Development of a Historic-Cultural Reference Plan for The Khada Valley

3 May, Courtyard Marriott, Tbilisi 2022
Historic-Cultural Reference Plan

Geographic-Experience

Batumi
Abastumani
Ushguli community
Mtskheta
Vardzia
Tbilisi
Cultural Heritage

Tatia Ghvineria
Kristine Darchia
Tina Batiashvili
Maka Shavishvili
Natural environment and landscape

Goerge Gotsiridze
Zurab Laoshvili
Tina Janelidze
Archeology

Giorgi Gogochuri

Madona Mshvildadze
Construction and architecture

Merab Gujejiani

Bidzina Jugashvili

Dachi Jugashvili

Zurab Mamatelashvili
History and Ethnology

Roland Topchishvili

Urban Planning

Ana Gulisashvili  Papuna Dzidziguri
Sociology

Iago Kachkachishvili

GIS expert

Sophiko Kenkebashvili
Basic data

Shota Pkhakadze

Diana Botkoveli

Elene Bliadze
## Working Schedule

<table>
<thead>
<tr>
<th>Stage</th>
<th>Activity</th>
<th>September 2021</th>
<th>October 2021</th>
<th>November 2021</th>
<th>December 2021</th>
<th>January 2022</th>
<th>February 2022</th>
<th>March 2022</th>
<th>April 2022</th>
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<tbody>
<tr>
<td>1</td>
<td>Incubation of Task, office and intellectual resources</td>
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<td>2</td>
<td>Development and planning of technical documentation</td>
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<tr>
<td>3</td>
<td>Preparation of a detailed plan for the historical-cultural reference plan design and final output preliminary modeling and formatting</td>
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<td>4</td>
<td>Identification of ancient and historical resources for the historical-cultural reference plan</td>
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<td>5</td>
<td>Preparation of a detailed plan for the historical-cultural reference plan</td>
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<td>6</td>
<td>Consultations with stakeholders on detailed action plan and approaches and principles for analysis, synthesis, coding and recommendations</td>
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<td>7</td>
<td>Preparation and submission of Inception report</td>
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<td>8</td>
<td>Mapping and Create necessary databases</td>
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<td>9</td>
<td>Collection and preparation of historical and cultural data</td>
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<td>10</td>
<td>Conduction and evaluation of data, including historical and cultural information and data</td>
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<td>11</td>
<td>Development of a detailed plan data and completion of database</td>
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<td>12</td>
<td>Preparation and completion of Field Inventory data</td>
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<td>13</td>
<td>Field and survey, creation of a historical-cultural database</td>
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<td>14</td>
<td>Finalization of survey results and Integrated database development</td>
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<td>15</td>
<td>Consultations with stakeholders</td>
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<td>16</td>
<td>Preparation and submission of Interim report</td>
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<td>17</td>
<td>Reactive and incorporation of review results into the Interim report</td>
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<td>18</td>
<td>Development of a comprehensive and detailed analysis of survey results</td>
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<td>19</td>
<td>Creation of basemaps and analytical thematic and spatial thematic maps on the basis of survey results</td>
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<td>20</td>
<td>Development of an inventory document (cards, datasets, annotations, photographs of objects under survey, buildings, areas, etc.)</td>
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<td>Preparation of field research report, presentation documentation and conversation with stakeholders</td>
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<td>Consultations with stakeholders</td>
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<td>27</td>
<td>Development of sectoral and complex recommendations</td>
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<td>30</td>
<td>Preparation and submission of monthly progress reports</td>
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</tbody>
</table>

**Color meanings:**
- Green: Each activity implementation period
- Blue: Submission (draft version) to the client
- Red: Re-submission of Final version (with incorporation of comments)
A hierarchy of spatial planning and urban planning

- Georgian space planning plan
- Spatial planning plan of the Autonomous Republic
- Multi-municipal / municipality spatial planning plan
- General Plan
- Development plan
- Detailed Development plan

