

Expressions of Interest

TERMS OF REFERENCE

RACHA AND SVANETI, SPATIAL AND URBAN DEVELOPMENT PLANS

A. Introduction

1. The Government of Georgia (GoG) has received a loan from the Asian Development Bank (ADB), the Project Readiness Financing (PRF), to prepare the Liveable Cities Investment Program (LCIP) multi-tranche financing facility. The Legal Entity Under Public Law (LEPL) Spatial and Urban Development Agency (SUDA) intends to use a portion of the proceeds of this loan to procure Consultant services for the preparation of Racha and Svaneti regions' Spatial and urban development plans (RS-SUDP). The scope includes an update of Oni and Mestia Municipalities spatial plans and the preparation of 4 urban development plans in Town Oni and Town Mestia & Lenjeri; Development plan in Mountainous Racha (Cluster) and Development plan in Skhartali, Velevi, Betlevi, Skhivana (Cluster). The project also includes one thematic deep dive.

2. Currently, high mountain settlements face numerous challenges. Climate change, soil depletion, and unsustainable resource use create poor living and agricultural conditions. The mountain population is vulnerable to natural disasters like landslides and avalanches. Economic development, cultural heritage preservation, and access to services are hindered by inadequate infrastructure and harsh climates, leading to increased migration from high mountain settlements.

3. Oni and Mestia municipalities have **unapproved spatial development plans** drafted in 2017-2018 that have not been approved by local municipality councils. Municipality centres of Oni and Mestia do not have development plans either, and the absence of legal documents limits sustainable development. Moreover, both municipalities face significant disaster risks and possess tremendous potential for natural resources, making them top priorities for the entire country to have a legal document for managing the municipalities in a more effective and sustainable way.

B. Background

4. **Climate change** and Disaster Risks has already tragically affected the mountainous area of Georgia. The rapid retreat of glaciers is expected and is likely to shift the regional hydrological regime, increasing the risk of flooding and ultimately driving transitions in local ecosystems. The effects of rising temperatures on agricultural output could threaten an important source of income, increase inequality, and raise the risk of malnourishment.¹ In 2023, a landslide occurred in the mountain resort of Shovi in Oni Municipality. It resulted in at least 32 deaths and destroyed much of the resort's infrastructure. Natural disasters are not new for Oni Municipality; the 1991 Racha earthquake was the most powerful earthquake recorded in the Caucasus. It is important to note that UNDP and the Government of Georgia, with funding from the Green Climate Fund (GCF), and the Swiss and Swedish governments, are implementing a programme dedicated to reducing the risk of climate-driven disasters in Georgia.² Currently, the maps are being developed for NEA (National Environmental Agency) and are expected to be finalized in June/July.

¹ Climate Risk Country Profile: Georgia. World Bank and ADB, 2021 <https://www.adb.org/publications/climate-risk-country-profile-georgia>

² <https://www.undp.org/georgia/projects/climate-change-disasters>

5. The problem of population **decline (de-population)** is severe in the highlands of the Greater Caucasus. In between the last two censuses, there has been a drastic decline in population in the Racha-Ichkhumi and Kvemo Svaneti Region (Mkhare) (37.4%) as compared to other regions. **The ageing of the population** and the rise of demographic burden in the majority of high mountainous settlements are evident. According to the data from the 2014 census, the average age in Georgia is 38.1 years; in 48.7% of highlands, the average age exceeds this number³. In Oni Municipality, there are 5,382 residents, while in Mestia, it is 9,340 (Geostat, 2023).

6. The local communities are distinguished by a **strong identity**, enriched with a wealth of cultural heritage and traditions. These traditions are not only unique but also intimately tied to the area's specific characteristics like landscape and history. This strong sense of identity and cultural richness fosters a deep sense of pride and belonging, which is a significant asset for developing eco-tourism. Due to migration trends from the high mountains, human capacity issues have become one of the most alarming problems. Addressing **capacity development** in various fields, particularly in agriculture and the tourism industry, will be crucial.

