies and regional spatial development schemes. The consultant will create a format that gives an overview of the different projects/ programs by sector and location and will map and visualize them.
72. The Consultant will identify important gaps and propose investment recommendations, based on the SWOT maps and the regional conceptual maps, as the foundation for showing eligible locations for opportunity areas, and the planning and policy frameworks for investment incentives. The investment recommendations would consist

of catalytic projects, initiatives or implementation mechanisms that address specific *spatial* development needs as per the conceptual framework and strategic priorities and contribute to achieving the overarching goals of Vision 2030.

50. Platform design for a future national public Investment plan.

73. The consultant will (i) develop a methodology to engage into a comprehensive and ambitious long term National public Investment Plan, (ii) prepare the specifications to design a simple digital platform, and (iii) select relevant criteria and indicators that will help prioritize and rank the future investment packages. Overall, the Public Investment Platform should be designed as a way to encourage cross-sectoral work and harmonization of policies, and to identify investments necessary to reach the national and regional development objectives. The Consultant will work closely and iteratively with the Ministry of Finance (MoF), MRDI, MOESD and their respective departments and Agencies to design it. It will also require consultation to select prioritization criteria (e.g., PIM guidelines of MOF, alignment with EU standards and framework, alignment with NSDC/ NSDP, social and environmental impacts, contribution to climate change mitigation /adaptation, available public funding, potential to attract private sector investment or FDIs, etc.).

- **Additional considerations**

74. The Consultant will transfer technical knowledge and know-how through knowledge sharing and other forms of **capacity development** during the preparation of the NSDC. It is expected that at key milestone workshops (kick off, inception, research, vision, and concept), dedicated capacity development activities will be organized for the benefit of SUDA staff and other national and local counterparts to explain the methodology, the scientific and technical tools. Best practices, European examples, practical insights, etc. should help decision-makers better understand the process and prepare for implementation. Overall, a strong pedagogical approach will be needed with institutional stakeholders to ensure their engagement and ownership of the process. A report will document the accomplishment of such activities, including all training materials and sources.

75. At each stage, maps will be used as an analytical and reporting tool. All relevant data, information analysis, and findings will be incorporated in the NSDC GIS. The Municipal Services Development Agency (MSDA) services²⁴ will be used to deploy the NSDC results. The consultant is required to propose a simple and accessible digital format within the MSDA website to reflect the NSDC work and to allow easy updating.

76. In order to ensure close monitoring of the project, to visit various sites, have regular stakeholders consultation in regions and support conducting future survey works in long-term period, it is planned to purchase a vehicle in the framework of the NSDC project. The Consultant will use the provisional sums to procure the vehicle, which is to be handed over to and retained by SUDA.

²⁴ <https://msda.ge/home>

E. Deliverables

77. The Consultant shall submit to SUDA the following key project deliverables. All reports shall be carried out in full consultation with relevant parties and stakeholders.

Table 2: Deliverables and Milestones

Deliverable	Expected Submission Date (from mobilization date)	Payment milestones*
• Inception	Month 3	
• Draft land cover • Final Research report	Month 7	30%
• Vision and Strategy report	Month 9	20%
• Regional schemes • Draft Concept Plan (NSDC) • Public Investment Platform	Month 13.5	35%
• Final Concept Plan with booklet/ knowledge product. • Training report	Month 15	15%
• Monthly progress report		

**The Payment milestone percentages may be revised during negotiations before finalizing the contract.*

78. All reports must be delivered in both Georgian and English, In case of discrepancy between the documents, the Georgian version prevails. The consultant should outline in its offer the approach to ensure the documents are clear and easy to understand.

79. All deliverables will systematically report on stakeholder consultation and engagement activities. They will also systematically include an Executive Summary for decision-makers. Between all draft reports, the consultant will also provide a short explanatory document, with the track changed file. This document will highlight changes and differences between the reports. Reports should not exceed 50 pages and annexes should be used for supplementary data, maps, data, detailed analysis, presentations, guidelines, etc. The expected deliverables are as follows:

- i. **Inception Report** will include the updated schedule and methodology of the NSDC, Stakeholder mapping and Engagement plan, Communication and Branding Strategy, a gap analysis and data collection program, land cover assessment, Initial assessment of the socio-economic situation, plans and sectors, Required changes to the outline scoping of the proposed works, if any.
- ii. **Research report** will include Executive summary, spatial analysis, regional profiles and sectoral 'visualization.' Spatial planning system analysis, Spatial SWOT with maps, SEA related documents as defined by the Code, Draft land cover compilation and gap analysis.
- iii. **Vision, Strategy and Viability Report** will include Executive Summary, Strategic Scenarios with economic assessment, Strategy including agreed

Spatial Vision 2030, strategic goals, specific objectives, a summary of stakeholder engagement activities.

- iv. **Concept Plan** will include Executive Summary, Conceptual framework, detailed Spatial Strategies and priority areas for interventions, Regional spatial development schemes, three long-term analysis, SEA Scoping, Delivery and Reform roadmap.

The Concept Plan will have an associated:

- NSDC GIS with database.
 - Booklet / knowledge product.
 - Digital component to publish results and maps in MSDA website.
 - Summary of Communication and branding activities and all related deliverables.
- v. **Public Investment Platform** will include Executive Summary, 2025 baseline, Investment visualization and recommendations for 2030, methodology for a long term National public capital Investment Plan with prioritization criteria, and specifications for a future digital platform.
 - vi. **Draft land cover** with layers, database, classification, gap analysis and methodology for completing, updating, and using it.
 - vii. **Training report.** All training material and capacity development documents used during milestone workshops, including best practices and references.
 - viii. **Monthly Reports.** The Consultant will submit every month a brief report (2p.) highlighting key progresses and main issues to be addressed. The report will be shared with SUDA and will be used for project management purposes.
 - ix. **Ad-hoc presentations to the ICSP.** Regular reporting (est. quarterly) will be organized to the ICSP. For these dedicated sessions with high-level decision-makers, the Consultant will be expected to deliver well crafted, visual, and synthetic presentations to convey strategic findings, keep the Commission informed and seek its feedback.
 - x. **The booklet / Knowledge product** - The Consultant will submit at the end of the project, It will serve as a concise summary of the entire project translated into easily understandable language, both in English and Georgian, complemented by graphics and simplified vocabulary, with how to use the document and glossary chapters as an annex. It aims to ensure that all key stakeholders can comprehend the document clearly. This brochure will also function as a valuable tool for media and communication specialists to utilize as needed.

F. Qualification requirements and team composition

80. SUDA is looking for international companies as leading Consultants for the NSDC preparation. All Consultants will be engaged through a firm.
81. The consultant firm shall demonstrate technical competence and geographical experience based on project references:

- Significant international experience in spatial and regional planning projects of a similar scale and scope, with at least 3 (three) such projects.
- Significant experience in similar large-scale strategic advisory services, with at least 5 (five) projects for transportation, tourism, infrastructure, energy, housing, international trade, logistics, environmental protection, and cultural heritage preservation.
- Preferably, experience in spatial and urban planning for mountainous and coastal areas.
- Previous experience working in Georgia and with IFIs is an advantage.