Upper level

Lower level
A hierarchy of spatial planning and urban planning

Upper level

- Georgian space planning plan
- Spatial planning plan of the Autonomous Republic
- Multi-municipal / municipality spatial planning plan
- General Plan
- Development plan
- Detailed Development plan

Historic-Cultural Reference Plan
Historic-Cultural Reference Plan

- Historical-cultural reference plan
  - Cultural Heritage protection zones
  - Cultural Heritage Monuments and Objects
  - Historically established environment
Historical-cultural reference plan

- Information
- Analytic
- Conclusion and Recommendations
Historic-Cultural Reference Plan

Survey status basic document
General protection zones

1. Historic Landscape Protection Zone
2. Archaeological protection zone
3. Built up area regulation zone
4. Historic development protection zone
General protection zones

Preservation objects in the zones:

1. Monuments
2. Valuable objects
3. Historically established landscape (natural, urban, cultural, intangible/spiritual)
4. Historically established views, panoramas
5. Entire authentic environments
Protection zones - **Historic development protection zone**

**Protects:**

- Historically established spatial-architectural environment
- Traditional forms, appearance and the structure of the development
- Authentic planning structure and its fragments (including: morphology, scale, character, silhouette, shape, appearance, landscape...)
- Approaches to the replacement of the emergency and no valuable buildings
- Approaches to the improvement of the degraded urban structure
- Approaches to the Historic buildings restoration
- Development corresponds to:
  - Historically established environment
  - Traditional forms of the development, structure, appearance, morphology, scale, landscape...
Protection zones - Built up area regulation zone

Protects:

• Historical development

• Historical network of streets

• Authentic planning structure and its fragments (including: morphology, scale, character, silhouette, shape, appearance, landscape...)

• Monuments and objects

• Background development

• Contemporary / Harmonious fusion of historical development and new development
Protection zones - Historic Landscape Protection Zone

Protects:

• Natural, rural or urban areas of historical, cultural, aesthetic value;

• Heritage monuments and objects located in the zone and their authentic environment

• Historically established natural environment

• Areas connected with intangible heritage

• Some elements of natural landscape and historically established types of landscapes as an integrated phenomenon

• Historical and traditional agricultural activities

• Approaches to the rehabilitation of heritage monuments and valuable objects located in the zone

• Approaches to integration of state and public importance buildings
Protection zones - Archaeological protection zone

**Protects:**

- Archaeological monuments
- Archeological cultural layers
- Identified or explored archeological sites and their surrounding areas
- Approaches to traditional agricultural and scientific-educational activities
What is Khada ?
Natural environment
Natural environment
Natural environment
Natural environment
Natural environment
Natural environment
Environment
Environment
Environment
Environment
Environment
Environment
Environment
Environment
Coverage of visibility areas

- Monuments and objects
Coverage of visibility areas

- Monuments and objects
- Vision
Historical roads
Archaeology
Archaeology
Intangible Cultural Heritage
Intangible Cultural Heritage
Intangible Cultural Heritage
- Festivals

Tskere

- Amaghleba: 2 June
- Alavrdoba: 2 July
- kviratskhovloba: 3 July
- khadidjvaroba: 5 July
- Ferkveloba: 19 August
- Mariamoba: 28 August
- Giorgoba: 23 November
Intangible Cultural Heritage
- Festivals

Yukho

Amaghleba - 2 June
Alavrdoba - 2 July
kviratskhovloba - 3 July
khadidjvaroba - 5 July
Viliaoba - 30 July
Ferkveloba - 19 August
Mariamoba - 28 August
Giorgoba - 23 November
Intangible Cultural Heritage
- Festivals

Benian-Begoni

- Amaghleba: 2 June
- Alavrdoba: 2 July
- kviratskhovloba: 3 July
- khadidjvaroba: 5 July
- Begot Saghvto: 6 August
- Ferkveloba: 19 August
- Mariamoba: 28 August
- Giorgoba: 23 November
## Intangible Cultural Heritage - Festivals