7. **Mobility and accessibility** in Racha and Svaneti remain a problematic issue; poor roads and public transport infrastructure make tourists and local residents car-dependent. Due to heavy rains and other natural hazards, roads are frequently damaged, leaving several villages isolated and unable to travel.

8. The "**Government Program 2016-2020**" (November 2016) has identified large infrastructure projects, following the main axes of the country: North-South Axis of Mestia-Akhalsikhe and East-West Axis of Lagodekhi-Sokhumi that covers the study area of RS-SUDP. The development of these mega projects will have a tremendous impact on regions of Racha and Svaneti, making the Caucasus mountains more accessible than ever before. Another important infrastructure project was finalised in 2021, a 51.5 km highway connecting Zemo Imereti with Racha. Compared to the old road connecting to Racha, the distance of Sachkhere-Oni road is reduced by 80 km, and the new route takes 3.5 hours instead of 5 hours from Tbilisi.

9. There are **two airports** in Racha and Svaneti. Mestia and Ambrolauri airports. Mestia Airport receives single-engine aircraft and passenger planes with a small capacity of 18 people during the winter. During the summer, the airport can accommodate aircraft with a capacity of 50 people. Recently, plans were published to extend the airport. The terminal is designed to serve 100 passengers per hour. Ambrolauri Airport can service planes with 30-50 passengers. Flights are conducted from Natakhtari Airport to Ambrolauri.

10. The municipalities of Oni and Mestia have significant **hydropower resources** in the country in terms of energy potential. In Mestia and Oni, it is planned to build small and large hydropower plants. There is no integrated territorial or municipal planning vision for using the potential of hydro resources in a sustainable way. Despite using hydro resources for energy production, both municipalities are rich in **mineral groundwater**. They are distinguished by a variety of chemical compositions. In addition to the potential for mineral water bottling, the mineral water resources of Oni municipality serve medicinal, recreational, and tourist purposes. In Oni, there is even an infrastructure for **balneological use**.

11. In RS-SUDP, there are **planned protected areas**, including the **National Park of Racha**, where borders are currently being delineated. Georgia is a member of the **Emerald**

³ Strategy for Development of High Mountain Settlements of Georgia 2019-2023
[https://mrdi.gov.ge/files/1/HM%20Strategy%20\(ENG\).pdf](https://mrdi.gov.ge/files/1/HM%20Strategy%20(ENG).pdf)

Network, with several adopted and candidate sites within the study area. Additionally, the ongoing **Transcaucasian Trail** project extends its reach to encompass the breathtaking landscapes of the Mountains Caucasus of Racha, Lechkumi and Svaneti.

12. In Racha and Svaneti there is an outstanding example of a mountain landscape composed of urbanized towns and villages. RS-SUDP has numerous churches and monasteries dating back to the middle age, with its **unique architectural style**. Therefore Rachian Houses (Duroiani Houses) have shaped the image of villages and towns in Racha. There are examples of Soviet architectural Heritage as well. The region of Upper Svaneti is an outstanding example of an exceptional mountain landscape composed of highly preserved villages with unique defensive tower houses, examples of ecclesiastical architecture and arts of medieval origin. The Chazhashi village in Upper Svaneti is a UNESCO World Heritage site⁴.

13. In Oni Municipality, the **tourism industry** is still in its nascent stage, facing several challenges: low quality of tourism infrastructure (including a lack of appropriate catering and hotel facilities), limited accessibility to the villages and its tourist attractions due to geographical location and poor road infrastructure, and low diversification of tourist products⁵. However, the municipality holds significant potential for tourism development. With the support of international partners, an Investment Profile of Oni Municipality has been developed in order to create and develop business clusters and to make it more visible and attractive for potential investors⁶. Currently, the municipality has many hiking opportunities, various mineral waters, the natural beauty of the landscape, and significant potential for ecotourism development.