82. SUDA will select and engage Consultants in accordance with ADB Procurement Policy and the Procurement Regulations for ADB Borrowers. Firms are encouraged to promote diversity in the selection of project team members.

83. The project team is expected to be comprised of 4 key international expert positions (20 person-months), 4 key national expert positions (29 person-months), and 5 non-key international positions (8.5 person-months) and 15 non-key national expert positions (81 person-months) as summarized in Table 3.

Table 3: Indicative Team Composition and Estimated Inputs

CORE TEAM – KEY EXPERTS				
	International	PM	National	PM
1	Regional Planner / Deputy team leader	9.0	Regional planner / Team leader	11.0
2	Planning and economic development specialist	4.0	Land use and spatial planner	7.0
3	Logistics and trade specialist	3.5	Environment / natural resources specialist	6.0
4	Planner and local development specialist	3.5	Transport and connectivity specialist	5.0
	total	20.0		29.0
		0		
EXTENDED TEAM – NON-KEY EXPERTS				
	International	PM	National	PM
1	Housing specialist	2.0	Economist	5.0
2	Climate change specialist	2.0	Stakeholder engagement specialist	5.0
3	Infrastructure development specialist	2.0	Infrastructure development specialist	5.0
4	Spatial data and land surveying specialist	2.0	Rural/ agriculture development specialist	4.0
5	Aviation Consultant	0.5	Social development specialist	4.0
6			Tourism specialist	4.0
7			Risk reduction and climate planning specialist	4.0
8			Communication specialist	4.0
9			Institutional and capacity development specialist	3.0
10			Cultural heritage specialist	2.0
11			Energy specialist	2.0
12			GIS/ web-based mapping specialists	22.0
13			Translator and interpreter	12.0
14			Project director / head office support	3.0
15			Legal Expert	2.0
	total	8.5		81.0

84. The international key experts shall spend the majority of their time in Georgia. Team members are expected to be travelling to regions for consultations. SUDA is looking for a dynamic and energetic team that is capable of bringing grounded and robust proposals to the GoG. Consultants are therefore encouraged to include individuals that will bring a high level of drive and enthusiasm to the project.

85. The position-based TOR are detailed in **Annex 8**.

G. Implementation arrangements and reporting

86. This assignment is intended to be undertaken in a participatory manner and as such the Consultant shall ensure regular liaison with all key stakeholders to ensure smooth implementation of the project. The Consultant will communicate on a regular basis with SUDA about the work schedule and keep stakeholders informed in advance of missions and field visits. The Consultants are also required to ensure full knowledge transfer and local project ownership.

87. **SUDA** will administer the project and supervise the implementation of the assignment. It is the primary route for all communication, reports, and project management aspects. The consultant will report to SUDA. A **Steering committee** has been created in coordination with SUDA; it is composed of nominated representatives from key agencies of the ICSP. Its role will be to (i) perform technical follow-up on behalf of the ICSP, (ii) ensure coordination among key government agencies involved in the NSDC preparation; (iii) provide guidance and direction to SUDA; (iv) provide timely support on access to relevant data and stakeholders as necessary; and (v) review deliverables. The Concept Plan will be validated by SUDA and approved by the GoG. The precise details of the communication structure will be advised at the project inception stage.

88. As part of the review process, the Consultant shall submit the draft reports to SUDA and the Steering Committee who will determine if all key deliverables were provided as agreed and will review and discuss the quality of the outputs. As appropriate, the Consultant will be given a written list of deficiencies to be corrected together with the requested date for a revised submission. Detailed process should be carried out as follows:

- After the draft report submission, SUDA and Steering committee will have 15 working days (WD) for Research and Concept and 10 WD for Vision to review the documents and submit the matrix of comments.
- The Consultant will be given the opportunity to make corrections and will have 12 WD to review the draft reports and submit a revised version to SUDA.
- The new submission will then be reviewed again by SUDA in consultation with the Steering Committee who will have 10 WD for Research and Concept and 7 WD for Vision to determine whether the deficiencies have been sufficiently addressed.

89. All project reports shall be written in Georgian and English and shall be provided in both printed and electronic form. The consulting firm shall provide five printed copies of each report to SUDA. Electronic versions of the reports should be submitted in both Word and PDF formats. The consulting firm shall also provide SUDA with the final electronic version of all source files under self-explanatory file names and directory structure (including data collected, spreadsheets and models, etc.). The detailed format requirements are provided in **Annex 9**.

90. Meetings and Workshops: The consulting firm will organize and participate in meetings and workshops with SUDA and other stakeholder groups in order to foster quality spatial planning development and to develop local capacity. Workshops shall be held to ensure a consultative process and to present the results of major project deliverables (i.e., inception, diagnosis, vision, concept plan). SUDA reserves the right to establish any other reporting mechanisms deemed necessary to ensure high quality is maintained and delivered at all times during the assignment (e.g., workshops with the ICSP upon the request of its members).

ANNEXES

Annex 1 – Georgia Vision 2030

See attached Document «Strategy 2030 ENG»



Strategy-2030-ENG-
WEB2d.pdf

Annex 2 – Main features of Georgia

1. **Geography and topography.** Georgia has a diverse topography and climate, with mountains as its dominant geographic feature. The Greater Caucasus Mountain Range in the north is dominated by numerous glaciers, while the Lesser Caucasus Mountains run parallel to the Turkish and Armenian borders in the south, and the Likhi Range divides eastern and western parts of the country. These natural barriers have generated over time cultural and linguistic differences among regions, some mountainous areas hosting villages that remain virtually isolated during the winter because of their location and limited transportation infrastructure. Earthquakes and landslides present a noteworthy threat to life and property. Georgia's climatic zones are determined by altitude and by distance from the Black Sea. Western Georgia's landscape ranges from low-land marsh forests, swamps, and temperate rain forests to eternal snows and glaciers, while the eastern part of the country includes some semi-arid plains. The coastline of Georgia is 310 km long, of which 200 are in the Autonomous Republic of Abkhazia, with the rest located in the Guria, Samegrelo-Zemo and Svaneti regions, as well as in the Autonomous Republic of Adjara further south.
2. **Demography and society.** Since its independence, the country has experienced a significant population decline, from 5.4m inhabitants in 1989 to 3.73m inhabitants in 2023²⁵, due to low natural population growth and large-scale outmigration. As a result of armed conflicts in Abkhazia and Tskhinvali region, a large wave of internal displacement took place at the beginning of the 1990s, followed by more displacement as a result of the Russian-Georgian war of 2008. As of 2023, a total of 92,000 families are registered as Internally Displaced People (IDPs), with a total of 292,887²⁶ individuals in need of dedicated support. Around 1.4m Georgians are estimated to live abroad, and remittances amounted to around 11% of GDP on average during 2015-18²⁷. Georgia is an ageing society, with projections suggesting that the

²⁵ <https://www.geostat.ge/en/modules/categories/316/population-and-demography>. 3.7 million Georgians and in addition, there are 0.2 million in the Autonomous Republic of Abkhazia, 0.02 million in *Tskhinvali Region* and 1.4 million abroad.