### Sviana-Rostiani

<table>
<thead>
<tr>
<th>Festival</th>
<th>Date</th>
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<tbody>
<tr>
<td>Amaghleba</td>
<td>2 June</td>
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<tr>
<td>Alavrdoba</td>
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<tr>
<td>kviratskhovloba</td>
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<tr>
<td>khadidjvaroba</td>
<td>5 July</td>
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<td>Kucurtsaghvtooba</td>
<td>7 July</td>
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<td>Ferkveloba</td>
<td>19 August</td>
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<td>Mariamoba</td>
<td>28 August</td>
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<td>Giorgoba</td>
<td>23 November</td>
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</tbody>
</table>
Intangible Cultural Heritage
- Festivals

Gomurni

- Tevdoroba: - 5 March
- Amaghleba: - 2 June
- Alavrdoba: - 2 July
- kviratskhovloba: - 3 July
- khadidjvaroba: - 5 July
- Ferkveloba: - 19 August
- Mariamoba: - 28 August
- Giorgoba: - 23 November
Intangible Cultural Heritage
- Festivals

Bedoni

Amaghleba - 2 ივნისი
Alavrdoba - 2 ივლისი
kviratskhovloba - 3 ივლისი
khadidjvaroba - 5 ივლისი
Ferkveloba - 19 აგვისტო
Mariamoba - 28 აგვისტო
Giorgoba - 23 ნოემბერი
Intangible Cultural Heritage
- Festivals

Begotkari

Amagheba - 2 ივნისი
Alavrdoba - 2 ივლისი
kviratskhovloba - 3 ივლისი
khadidjvaroba - 5 ივლისი
Ferkveloba - 19 აგვისტო
Mariamoba - 28 აგვისტო
Giorgoba - 23 ნოემბერი
Mughure

Amaghlėba  - 2 ივნისი
Alavrdoba  - 2 ივლისი
Kviratskhovloba  - 3 ივლისი
Khadidjvaroba  - 5 ივლისი
Ferkveloba  - 19 ოქტომბრი
Mariamoba  - 28 ოქტომბრი
Giorgoba  - 23 ნოემბერი
Intangible Cultural Heritage
- Festivals

Korogho

Amaghleba - 2 ივნისი
Alavrdoba - 2 ივლისი
kviratskhovloba - 3 ივლისი
khadidjvaroba - 5 ივლისი
Ferkveloba - 19 აგვისტო
Mariamoba - 28 აგვისტო
Giorgoba - 23 ნოემბერი
Intangible Cultural Heritage
- Festivals

Sharmianii

- Amagheba: 2 ივნისი
- Alavrdoba: 2 ივლისი
- kviratskhovloba: 3 ივლისი
- khadidjvaroba: 5 ივლისი
- Ferkveloba: 19 აგვისტო
- Mariamoba: 28 აგვისტო
- Giorgoba: 23 ნოემბერი
Tsikhiani

Intangible Cultural Heritage
- Festivals

Amagheba - 2 ივნისი
Alavrdoba - 2 ივლისი
kviratskhovloba - 3 ივლისი
khadidjvaroba - 5 ივლისი
Ferkveloba - 19 აგვისტო
Mariamoba - 28 აგვისტო
Giorgoba - 23 ნოემბერი
Intangible Cultural Heritage
- Festivals

Zakatkari

Amaghleba - 2 ივნისი
Alavrdoba - 2 ივლისი
kviratskhovloba - 3 ივლისი
khadidjvaroba - 5 ივლისი
Ferkveloba - 19 აგვისტო
Mariamoba - 28 აგვისტო
Giorgoba - 23 ნოემბერი
Intangible Cultural Heritage
- Festivals

Kvesheti

Amaghleba - 2 ივნისი
Alavrdoba - 2 ივლისი
kviratskhovloba - 3 ივლისი
khadidjvaroba - 5 ივლისი
Ferkveloba - 19 აგვისტო
Mariamoba - 28 აგვისტო
Giorgoba - 23 ნოემბერი
Intangible Cultural Heritage
- Festivals