14. Unlike Oni Municipality, the tourism industry has grown dramatically in certain parts of Svaneti over the past decade, increasingly providing an alternative income source for families who have turned part of their homes into a guesthouse or operate another type of tourism business. However, investment in Mestia, as well as the general popularity of nature tourism among travellers to Georgia (among international visitors to Georgia in 2018, 37 per cent "visited nature" according to data from the Georgian National Tourism Administration, GNTA), has helped put Svaneti on the tourist map (GNTA). Four-season tourism related to the ski industry has also been increasing. Mestia is one of the winners of the "Best Tourism Villages by United Nations World Tourism Organization (UNWTO)" project.

15. Due to the **increasing interest in tourism** in Racha and Svaneti, there is a tendency to conquer non-urbanized lots and convert them into tourist destinations. The tendency of sprawling urbanization is very vivid, especially in Svaneti, where tourism is more developed compared to Oni. Considering unique local architecture and the increasing trend of urban development, there is a threat of destroying the image of local towns and villages.

16. The primary **agricultural commodities** in RS-SUDP are corn, beans, grapes, potatoes, and fruit. Grape production appears to be one of the main income-generating agricultural activities and Racha is becoming well-known for its specific grape varieties. Given the mountainous nature of the Racha, there is a much higher level of livestock production due to the greater composition of pasture rather than arable land⁷. Remarkably local businessmen from Racha are exporting pine cones to Europe. In both municipalities, a large share of the

⁴ <https://whc.unesco.org/en/list/709%2F>

⁵ Pilot Integrated Regional Development Programme- <https://shorturl.at/ZkMVI>

⁶ Oni Municipality Investment Profile, 2022

https://www.undp.org/sites/g/files/zskgke326/files/migration/ge/undp_ge_dg_frl_d_oni-muni_investment-profile_eng.pdf

⁷ Agriculture and Rural Development in Western Georgia: A Baseline Assessment (2014)

<https://www.careevaluations.org/wp-content/uploads/Agriculture-and-Rural-Development-in-Western-Georgia-A-Baseline-Assessment.pdf>

working population is engaged in small-scale subsistence-oriented agriculture⁸. Speciality products associated with the Svaneti(e.g. Svan Salt and Svan potatoes) are remarkable.

17. Due to its limited arable land and short growing season, the municipalities face challenges in **establishing commercially viable agriculture**. There is a need for agricultural intensification and new methods to improve the quality and quantity of agricultural production and strengthen and develop links to markets. Both municipalities are prone to landslides, floods, and erosion due to tectonic movements and seismic activities, which are aggravated by often unsustainable agricultural practices. Georgia has an Agriculture and Rural Development Strategy of Georgia 2021 – 2027 that is a guiding document for addressing objectives such as food security, environment protection, economic development, establishment of a high quality of life, and state security⁹.

⁸ European neighbourhood programme for agriculture and rural development <https://careevaluations.org/wp-content/uploads/21.-Mestia-LEADER-Project-Baseline-FINAL.pdf>

⁹ Agriculture and Rural Development Strategy of Georgia 2021 – 2027 <https://eu4georgia.eu/wp-content/uploads/Agriculture-and-Rural-Development-Strategy-of-Georgia-2021–2027.pdf>

C. Objectives

19. The primary objective of RS-SUDP is to develop and obtain **legally approved documents** that consider conflicts of interest in the mountainous area responsibly and sustainably. These documents will help make Racha and Svaneti a secure place to live and boost the local economy by promoting their unique cultural and landscape heritage, using natural resources, and integrating climate change considerations into the development.