²⁶ <https://idp.gov.ge/idps/>

²⁷ <https://documents1.worldbank.org/curated/en/243691579100987298/pdf/Migration-and-Remittances-in-the-Former-Soviet-Union-Countries-of-Central-Asia-and-the-South-Caucasus-What-Are-the-Long-Term-Macroeconomic-Consequences.pdf>

share of people 65 and older will reach 18.9% in 2030 and further increase to 25.3% – to one in four persons – by 2050²⁸. These demographic trends are leading to weakening and shrinking communities, especially in the mountainous regions, and to worsening social challenges such as inclusiveness, health care and intergenerational solidarity. Georgia's Human Development Index (HDI)²⁹ for 2021 was of 0.8, putting the country in the Very High human development category and positioning it at 63 out of 191 countries and territories. From 2000 to 2021, Georgia's HDI improved from 0.702 to 0.802, a significant change of 14.2%. The share of population under the absolute poverty line has also declined significantly, from 26.2% in 2013 to 17.5% in 2021³⁰, but remains important, with many Georgians unemployed or living in impoverished rural areas. Georgia's Gini Index in 2021 was of 34.2³¹.

3. **Urban system and human settlements.** Since the early 2000s, the urbanization rate has been slowly but steadily increasing, going from 54.9% in 2009 to 60.3% in 2023³². The urban system is dominated by the capital city Tbilisi (1.2 million inhabitants³³) which accounts for more than the half of the urban population of the country and for 51,2% of GDP (2019) and by two secondary cities, Batumi (172,000 inhabitants), and Kutaisi (134,000 inhabitants). All other urban centers are of small scale and limited economic importance, and there is a general absence of economic activity outside of cities. Tbilisi's urban agglomeration includes Rustavi (130,000 inhabitants), and the towns of Gardabani and Mtskheta, with increasing functional links to the capital (infrastructure, commuting of workers and students, economic connections). An estimated 30,000 people commute daily between Rustavi and Tbilisi, adding up to other commuters from surrounding villages, and increasing the pressure on the city's infrastructure. Georgia lacks urban centers serving as subregional social and economic hubs for rural areas. Most secondary cities experienced sharp deindustrialization after the collapse of the Soviet Union and still lack significant density, increasing the challenge of providing them with basic services and utility networks. Significant disparities persist between Georgia's urban and rural areas, most importantly in terms of incomes, housing and living standards.
4. **Climate change adaptation and mitigation.** According to current projections, Georgia will experience more frequent heat waves, representing major risks to human health, livelihoods. Rapid retreat of glaciers is also expected and is likely to shift the regional hydrological regime, increasing the risk of flooding and droughts. Both heatwaves and hydrologic shifts ultimately threaten abrupt transitions in local ecosystems. The effects of rising temperatures on agricultural output will endanger an important source of income and subsistence. Projected long-term reductions in the flow rates of rivers and rising average temperatures, will increase the risk of water shortages in the spring and summer months and will impact Georgia's energy system, which depends primarily on domestic hydropower sources. The country has multiple vulnerability hot-spots, requiring dedicated strategies to develop climate-resilient coastal zones and

²⁸ https://georgia.unfpa.org/sites/default/files/pub-pdf/2.%20Ageing-Engl_Print_F.pdf

²⁹ <https://hdr.undp.org/data-center/specific-country-data#/countries/GEO>

³⁰ <https://www.geostat.ge/en/modules/categories/192/living-conditions>

³¹ <https://data.worldbank.org/indicator/SI.POV.GINI?locations=GE>

³² <https://www.geostat.ge/en/modules/categories/41/population>

³³ <http://regions.geostat.ge/regions/tbilisi.php?lang=en>

mountainous areas, affected by sea-level rise, extreme weather, and geological events. Considering the impact of climate change is essential to put Georgia on a resilient development pathway. Although far from being a large greenhouse gas (GHG) emitter, the country is experiencing a steady increase (17.8Mt/ year in 2017³⁴).

5. **Regional integration and transnational context.** Georgia occupies a strategic location as a regional centre of Caucasus and its future spatial development is linked to wide-scale regional dynamics. The overarching political objective of EU integration³⁵, and the development of China's Belt and Road Initiative are of particular significance, with Georgia placing itself as a hub and a logistics gateway between Central Asia and Europe. The country is very active in the Middle corridor initiative, the revival of historical Silk Road and the TRACECA program, among others. With such transit function prospects, its attractiveness and connectivity are at stake, with related challenges of transport infrastructure, logistics activities, and border management. Risks related to the evolving geopolitical situation and cooperation with neighbours are increasing, as the war in Ukraine has threatened energy security and the stability of transit corridors. The tripartite Peace Statement by Armenia, Azerbaijan, and the Russian Federation of 2020 could lead to the eventual opening of corridors that are now closed, which may mean growing competition for Georgia's transit role. Another fundamental policy element is the Government's commitment to territorial integrity and the eventual de-occupation and reintegration of the *Tskhinvali Region* and the Abkhazia both now occupied by Russia, by peaceful conflict resolution.
6. **Transformative and blue-print projects.** Over the last decades, Georgia has initiated major infrastructure investments to increase its global market access and socioeconomic development³⁶. Such large-scale projects are structuring transport, logistics and energy flows, and will have long term impacts on the spatial organization of the country with redistribution of benefits and new territorial dynamics, such as the revitalization of connectivity nodes, potentially negative externalities on marginal rural areas, competition with or opportunities to leverage other economic activities. Among the new projects contributing to a growing interconnected network are the East-West Highway (under construction and targeted for completion in 2025), the North-South Corridor, the deep-sea port in Anaklia, large hydropower plants planned in Khudoni, Nenskra, and Namakhvani, the Black Sea undersea cables (electric and digital³⁷), upgrade of railway and logistics centers planned for Tbilisi and Kutaisi. Missing road links are being progressively provided along the East-West and South-North corridors.
7. **Labor and human capital.** The unemployment rate is of about 19%³⁸, which remains high albeit declining. Unemployment is structural and the quality of jobs is an equally big problem, with most job creation taking place in traditional sectors, particularly in agriculture (41% of jobs contributing less than 10% of GDP), where productivity is

³⁴ <https://eu4climate.eu/georgia/> ; <https://mepa.gov.ge/En/Files/ViewFile/50123>

³⁵ Cf. para 3 of Article 4. Spatial Planning and Urban Development Planning Objectives of the Code of Spatial Planning, Architectural and Construction activities of Georgia: " *The main goals of spatial planning of Georgia shall contribute to its full integration with the basic requirements of European and international development.*" The EU Regional policy (Cohesion policy) is of particular interest.

³⁶ Free trade agreement with the EU, China and other countries have been signed.

³⁷ Memorandum of Understanding signed on 17 December 2022 by Georgia, Azerbaijan, Hungary, and Romania https://ec.europa.eu/commission/presscorner/detail/en/statement_22_7807

³⁸ <https://www.geostat.ge/en/modules/categories/683/Employment-Unemployment>

hampered by small plots (land reform of the 1990s), limited skills, weak land markets and fragmented supply chains, which translate into continued high levels of poverty in rural areas. Small and medium enterprises (SMEs) are the backbone of the Georgian economy. Building up skills and removing constraints to labor mobility is consequently a priority that could have spatial consequences: fewer, but more productive jobs in the rural economy, more jobs in the urban economy with a possible renewed pull of urban areas. Job creation in manufacturing and industry needs to be sustained, with dedicated strategies for the rehabilitation of post-industrial brownfields and for innovation and the digital service economy. Tourism constitutes a major opportunity for growth, representing today about 10% of GDP and a key strategic priority. In order to achieve the goals of social-economic cohesion, it is important to maximize the territorially differentiated opportunities and to consider how the wealth generated will be redistributed across regions.