Arakhveti

Amaghleba - 2 ივნისი
Alavrdoba - 2 ივლისი
Kviratskhovloba - 3 ივლისი
Khadidjvaroba - 5 ივლისი
Ferkveloba - 19 აგვისტო
Mariamoba - 28 აგვისტო
Giorgoba - 23 ნოემბერი
Intangible Cultural Heritage

Music Video
Tangible Cultural Heritage
Tangible Cultural Heritage

Virgin Mary Complex, Virgin Mary Hall Church, village Korogho
Tangible Cultural Heritage

Mtavarmotsame Church Complex, village Begotkari
Tangible Cultural Heritage

Kviratskhoveli shrine-niche, village Bedoni
Tangible Cultural Heritage

Lomisa shrine-niche, village Tskere
Tangible Cultural Heritage

Iaraulebi Tower, village Yukho
Tangible Cultural Heritage

Zakaidze Fortress, Tower, village Tskere
Tsveri fortress. The backed tower, village Korogho
Tangible Cultural Heritage

Fortress-house, village Benian-Begoni
Tangible Cultural Heritage

Tadiant Fortress-house complex, village Kvesheti
Tangible Cultural Heritage

Nadiraant residential complex, village Arakhveti
Kimbariani, village Kvesheti
Tangible Cultural Heritage

Begotkari, Begoni
Tangible Cultural Heritage

Begotkari, Begoni
Tangible Cultural Heritage

Begotkari, Begoni
Tangible Cultural Heritage

Zakatkari
Tangible Cultural Heritage

Zakatkari
Tangible Cultural Heritage

Kaishaurni
Tangible Cultural Heritage

Kaishaurni
Tangible Cultural Heritage

Mughure
Tangible Cultural Heritage

Mughure
Tangible Cultural Heritage

Mughure
Tangible Cultural Heritage

Sviana-Rostiani
Tangible Cultural Heritage

Sviana-Rostiani
Tangible Cultural Heritage

Kvesheti
Tangible Cultural Heritage

Korogho
Tangible Cultural Heritage

Sharmiani
Tangible Cultural Heritage

Tskere
Tangible Cultural Heritage

Tskere
Tangible Cultural Heritage

Arakhveti
Tangible Cultural Heritage

Kvesheti
Our Project
• Mobilization of field, office and intellectual resources

• Detailing and distributing technical assignments

• Development of adapted model of the historical-cultural reference plan design and final output preliminary modelling and formatting

• Identification of approaches and principles for historical-cultural reference plan final analysis and synthesis

• Specification of detailed zoning principles of the historical-cultural reference plan

• Development of detailed action plan

• Consultations with stakeholders on detailed action plan and approaches and principles for analysis, synthesis, zoning and recommendations

• Preparation and submission of inception report
Coverage inventory and field surveys

- Carrying out basic topo-geodetic works
- Collecting and processing support archival, bibliographic, cartographic information and geodata
- Systemization of supporting cameral data and completion of study
- Mobilization and carrying of field inventory works
- Audit and quality control of field inventory works
- Field inventory data systemization and integration into the support cameral data
- Final integration of survey results and integrated database development
- Consultations with stakeholders
- Preparation and submission of interim report
- Receive and incorporation of review results into the interim report
Data processing and integrated analysis

- Spatial-cartographic and GIS-analysis of survey results
- Creation of basic thematic and analytical cartographic material (thematic maps) on the basis of survey results
- Development of inventory documents (cards, databases, annotations, explanations) of objects under survey (buildings, areas, sites)
- Work on the protection zone project
- Development of consolidated survey report, presentation-demonstration and discussion with stakeholders
- Analysis of review results, correction of survey data and submission of final survey report
- Consultations with stakeholders
- Preparation and submission of draft final report
Preparation of Historical Cultural Reference Plan