20. The specific objectives of the RS-SUDP are to:

- Provide Oni, Mestia and Ambrolauri Municipalities with legally approved documents.
- Ensure the Mountainous region of Racha and Svaneti's protection and adapt it to risks, considering natural, climate, and man-made factors (e.g., erosion, dams, etc.), using innovative methodology and assessment tools.
- Re-explore the potential of using natural resources for production in a sustainable manner (Hydro resources, Mineral water, Mineral Resources, Forest, Agriculture)
- Support the connectivity agenda and the development of modern and low-carbon mobility within Oni and Mestia municipalities. Rethink slow mobility connectivity, considering planned protected areas, emerald network, biodiversity, resorts and local communities.
- Uncover the potential of the local communities by considering local traditions, cultural, and landscape heritage, including remote vulnerable communities and providing them with social infrastructure.
- Identify diversified tourism development opportunities (considering eco-tourism strategy¹⁰, winter and wellness resort events and festivals, etc., and considering the four seasons of the areas) to give resorts and places a site-specific identity and vision and position them on a sustainable path.
- Drive the strategic location of investments from both the public and the private sectors, and identify spatial talents (areas with potential development) and provide guidance at regional and local levels for future spatial and urban plans.
- Clarify boundaries, of communities(temebi), and define buildable and non-buildable areas, and provide regulation guidelines for urban development to avoid sprawls, considering potential cultural heritage in urbanized areas.
- Ensure ways of improving social infrastructure in order to improve socio-demographic conditions in Racha and Svaneti (education, healthcare, housing, public transport, water & waste management, and renewable energy), considering Strategy for Development of High Mountain Settlements of Georgia 2019-2023.
- Based on the vision, create a branding and marketing plan for strategic areas, to boost the area's reputation and place it on the global tourism map, communicated globally.

21. The spatial and urban plans will consider a medium term (2030) and a long term (2035) horizon.

22. The **scale** of the Plans will be 1:100,000 to 1:50,000 as per the code. The consultant is encouraged to divide the study area into **strategic areas** to further analyze patterns, characteristics and potential. Deep dives on key areas will enable to go more in-depth. The **scale** of the Plans will be 1:5000 to 1:2000 as per the code. The consultant will propose to offer a multi-scalar approach to enable 'zoom in and zoom out' on strategic areas and specific issues.

23. **Climate resilience and low-carbon development** will be at the forefront of all proposals, given the high degree of vulnerability of the mountainous areas to climate change and anthropogenic pressures, and Georgia's international commitments (National Determined

¹⁰ Ecotourism Strategy For Georgia-<https://gnta.ge/wp-content/uploads/2021/10/Ecotourism-Strategy-for-Georgia-2020-2030.pdf>

Contributions). The consultant shall pay full attention to the need to decrease Greenhouse gas (GHG) emissions and increase the urban resilience of municipalities. Socio-economic, natural risk and climate change data will be analyzed to make well-informed decision, and climate adaptation, including disaster risk management and mitigation will be mainstreamed throughout the RS-SUDP.

24. The RS-SUDP is also used as an opportunity for the GoG and the ADB to prepare a **priority investment plan**, in view of public-funded investments and a possible ADB ensuing loan project. The link between planning and implementation is at the core of these Plans. A prioritised list of investments (including cost estimates) will be developed to provide a roadmap and framework for the Ministry of Regional Development and Infrastructure (MRDI) and ADB to take it forward. One of the key outputs will be an investment plan, having short, medium and long-term components.

25. The RS-SUDP will be an opportunity to encourage proactive involvement of stakeholders and initiation to form local activity groups. **Stakeholder consultations and local focus group involvement** have high importance, and the consultant should pay particular attention to ensuring regular and sufficient participatory activities.

26. The RS-SUDP will be subject to a **Strategic Environment Assessment (SEA)** to analyze its likely environmental and public health impacts. The SEA's results and conclusions will be considered when adopting the Concept and Final Plans. The Consultant will be required to follow the legal requirements of the national Environmental Assessment Code (EAC), including the need for mandatory public hearings.