8. **Natural resources and landscape.** Natural landscapes account for a vast part of the country, with 26,060 rivers and over 40 protected areas covering 11.4% of the territory³⁹, with the target of reaching 14%. Georgia currently has four sites designated as Wetlands of International Importance (Ramsar Sites⁴⁰), and 39 others were officially designated as Emerald sites on the initiative of the Government in 2017 and 2018, marking the first precedent in the Caucasus region⁴¹. Georgia is endowed with unique eco-systems and biodiversity⁴², some under threat from the impact of unplanned seasonal tourism and anthropogenic climate impacts. Human pressure on the natural environment includes the increase of municipal solid waste, of air pollution (mostly in Kvemo Kartli, Imereti and Mtskheta-Mtianeti), and of untreated wastewater discharges in rivers and soils. Forests cover around 43% of the territory while the alpine/subalpine zone accounts for around 10%. However, forests volume is declining, despite its potential for wood industry and GHG absorption, natural hazard prevention, and biodiversity. Preserving the natural assets of Georgia, the ecosystem services that these assets provide, and the ensuing benefits for people and nature, calls for conservation and restoration of degraded watersheds and of other ecological units in an integrated spatial vision.

9. **Cultural and natural heritage, and identity.** Georgia is proud of its rich cultural heritage monuments and sights, of its literary, architectural, musical, and choreographic arts, and of its gastronomic and winemaking traditions. Four cultural assets are part of UNESCO's intangible heritage⁴³ and four sites are on UNESCO's World Heritage List, while 14 more have been on the tentative list since 2007⁴⁴.

³⁹ <https://www.geostat.ge/en/modules/categories/565/environmental-indicators> ;

<https://www.geostat.ge/en/modules/categories/73/environment-statistics>

⁴⁰ <https://www.ramsar.org/wetland/georgia>

⁴¹ https://www.nacres.org/wm.php?page=news_en&id=4

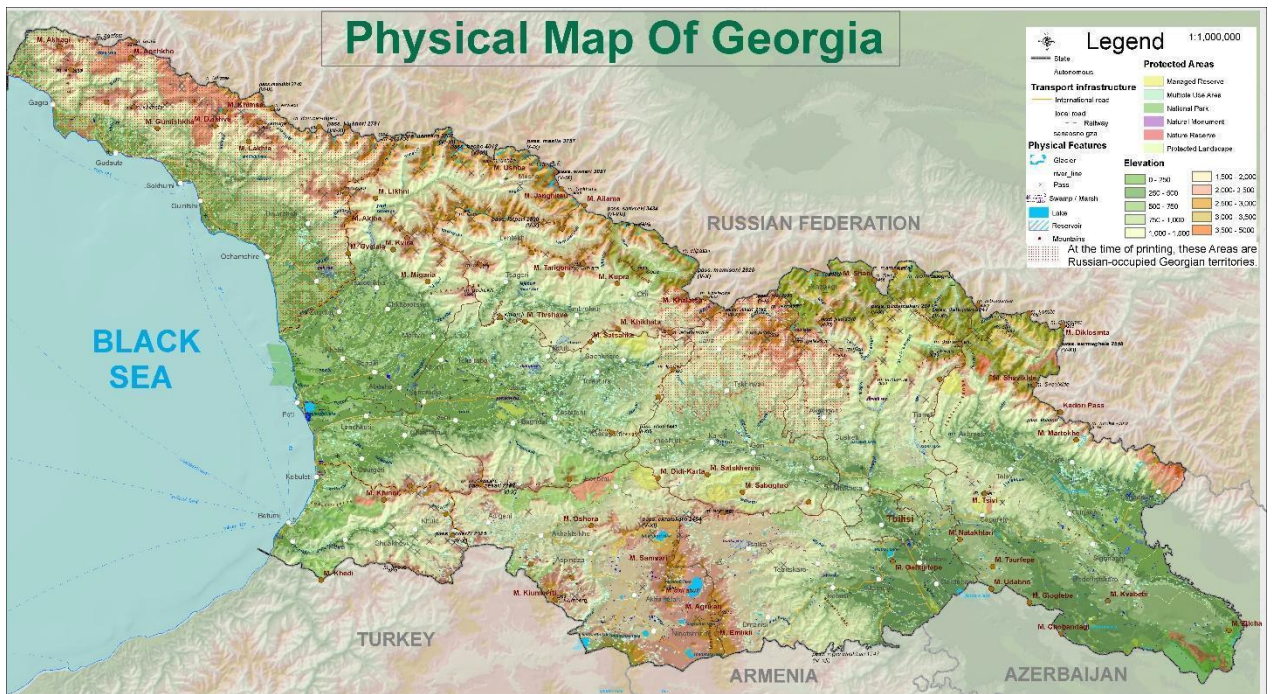
⁴² Georgia is part of one of the world's biodiversity hotspots: it hosts species of Sturgeon that are either endangered or critically endangered. These fishes are still using rivers that go into the Black Sea but continuing gravel mining, hydropower development dewatering key sections and changing sediment regimes have significantly affected these species. Georgia is also a migratory route for raptors which go each year through the bottleneck in Batumi as they pass from Eurasia towards Africa. The scaling up of energy infrastructure and the rampant development along the Adjara coast could have a very big impact.