27. The Consultant will transfer technical knowledge and know-how to SUDA staff and other national and local counterparts throughout the preparation of the RS-SUDP. Considering the EU candidate status granted to Georgia, the best **international practices** would apply through gradual approximation with the goals and objectives of the **European policies**, and all proposals should consider EU practices.

D. Scope and tasks

29. The study will deliver two key outputs: (i) Spatial and urban plans and (ii) The Priority Investment Plans (PIP) for each municipality. Table 1 summarises the major activities and outputs.

30. (i) List of Spatial and urban plans to be prepared:

- Update of Spatial plan of Oni Municipality;
- Update of Spatial plan of Mestia Municipality;
- Development plan of Town Oni;
- Development plan of Town Mestia and Lenjeri;
- Development plan in Mountainous Racha (Cluster);
- Development plan in Skhartali, Velevi, Betlevi, Skhivana (Cluster).
- Thematic deep dive

Table 1: Major activities and outputs

Work Tasks	Deliverables	Indicative Completion dates
OUTPUT 1 – RS-SUDP		
Phase 1- Research		
<ul style="list-style-type: none"> - Mobilization and kick-off meeting - Data collection and review of plans, strategies, and planned projects - Review/ Diagnosis of municipal plans approved and unapproved/ Propose a research methodology accordingly. - Stakeholder mapping and engagement plan - Development of GIS database and architecture 	Inception report	Month 1.5
<ul style="list-style-type: none"> - Inception report - Preparatory studies - Climate Vulnerability and Risk Assessment - SEA screening - Preparation of the Spatial and urban Analysis, maps, and SWOT - Deep dives (incl. maps and GIS) - Research Workshop - Final Research report 	Final Research report	Month 3
Phase 2- Vision		
<ul style="list-style-type: none"> - Strategic development scenarios - Deep dives development scenarios - Visioning workshops - Definition of strategic directions and 'obvious' 'priority projects - Vision, Strategy and Viability Workshop - Final Vision and Strategy report 	Final Vision and Strategy Report	Month 4.5
Phase 3 - Concept Plan		
<ul style="list-style-type: none"> - Development of spatial strategies - Strategic Environmental Assessment Scoping - Branding and marketing plan - Concept Plan Workshop - Revised Concept Plan for official approval 	Final Concept Plan report	Month 8
Phase 4 - Plan Development		

<ul style="list-style-type: none"> - Final Plan development - SEA final report and public hearing - Plan Implementation Roadmap - Draft Final Plan workshop - Revised Final Plan, for official approval 	Final Plan Report	Month 10
OUTPUT 2 - PIP		
Priority Investment Plan (Stage1)		
<ul style="list-style-type: none"> - Data collection and review of projects, plans, strategies - Additional consultation and criteria definition - Identification of Strategic and Catalytic priority projects - Rapid economic and financial analysis - Prioritization - PIP workshop: Investment Plan Short, medium and long term - Draft PIP - Final PIP 	Draft PIP Final PIP	 Month 7 Month 10
Optional Phase: Concept designs (Stage 2)		
<ul style="list-style-type: none"> - Outline safeguard due diligence. - Concept engineering design (incl. cost estimates) - Implementation arrangements - Prioritized Projects Workshop 		

31. Subject to the GoG concurrence on the priority projects of the PIP, a concept design phase can be activated. The Consultant will be required to carry out outline safeguard due diligence, concept engineering design and outline implementation arrangements. This stage 2 is proposed on an optional basis. SUDA will inform the Consultant if stage 2 will proceed 1 month prior the completion of stage 1. The works planned for stage 2 (if proposed by the client) will commence upon completion of phase 1 only. If however, stage 2 does not proceed as planned, the provisional sums for the Concept design package will not be used.

32. The consultant's first and foremost task will involve **analysing the existing unapproved spatial plans** and proposed activities. This will include updating existing research and conducting new research if required. Additionally, they will analyse the proposed vision and examine municipal activities over the past seven years, correlating them with the action plan. **Furthermore, the consultant will investigate the reasons and concerns** behind the lack of approval for these documents to proactively mitigate potential issues.

33. Consultant will update the spatial development plans of Oni and Mestia based on the conducted studies and engagement activities and follow the procedures to get approval from the municipality and the council.

34. Given the project timeline, the research phase will occur in the autumn. Since the consultant might need to gather data across different seasons, it is recommended to continue collecting research data until the end of Phase 3.

35. **List of five Deep Dives:**

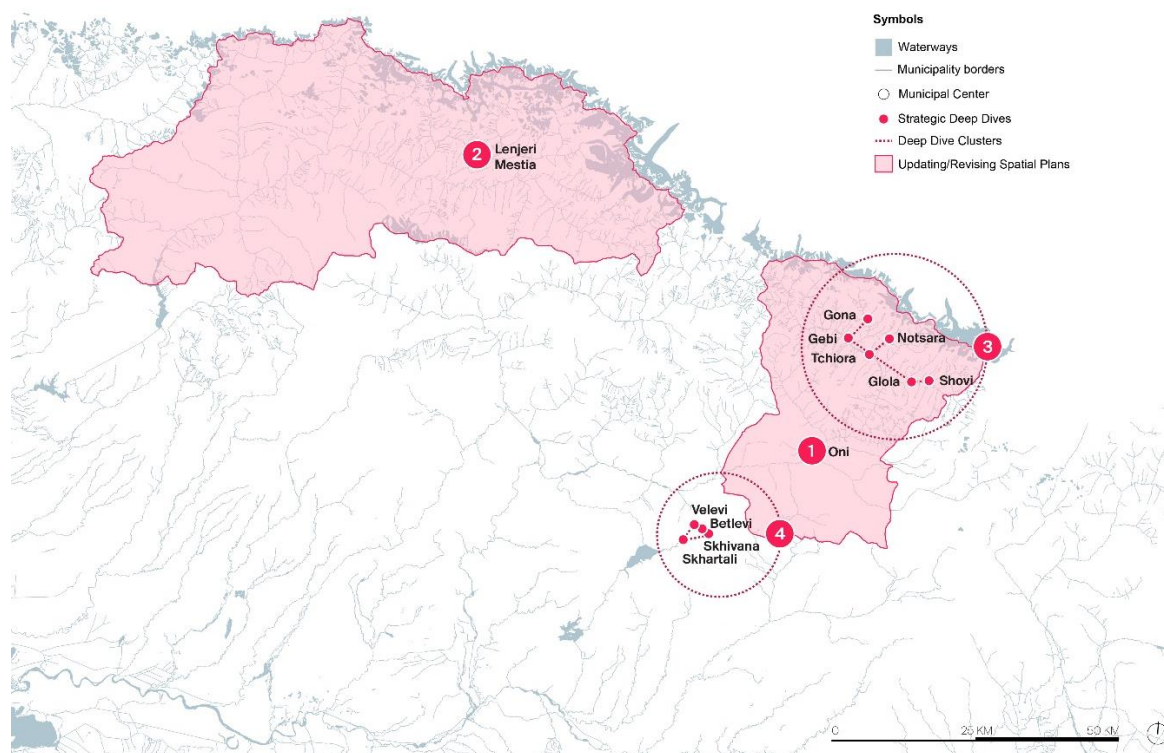


Figure 1. Map of the deep dives

Development plans:

- i. Town Oni Development plan
- ii. Town Mestia and Lenjeri Development plan

Development plans in Clusters:

Firstly, the consultant will propose a vision for the selected clusters and next develop a development plan for the selected village/site, that will be agreed between SUDA and the consultant upon having a vision.