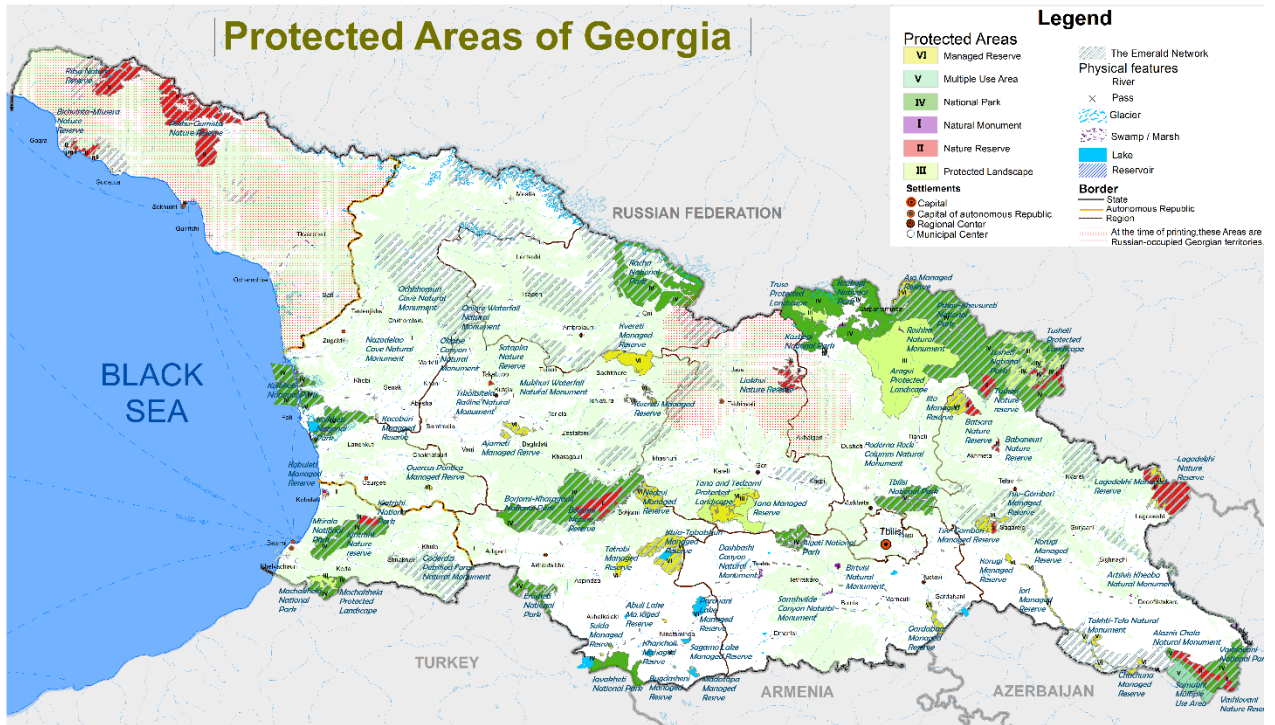
⁴³ <https://ich.unesco.org/en/state/georgia-GE> : Chidaoba wrestling, Living culture of three writing systems of the alphabet, Ancient traditional Qvevri wine-making method, and Polyphonic singing

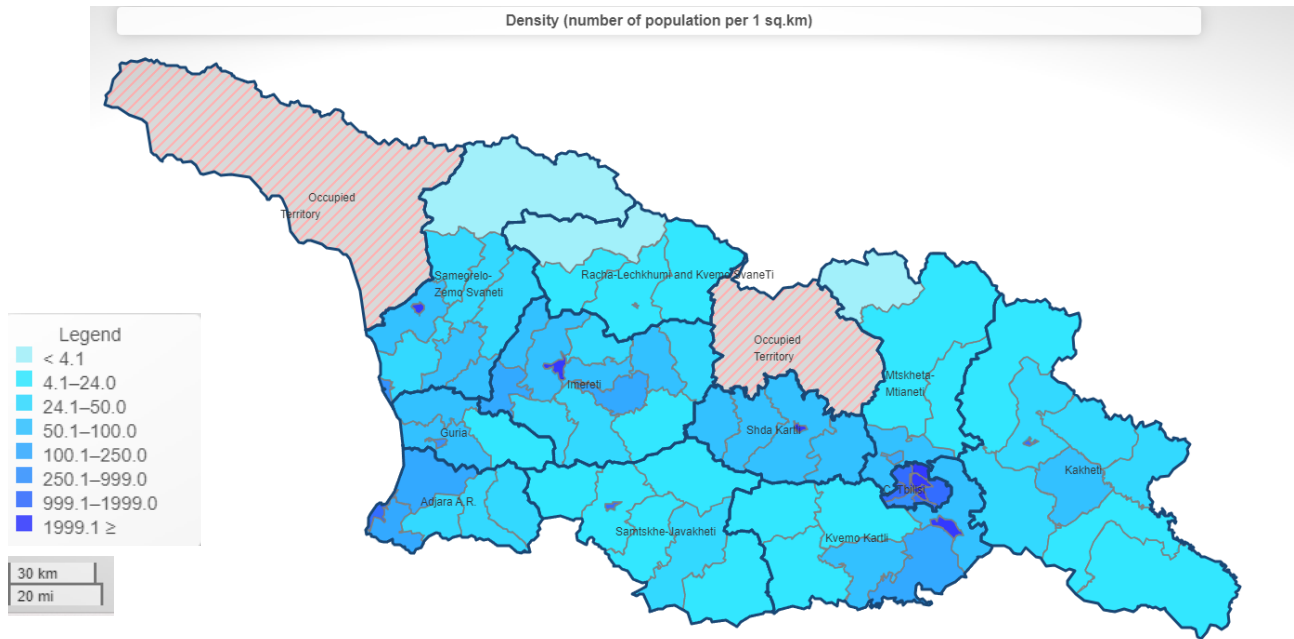
⁴⁴ <https://whc.unesco.org/en/statesparties/ge> : Cultural (3): Gelati Monastery, Historical Monuments of Mtskheta, Upper Svaneti, and Natural (1) Colchic Rainforests and Wetlands

However, unplanned urbanization around some of them is jeopardizing their conservation. About 6,000 objects are listed as cultural heritage monuments by the Government, but their conservation and promotion constitute a real challenge. To improve the management of Georgia's rich cultural heritage, a strategy is needed, considering high maintenance costs and limited budgets. It would spur economic development (restoration, landscaping, etc.) leading to the creation of economic activities, visitation by residents, increased property values, rehabilitation of built heritage, as well as encouraging social cohesion and national identity, especially in regions with different ethnic groups and religions. Georgia also has a traditional feature of diverse micro-landscape spatial arrangements, with a convergence of local cultures with geographical landscapes.

Annex 3 – Maps







<https://gis.geostat.ge/GeoMap/layersw/indexe.html>

Annex 4 – List of approved plans, and on-going projects supervised by SUDA

Approved plans

	Location	Plan type	Approval date
	Khertvisi-Vardzia-Oloda	Spatial Development Plan	2019
	Aspindza and Akhalkalaki (10 villages)	Master Plan	2019
	Ureki-Shekvetili	Development Plan	2019
	Bakhmaro	Development Plan	2019
	Ikalto	Development Plan	2018
	Akhmeta	Spatial Development Plan	2019
	Bakuriani	Master Plan	2019
	Didi Mitarbi	Master Plan	2019
	Gudauri	Master Plan	2019
	Gudauri (6 locations)	Detailed Development Plan	2018
	Ambrolauri	Spatial Development Plan	2019
	Oni	Spatial Development Plan	2021
	Oni Villages	Detailed Development Plan	2021
	Mestia 11 villages	Spatial Development Plan	2019
	Maltakva	Detailed Development Plan	2020
	Lebarde	Detailed Development Plan	2020
	Surami	Development Plan	2021
	Zugdidi	Development Plan	2021
	Abastumani	Master Plan	2020
	Velistsikhe	Detailed Development Plan	2019
	Chachakari	Detailed Development Plan	2020
	Borjomi	Master Plan	2019
	Chokhatauri	Master Plan	2019

	Poti	Master Plan	2019
	Rustavi	Master Plan	2019
	Kaspi	Master Plan	2019
	Dusheti	Master Plan	2016
	Chkhorotsku	Master Plan	2019
	Tsageri	Master Plan	2019
	Tbilisi	Master Plan	2019
	Kobuleti	Spatial Development Plan	2016

On-going projects supervised by SUDA

N	Location	Plan Type	Deadlines
1	Gurjaani	Development Plan	09/07/2024
		Spatial Plan	
2	Bakhmaro	Detailed Development Plan	24/07/2024
		Master Plan Revision	
3	Ureki	Master Plan	28/12/2024
		Development Plan	
4	Saguramo	Spatial Plan	02/09/2024
5	Bazaleti	Spatial Plan	23/09/2024
6	Tianeti	Spatial Plan	13/12/2024
7	Ozurgeti	Master Plan Surveys	26/03/2024
8	Akhaltzikhe	Master Plan Surveys	26/03/2024
9	Bakuriani	Spatial Plan	26/11/2024
10	Ateni	Spatial Plan	15/10/2024
11	Manglisi	Development Plan	12/12/2024
12	Borjomi	Master Plan	01/05/2025
		Development Plan	
13	Muashi	Detailed Development Plan	24/12/2024
14	Pasanauri and Barisakho-Roshka	Development plans	Q3 2025
15	Coastal Zone	Spatial Plan	Q4 2025
16	Mukhrani Valley	Spatial development plan	Q4 2025
17	Ozurgeti Akhaltzikhe	Urban development plans	Q4 2025

18	Svaneti and Racha	Spatial development plans Urban Development plans	Q4 2025
19	<i>Capacity Development Program</i>		Q3 2025

Annex 5 – Legal framework for the NSDC preparation

Excerpt from the Code on Spatial Planning, Architectural and Construction Activities

<https://matsne.gov.ge/ka/document/view/4276845?publication=28>

Article 8. The guiding principles of spatial planning and urban development planning and correspondence of the plans with new circumstances

1. Spatial planning and urban planning are based on sustainable development principles which ensure harmonization of economic and social preconditions of use and development of appropriate territories with emergency situation risk reduction and environmental requirements. For this purpose, spatial planning and urban development planning in Georgia are carried out in accordance with the following principles:

- a) Establish and maintain decent living conditions for people in populated areas as well as in uninhabited territories;
- b) Create equal preconditions for economic, social, and ecological development of the country, adequately ensure and maintain long-term development potential;
- c) Develop the settlement polycentric structure, improve communication between cities and rural areas through urban means;
- d) In comparison with development of uninhabited territories (Including degraded or abandoned settlements), assign higher priority to renovation and/or intensification of settlement areas; ensure economical and sparing use of land, keep different opportunities of space utilization for the future;
- e) Preserve the system of uninhabited territories and maintain the naturally and/or culturally formed diversity;
- f) On the basis of partnership with cities and other development centers, develop the settlements with poorly developed infrastructure into independent (self-sufficient) functional units;
- g) Ensure the following: effective compliance of services and transportation/engineering infrastructure with the system of populated areas and uninhabited territories, access to communications and information throughout the country, development of social infrastructure, promotion of economic activities by creating appropriate territorial preconditions;
- h) Facilitate establishment of an integrated transport system in the settlements and give preference to public transport;
- i) Minimize adverse impacts of transportation/engineering infrastructure on the environment, overcome other anticipated negative impacts;
- j) Protect and preserve historical and cultural links, cultural and natural landscapes, their characteristic features, historical and natural monuments;
- k) Preserve and develop protected territories and recreational areas, maintenance, protect and restore soil, water, flora, fauna, and climate;
- l) Protect populated and uninhabited areas from natural, anthropogenic, and social threats and emergencies (including fires) through relevant planning solutions as well as engineering and business/organizational measures;
- m) Preserve prospective locations for renewable energy development, create spatial-territorial prerequisites for absorption of greenhouse gases from ambient air;

-
- n) In the process of planning for Georgia's territorial sea (waters) and exclusive economic zone, ensure sustainable use of scientific research capabilities and appropriate natural resources as well as safety and efficacy of the waterways;
 - o) Ensure protection and sustainable development of natural and cultural landscapes, especially with support to development of agricultural territories and multifunctional-compact settlements;
 - p) Consider current seismic situation in Georgia in the course of spatial planning and urban development planning.

2. Consideration of the guiding principles of spatial planning and urban development planning is mandatory for the administrative planning authority.

3. In case of occurrence of discrepancy between the individual area's spatial category and the functional zone during spatial planning and urban development planning, the issue shall be resolved in accordance with requirements envisaged by Article 9 of this Code.

4. Spatial planning and urban development plans shall be updated in case of occurrence of needs of spatial planning and urban planning and newly generated circumstances.

5. Changes to spatial planning and urban development plans shall be made in accordance with the procedure designed for elaboration and approval of new plans.

Article 16. Composition of Spatial Planning Plan of Georgia

1. The Spatial Planning Plan of Georgia shall cover the following issues:

- a) Existing and perspective structures of resettlement (for populated and uninhabited areas), hierarchy as well as demographic, urbanization, and decentralization aspects of different levels of resettlement;
- b) Spatial categories (populated area, agricultural area, natural landscape, other territory);
- c) Development centers system;
- d) Places of employment, places of intensive development of housing, areas with underdeveloped structures;
- e) Measures designed for protection of uninhabited areas as well as retention and development of their functions;
- f) Mining locations in uninhabited areas.
- g) Water bodies and water-collecting areas;
- h) Agricultural areas;
- i) Forest protection and development areas;
- j) System of protected areas;
- k) Recreational areas and resort areas
- l) Cultural heritage protection areas;
- m) Major engineering and transport communications;
- n) Major infrastructural and spatial-territorial development planning axes;
- o) Energy facilities;
- p) Areas with industrial potential;
- q) Basic measures to be taken for improving the ecological situation in individual parts of the country, protection of the natural and historical/cultural heritage sites;
- r) Areas designed for defense purposes.

2. Depending on the need for spatial planning, the Spatial Planning Plan of Georgia may include special territories to be used for other purposes, including free industrial, economic and tourism zones.

3. The Spatial Planning Plan of Georgia shall also include measures designed for protection, improvement, and development of landscape.

Article 17. Special Requirements for Spatial Planning Plans of Territorial Sea (Waters) and Exclusive Economic Zone

1. For the purpose of this Code, the territorial sea (waters) and exclusive economic zone of Georgia are defined in accordance with the Law of Georgia on the Maritime Space.
2. Spatial Planning Plan of Georgia may include the Spatial Planning Plans of Territorial Sea (Waters) and Exclusive Economic Zone. These plans may include areas of extraction and use of sea living and non-living natural resources within the zone as well as the territories designed for formation of artificial environment, special regime for environmental protection, tourism development and scientific research.
3. Georgia's territorial sea (waters) and exclusive economic zone spatial planning plans shall be elaborated and approved in accordance with the procedures established for Spatial Planning Plan of Georgia.