- iii. Development plan in Mountainous Racha (Shovi, Glola, Tchlora, Gebi, Gona, Notsara)
- iv. Development plan in Skhartali, Velevi, Betlevi, Skhivana (Ambrolauri Municipality)

Thematic Deep Dive:

- v. Ecotourism, culture, and local economic development potentials analysed on a regional (Mkare of Racha, Lechkumi, Kvemo and Zemo Svaneti) level considering slow mobility connections, and possible soft interventions (considering the 5 municipalities: Oni, Ambrolauri Mestia, Tsageri and Lentekhi)

36. The Consultant is encouraged to propose suggestions for an additional deep dive in its offer.

E. Deliverables

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

Table 2: Deliverables and Milestones

Phases	Deliverable	Milestone	Tentative Payment Schedule (% of the contract amount)
1	Inception reports	Month 1.5	
	Research Reports	Month 3	25%
2	Vision & strategy reports	Month 4.5	20%
3	Concept plan reports	Month 8	35%
4	Spatial and urban development plan reports	Month 10	20%
	Biweekly progress report		
Optional	If activated: Concept design package of priority projects	Month 10	

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

38. **Reports for each spatial and urban development plan and a thematic deep dive will be prepared separately.**

- Spatial plan of Oni Municipality report;
- Spatial plan of Mestia Municipality report;
- Development plan of Town Oni report;
- Development plan of Town Mestia and Lenjeri report;
- Development plan in Mountainous Racha (Cluster) report;
- Development plan in Skhartali, Velevi, Betlevi, Skhivana (Cluster-Ambrolauri Municipality) report;
- Thematic Deep dive Report (considering the 5 municipalities: Oni, Ambrolauri Mestia, Tsageri and Lentekhi)

Phase I

The inception Reports will include:

- Methodology based of documentation analysis, field inspection and initial consultations
- Stakeholder mapping and Engagement plan
- Data collection/survey program
- The required changes to the outline scoping of the proposed works, if any.

The research reports will include:

- Preparatory studies
- Climate Vulnerability and Risk Assessment
- SEA screening
- Spatial and urban Analysis, maps, and SWOT
- Summary of stakeholder engagement activities

Phase II

Vision and Strategy reports will include:

- Vision scenarios and strategic directions
- Vision and Strategy Viability Assessment
- Summary of stakeholder engagement activities

Phase III

The concept reports will include:

- Concept plan as defined by the Code.
 - SEA scoping
 - Branding and Marketing Strategy
- As well as a report with:
- Summary of stakeholder engagement activities
 - Draft Priority Investment Plan

Phase IV

The Spatial development plan reports will include:

- The Development Plans
 - SEA as defined by the Code.
 - Final Branding and Marketing Strategy
 - Compendium of analytical and thematic maps; All annexes with additional maps, data, analysis, presentations, guidelines, complete GIS, etc.
- as well as a report with
- Stakeholder Engagement Summary Report.
 - Final Priority Investment Plan
 - Booklet- summary of the project

The consultant should provide SUDA with the GIS data and other working files at each project milestones, together with the deliverables.

39. Each report must include an **executive summary** and should not **exceed 50 pages**. **Annexes should be used for supplementary data.**

40. The consultant will provide **biweekly reports** containing concise updates on process status, highlighting identified gaps, and signalling any required assistance.

41. 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 three 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.).

F. Qualification requirements and Team composition

42. ADB / SUDA will select and engage Consultants in accordance with ADB Procurement Policy and the associated Staff Instructions for ADB Administered Consulting Services and Technical Assistance Staff Instructions.

43. Given the distinct needs of Oni and Mestia Municipalities, it is necessary to develop separate work plans for each municipality; the entire project will be led by one team leader. For each municipality, there will be an appointed focal point from the national team, who will serve as the designated person for regular communication.

44. The consultant firm shall demonstrate technical competence (regional and spatial planning) and geographical experience based on project references.

Additionally:

- Significant experience in working in mountainous regions shall be an advantage.
- Experience in strategic advisory on natural geohazards and hydro resources shall be an advantage.
- Experience in Europe, and post-Soviet countries; previous experience in Georgia is an advantage.

CORE TEAM – KEY EXPERTS		
Position		PM
International Staff		
1	Spatial and Urban Planner / Geographer/Team Leader	5.0
2	Local Economic Development Specialist	3.0
3	Geohazards and Climate Change Specialist	2.0
	<i>Sub-total</i>	10.0
National Staff		
1	Spatial and Urban Planner / Geographer/Deputy Team Leader	10.0
2	Environment Specialist	4.0
3	Facilitator, Stakeholder Engagement Specialist	4.0
	<i>Sub-total</i>	18.0

EXTENDED TEAM – NON-KEY EXPERTS		
Position		PM
International Staff		
1	Energy Specialist	1.0
2	Stakeholder Engagement Specialist	1.0
3	Landscape Architect	1.0
4	Branding and marketing specialist	0.5
	<i>Sub-total</i>	3.5
National Staff		
1	Urban Planner	10
2	Economist	4
3	Tourism specialist	3
4	Transport and mobility specialist	3
5	Landscape Architect	2
6	Branding and marketing specialist	2
7	Infrastructure Engineer	2
8	Cultural Heritage Specialist	1
9	Hydrologist	1
10	GIS Specialist I	10
11	GIS Specialist II	10

12	Head office support	2
13	Translator and interpreter	10
	<i>Sub-total</i>	60.0

G. Implementation Arrangements

45. A Monitoring Group (“Group”) will be created by SUDA and will consist of representatives from SUDA, Oni and Mestia Municipalities as primary stakeholders and key agencies. For one Development Plan in Ambrolauri Municipality, there will be a representative as well. The functions of the Group will be to (i) ensure smooth communication and information sharing between group members; (ii) receive biweekly progress update reports from the Consultant; and (iii) provide timely support to the Consultant on access to project relevant data as necessary.

46. The Concept Plans will be validated by SUDA and approved by the municipality councils. It will incorporate public hearings and MEPA and MoH conclusions on SEA, which will be mandatory for approval implementation. If within 6 months after submission, the Concept Plans has not been approved, the phase 4 Spatial and Urban Development Plan will not be activated, and activities will not continue.

47. As part of the review process, the Consultant shall submit the draft reports to SUDA as well as to all members of the Group and incorporate their comments during the finalization of the reports. These comments and inputs will be summarized in a comments matrix and shared with the group members for their information and deliberation as appropriate. Workshops will also be held with the Group on an as-needed basis and upon request of its members. Workshops will help seek input from other stakeholders.

48. SUDA may mobilize several students/ interns with the help of universities to work full-time with consultants during the project to promote urban planning education, increase awareness among students, and create quality human resources.

H. Annex

Annex 1- Existing planning documents

All plans can be downloaded from the following links:

Oni Municipality- <https://mrdi.gov.ge/ka/about/საქმიანობა/სივრცითი-მოწყობა/ონი>

1. Oni Municipality Spatial development plan- Unapproved
2. Shovi Resort development plan-Approved (2022)
<https://www.matsne.gov.ge/document/view/5648376?publication=0>
3. Utsera Resort development plan- Approved (27 May 2021 Decree #15)
4. Village Mravaldzali development plan- Approved (27 May 2021 Decree #14)
5. Village Ghebi and Tchiora Concept-Unapproved
6. Village Shqmeri Concept-Unapproved

Mestia Municipality - <https://mrdi.gov.ge/ka/about/საქმიანობა/სივრცითი-მოწყობა/მესტია>

1. Mestia Municipality Spatial development plan- Unapproved
2. Mulakhi community 11 villages development plans: Zardashi; Ghvebera; murkmeli; Artskheli; Lakhiri; Zhaamushi; Tcholashi; Chvabiani; Majvdieri; Tsaldashi; Zhabeshi.- Approved.
3. Development plans- Murkhmeli; Chajashi; Jibia; Chvibiani- Unapproved