International conventions/ Protocols

Convention	Convention on Biological Diversity (Rio de Janeiro, 1992)
Protocol	Cartagena Protocol on Biosafety to the Convention on Biological Diversity
Convention	United Nations Framework Convention on Climate Change (New York, 9 May 1992)
Convention	The Paris Agreement of the United Nations Framework Convention on Climate Change
Protocol	Kyoto Protocol to the United Nations Framework Convention on Climate Change, Kyoto, 11 December 1997
Convention	Vienna Convention for the Protection of the Ozone Layer (Vienna, 22 March 1985)
Protocol	Montreal Protocol on Substances that Deplete the Ozone Layer (Montreal, 1987) Amendment to the Montreal Protocol on Substances that Deplete the Ozone Layer Copenhagen, 25 November 1992
Convention	United Nations Convention to Combat Desertification in those Countries Experiencing Serious Drought and/or Desertification, Particularly in Africa (Paris, 1994)
Convention	Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters
Convention	World Heritage Convention
Convention	Convention Concerning the Protection of the World Cultural and Natural Heritage (UNESCO, 1972)
Convention	Council of Europe Landscape Convention (Florence 2000)
Convention	Convention on the Conservation of European Wildlife and Natural Habitats (Bern, 1979)
Convention	Convention for the Protection of the Architectural Heritage of Europe (Granada, 1985)

National legal and regulatory framework

Normative	Description
Constitutional Law	Constitution of Georgia
Organic Law	Code of Local Self-Government
Law	Code on Spatial Planning, Architectural and Construction Activities
Law	On Environmental Protection
Law	On Cultural Heritage
Law	On Development of Mountainous Regions
Law	Environmental Assessment Code
Law	On Water
Law	Forest Code
Law	On the Protected Area System
Law	On Highways.
Law	On Traffic Jams.

Law	On Civil Security
Law	On Tourism and Resorts
Law	Waste Management Code
Law	On Geodesic and Cartographic Activities
Law	On State Secrets
Law	On the Maritime Space
Law	On the Management and Regulation of Transport Sector
Law	On Road transport
Law	Railway Code of Georgia
Law	Maritime Code
Law	On Sanitary Protection Zones of Resorts and Resort Places
Law	On the regulation and engineering protection of the sea, waterways and river banks of Georgia
Presidential Decree No. 206, April 30, 1999	On the System of State Geodesic Coordinates in Georgia
Government Resolution No. 261 of June 3, 2019	On the Basic Provisions on the Use and Development of Territories
Government Resolution No. 260 of June 3, 2019	On the Rules of Spatial Planning and Urban Development Plans
Government Resolution No. 425 of December 31, 2013	On Protection of Georgian Surface Waters from Pollution
Government Resolution No. 428 of July 3, 2014	On approval of the list and status of Georgian resorts
Government Resolution No. 366 Of December 24, 2013	On the rule of protection of linear structures of electrical networks and establishment of their protection zones
Government Resolution No. 365 of December 24, 2013	On the rule of protection of main pipelines (oil, oil products, oil-related and natural gas and their transformation products) and establishment of their protection zones
Government Resolution No. 445 Of December 31, 2013	Regarding the approval of the technical regulation on water protection strips (zones) of small rivers of Georgia
Government Resolution No. 440 Of December 31, 2013	Regarding the approval of the technical regulation on the water protection zone
Government Resolution No. 71 of January 15, 2014 (Annex N5)	On the approval of technical regulations regulating the field of construction in the territory of Georgia Technical regulation – „construction climatology“

Government Resolution No. 71 of January 15, 2014 (Annex N3)	On the approval of technical regulations regulating the field of construction in the territory of Georgia Technical regulations - "seismic resistant construction"
Order of the Minister of Environmental Protection and Natural Resources of Georgia No. 1, January 28, 2009	Regarding the division of state topographic maps (plans) into sheets and approving the rules for their designations
Government Resolution No. 52, January 14, 2014	On the recognition of the technical regulations regulating the field of construction in the territory of Georgia and their acceptance into operation
Government Resolution No. 50, March 7, 2013	About Georgia's acceptance of technical regulations of other countries, recognition of documents confirming conformity, acceptance of products with relevant marks in Georgia without additional conformity assessment procedures, as well as placing of products belonging to the regulated field manufactured in other countries on the market of Georgia without restrictions
Government Resolution No. 72, February 15, 2022	About the Spatial planning information system

Note: The list above is indicative

Annex 6 - Key Policy documents, studies, and reports

National strategies, plans, and programs.

- [National Development Strategy 2030 - Vision 2030](#) (published 2022)
- [Climate Change Strategy 2030](#)
- [Strategy for Development of High Mountain Settlements of Georgia 2019-2023](#)
- [Government Program 2021-2024](#)
- [Pilot Integrated Regional Development Programme for Guria, Imereti, Kakheti and Racha Lechkhumi and Kvemo Svaneti 2020-2022](#)
- [Decentralization Strategy 2020-2025](#)
- [Unified National Strategy of Education and Science 2030](#)
- [Agriculture and Rural Development Strategy of Georgia 2021 – 2027](#)
- [SME Development Strategy of Georgia 2021-2025](#)
- [Ecotourism Strategy For Georgia 2020-2030](#)
- [Migration Strategy of Georgia 2021–2030](#)
- [Vocational Education and Training Development Strategy 2013-2020](#)
- [Georgia's updated 2021 Nationally Determined Contribution \(NDC\)](#)
- GeoStat, National Statistics Office of Georgia <https://www.geostat.ge/en>
- On the approval of the ten-year plan for the development of the transmission network of Georgia – Order of Minister of Economy and Sustainable Development of Georgia No. 1-1/108 March 20, 2023
- 2023-2030 National Strategy for Transport and Logistics, and its 2023-2024 Action Plan

Note: The list above is indicative and not exhaustive.

Additional data, analysis, and reports

- [Multi-Annual Indicative Programme \(2021-2027\) for EU support to Georgia](#), Neighbourhood, Development and International Cooperation Instrument, European Commission, 2022
- Country Data World Bank <https://data.worldbank.org/country/georgia>
- [Georgia - Country Economic Memorandum: Chapter 2 - Spatial Transformation](#) World Bank. 2022
- [Rapid Status Assessment of Spatial Planning in Georgia](#), GIZ. 2015
- [Impacts of Climate Change on Georgia's Coastal Zone: Vulnerability Assessment and Adaptation Options.](#) ; [The Cost of Coastal Zone Degradation in Georgia](#) World Bank. 2020.
- [Climate Risk Country Profile: Georgia](#) The World Bank Group and the Asian Development Bank. 2021
- [Forest and Land-use Atlas of Georgia](#), Ministry of Environmental Protection and Agriculture and World Resources Institute.
- [Geoportal of Natural Hazards and Risks in Georgia](#), CENN, GIZ 2012
- [Georgia: Towards Green and Resilient Growth](#). World Bank, 2020
- [Realizing the urban potential in Georgia—National urban assessment](#). Asian Development Bank, 2016
- [GEORGIA Human Capital Review](#) International Bank for Reconstruction and Development / The World Bank 2022
- [Georgia Policy and Legislation Database](#). Food and Agriculture Organization

Annex 7 – Land cover classification

As used by the National Agency for Sustainable Land Management and Land Use Monitoring

I დონე		Level I
1	ხელოვნური ტერიტორიები	Artificial territories
2	სასოფლო-სამეურნეო ტერიტორიები	Agricultural territories
3	ტყე და ნახევრად ბუნებრივი ტერიტორიები	Forest and semi-natural territories
4	წყალჭარბი ტერიტორიები	Overflowed lands
5	წყლის ობიექტები	Water resources
II დონე		Level II
1.1.	ურბანული ქსოვილი	Urban structure (fabric)
1.2.	ინდუსტრიული, კომერციული და სატრანსპორტო ერთეულები	Industrial, commercial and transport units
1.3.	მადარობები, ნაგავსაყრელები და სამშენებლო ადგილები	Mines, landfills, and construction sites
2.1.	სახნავ-სათესი მიწები	Arable lands
2.2.	მრავალწლოვანი ნარგაობები	Perennial crops (plants)
2.3.	სამოვრები	Pastures
2.4.	არაერთგვაროვანი სასოფლო-სამეურნეო მიწები	Sporadic agricultural lands
2.5.	სათიბები	Grassland
3.1.	ტყე	Forest
3.2.	ბუჩქნარი და/ან ბალახოვანი მცენარეების ასოციაციები	Associations of shrubby and/or herbaceous plants
3.3.	ღია სივრცეები განუვითარებელი ან მცირედ განვითარებული მცენარეულობით	Open spaces with undeveloped or sparsely developed plants
4.1.	ჭაობები	Swamps
5.1.	შიდა წყლები	Inland water
5.2.	საზღვაო წყლები	Marine waters
III დონე		Level III
1.1.1.	უწყვეტი ურბანული ქსოვილი	Continuous urban structure
1.2.1.	ინდუსტრიული ან კომერციული ერთეულები	Industrial or Commercial Units
1.2.2.	გზები, სარკინიგზო ქსელი და მათთან დაკავშირებული მიწები	Roads, Rail networks and associated land
1.2.3.	საპორტო ტერიტორიები	Port areas
1.2.4.	აეროპორტები	Airports
1.3.1.	წიაღისეულის მოპოვების ადგილები	Mineral extraction sites
1.3.2.	ნაგავსაყრელები	Dump sites

2.1.1.	ურწყავი სახნავ-სათესი მიწები	Non-irrigated arable land
2.1.2.	სარწყავი მიწები	Irrigated land
2.2.1.	ვენახები	Vineyards
2.2.2.	ხეხილის ბაღები	Fruit gardens
2.2.3.	ზეთისხილის ბაღები	Olive groves/Olive gardens
2.2.4.	კენკროვანების ბაღები	Berry plantations/gardens
2.2.5.	კაკლოვანი ბაღები	Walnuts orchards/gardens
2.3.1.	საძოვრები	Pastural lands/ Pastures
2.4.2.	კომპლექსური სასოფლო-სამეურნეო მიწები	Comprehensive Agricultural lands
2.4.3.	სასოფლო-სამეურნეო მიწებისა და ბუნებრივი მცენარეულობის კომპლექსი	The complex of the Agricultural lands and natural vegetations
2.4.4.	აგრო-სატყეო მიწები	Agroforestry areas/ Lands
2.4.5.	ქარსაფარი	windbreak
2.4.6.	აგრო-სამეურნეო მიწები	Agricultural lands (roads between gardens)
3.1.1.	ტყე	Forest
3.2.1.	ბუნებრივი ბალახოვანი მცენარეულობა	Natural Herbaceous plant
3.3.1.	ზღვის და მდინარის ნაპირები	Sea's and River's shores
3.3.2.	კლდე-ნაშალი	Bare rock
3.3.3.	მეჩხერი მცენარეულობა	Sparsely vegetated areas
3.3.4.	ნახანძრალეები	Burnt areas
3.3.5.	მყინვარები და მუდმივი თოვლის საფარი	Glaciers and perpetual snow
4.1.1.	ჭაობები	Inland salt marshes
4.2.3.	ზღვის მიმოქცევის არე	Intertidal flats/ Sea circulation
5.1.1.	მდინარეები და არხები	Rivers and Channels (Water courses)
5.1.2.	ტბები და წყალსატევები	Lakes and Water bodies
5.2.1.	სანაპირო ლაგუნები	Coastal lagoons
5.2.2.	ესტუარები	Estuaries
5.2.3.	ზღვის აკვატორია	Sea Equatoria / Sea water

Annex 8 – Position-based TOR

Key experts. Proposed positions and required qualifications and experience

The requirements will be specified at RFP stage

Annex 9 - Format specifications

Art. 11 of the Code specifies: “Structure of spatial planning and urban development plans: the graphical part shall comply with cartographic norms and scales established by the Georgian legislation. “

On this basis Consultant should be guided by legal documents as follows

- Government Resolution No. 260 of June 3, 2019 “On the Rules of Spatial Planning and Urban Development Plans”.
- Order of the Minister of Environmental Protection and Natural Resources of Georgia No. 1, January 28, 2009 “Regarding the division of state topographic maps (plans) into sheets and approving the rules for their designations.”
- Presidential Decree No. 206, April 30, 1999, “On the System of State Geodesic Coordinates in Georgia”.

All deliverables mentioned in Table 2 will be submitted in English and Georgian languages.

The reports are provided in printed and electronic form. For the draft submission of the reports at each stage of the service, it can be only electronic, unless the client requests the submission of individual parts in tangible form. Final reports of the deliverables (see table 2) are required in both formats.

- Printed reports 5 copies.
- Electronic format (PDF and Word) in an accessible server, and USB 15 copies; and
- Electronic version of geoinformation systems materials on USB or DVD (with edit access code) - 15 copies.

The use of the file protection mechanism is not allowed without the client’s consent. Large files can be submitted using a cloud-based database.

Any statistical and factual information presented in the documents must be accompanied by a full reference to the relevant official source, with a reference to the relevant links. Likewise, documented interviews and meetings: in the form of minutes and photographs.

Specifics

The main information of the report should be presented in the textual and graphic sections (maps, plans, and/or other cartographic material). In turn, the textual section may include illustrations (photos, graphs, small schematic drawings, etc.). Cover, illustrations and maps should be in colour. The established format of the paper text is A4. It is allowed to use tabs of A3 format (illustrations, schemes, maps). The graphic section must have a stamp, which must indicate used symbols, details of the project, the name of the work and responsible for their implementation specialists.

Non-cartographic diagrams of the graphic section may not meet the requirements set by the plans for the basic map but should provide sufficient information for reading them.

The following requirements must be considered when distributing information on the graphic section:

- The main drawing is placed in the central part, from the left or upper edge to the stamp.

-
- The stamp, with relevant information, should be placed on the right side as a vertical bar or on the right side as a horizontal bar.
 - The base drawing may have an outline frame; and
 - The annotation should not cover the base drawing and the base text should not be scattered over the drawing.

The report must be certified by the specialists from the planning team (material document - personal signature, and electronic document - qualified electronic signature).

Given the above, the report should have:

1. Cover - where the following is indicated: Title of the document; Title of the Project; Name of the designed unit; Date and place.
2. Title page(s) - where the details of the contract and the stage of work under which the document was prepared are given; Details of the client and contractor; Persons responsible for the document; Information about the state agency(ies), municipal authorities and/or interested stakeholders concerned.
3. Summary - a brief description of the work done and the relationship to the current task and the implementer's own action plan.
4. Glossary (only terms other than Code) and explanation of abbreviations (if any).
5. Table of contents
6. Basic text - the main text should be executed with appropriate formatting and a standard structure.
7. References - a list of bibliographic references and/or references in the text
8. Annexes - where, if available, graphics, related documents/sources, or other materials are given to justify the basic text.