• Specification of the historical-cultural reference plan format
• Specification of general protection zones
• Precise Identification of approaches, principles and algorithms for ultimate analysis and synthesis
• Final specification of the principles of the historical-cultural reference plan zoning
• Development of analytical and synthetic geodatabases
• Processing of analytical and synthetic graphical part
• Processing of analytical and synthetic textual part
• Receive and incorporation of review results into the draft final report
• Consultations with stakeholders
• Development of sectoral and complex recommendations
• Preparation and submission of final report
• Receive and incorporation of review results into the final report
საკვლევი არეალი და სოფლები

1. Kvesheti
2. Arakhveti
3. Kaishaurni (partly in Zakatkari)
4. Bedoni
5. Tsikhiani
6. Sharmiani
7. Korogho
8. Sviana-Rostiani
9. Gomurni
10. Yukho
11. Begoni (Beniant-begoni, Begotkari)
12. Mughure
13. Tskere

Deserted village

1. Kimbariani
2. Upper Bedoni
3. Arakhveti (deserted village of Burduls, Nadiraant complex)
4. Svianaani
5. Namaurtkari
6. Bukurta
7. Suntni
8. Kumsiani
9. Natsvliantkari
10. kalaketi
Village

1. Kvesheti
2. Arakhveti
3. Kaishauri (partly in Zakatkari)
4. Bedoni
5. Tsikhiani
6. Sharmiani
7. Korogho
8. Sviana-Rostiani
9. Gomurni
10. Yukho
11. Begoni (Beniant-begoni, Begotkari)
12. Mughure
13. Tskere
Deserted village

1. Kimbariani
2. Upper Bedoni
3. Arakhveti (deserted village of Burduls, Nadiraant complex)
4. Svianaani
5. Namaurtkari
6. Bukurta
7. Suntni
8. Kumsian
9. Natsvliantkari
10. kalaketi
Archives and Bibliography
101 sector
1130 objects
Field card

For the building
Field card

For the building
Field card

For the building
Field card

For the archaeological object
For the unvaluable buildings
## Monument of Cultural Heritage and Recommended Objects

<table>
<thead>
<tr>
<th>Village</th>
<th>Monument of Cultural Heritage</th>
<th>Objects of Cultural Heritage</th>
<th>Monuments of Cultural Heritage (Recommendation)</th>
<th>Objects of Cultural Heritage (Recommendation)</th>
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<td>Sephe</td>
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<td>2</td>
</tr>
</tbody>
</table>
Monument of Cultural Heritage and Recommended Objects

- Monument of Cultural Heritage - 27
- Cultural Heritage Object - 0
- Monuments of Cultural Heritage (Recommendation) - 84
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**Immovable Monument Registration Card**

---

**1. Name**
Mtavarmotsame Church Complex, Mtavarmotsame Church

**2. Location/address**

| Administrative unit (autonomous republic, city, town, borough, village) | Georgia; Metekhi-Mtianeti; Dusheti; Begothari |
| City district |  |
| Street(s) |  |
| Building # |  |

**2.2 Geographical location**
Mtavarmotsame

| Historical region | Mtavarmotsame |
| Name of geographical unit | Khada Valley; Place “Khadis Kari” |
| Name of historical settlement | Begothari |

**3. Type**

| Architecture |  |
| Archaeological |  |
| Engineering |  |
| Memorial |  |
| City Development (Urban) |  |

---

**4. Status and Category**

<table>
<thead>
<tr>
<th>5.1 Status</th>
<th>original</th>
<th>current</th>
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<tbody>
<tr>
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<th>5.2 Status assigning date</th>
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<td>Ministry of Culture, Monument Protection and Sport of Georgia</td>
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<td>Unit/monument without category</td>
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<table>
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<table>
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<tr>
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<thead>
<tr>
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<table>
<thead>
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<th>5.9 Registry #</th>
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<tr>
<td>2/08</td>
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</table>

<table>
<thead>
<tr>
<th>5.10 Date of registry entry</th>
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<th>current</th>
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<tbody>
<tr>
<td>03/10/2007</td>
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</table>

---

**5. Date (period, century, exact date)**
Modern and Contemporary history; 19th century / Contemporary history 20th-21st century, 1908 year:

**6. Function**

<table>
<thead>
<tr>
<th>6.1 Religious</th>
<th>original</th>
<th>current</th>
</tr>
</thead>
<tbody>
<tr>
<td>Religious, ritualistic: architectural types of domed churches, hall churches</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| 6.2 Defense |  |
|  |

| 6.3 Secular |  |
|  |

---

**7. Ownership**

| Legal entity |  |
| Physical person |  |
| etc. |  |

---

**8. Brief Description**
The complex of the church named after the chief martyr of Khada is located in the village of...
| Garden/park art and landscaping architecture | Monumental visual art |
| Paleography | Ethnography |
| Monument related to scientific, technical and industrial development |

### 4. Status and Category

| 5.1. Status | original | current | Non-status unit |
| 5.2. Status assigning date | original | current |
| 5.3. Name of organization granting a status | original | current |
| 5.4. Document No. | original | current |
| 5.5. Category | original | current | Unit/monument without category |
| 5.6. Date of assigning the category | original | current |
| 5.7. Name of organization granting the category | original | current |
| 5.8. Document # | original | current |
| 5.9. Registry # | original | current |
| 5.10. Date of registry entry | original | current |

### 5. Date (period. century. exact date)

| Bronze Age 4th-2nd millennia BC |

### 6. Function

| 6.1. Religious | original | current |
| 6.2. Defense | original |
| 6.3. Secular | Residential/urban→old settlement | Residential/urban→old settlement |

### 7. Ownership

| Legal entity | Physical person |
| Etc. |

### 8. Brief Description

Sviana-Rostiani deserted settlement is located in Khada valley, on the right bank of the Khada river, west of the deserted village of Svianaani to the right of the acidic water on the slope. From the west it is bordered by the village of Tskikhiani, from the south-east by the Khada River, and from the north by the road leading to the depths of the Khada Valley. The archeological site was discovered in the late 80s of last century. Then the earthworks under
Basic Data
Basic Data

On the example of village Tskere

Aerial photography

2006 – 2007
On the example of village Tskere

Aerial photography

Drone

2001
On the example of village Tskere

Horizontals
On the example of village Tskere

Current planning structure
On the example of village Tskere

Historic development protection zone
On the example of village Tskere

Buildings
On the example of village Tskere

Homogeneous areas

Predominantly homogeneous
Average homogeneous
Less homogeneous
On the example of village Tskere

Gudauri recreational area
On the example of village Tskere

Cultural Heritage Monuments and Objects

Individual Protected Areas
On the example of village Tskere

Kvesheti-Kobi road (under construction)
On the example of village Tskere
On the example of village Tskere

Administrative unit

- village, building
On the example of village Tskere

Current status of a building

- Monument of the cultural heritage
- Object without a status
On the example of village Tskere

Recommended status for a building

- To maintain
- Monument of the cultural heritage (recommendation)
- Cultural heritage object (recommendation)
- Object without a status
On the example of village Tskere

Current category of a building

Without a category
On the example of village Tskere

Recommended category for a building

- Monument of the cultural heritage
- Monument of the cultural heritage (recommendation)
- Cultural heritage object (recommendation)
- Without a status
On the example of village Tskere

Type of a building
Floors of buildings

On the example of village Tskere
On the example of village Tskere
On the example of village Tskere

Ownership

- Private
- Patriarchate
- State
- Unidentified
On the example of village Tskere

Spatial-Architectural (urban) importance of a building
On the example of village Tskere
Built on structure

On the example of village Tskere

Does not have
Unidentified
On the example of village Tskere

Physical condition of a building

- Good
- Average
- Bad
- Very bad
- Ruin
- Unidentified
On the example of village Tskere

Condition of the building foundation
On the example of village Tskere

Condition of the support wall

- Good
- Average
- Bad
- Very bad
- Destroyed
- Unidentified
On the example of village Tskere

Roof support structure

- **Metal**
- **Wooden**
- **Does not have**
- **Unidentified**
On the example of village Tskere

Condition of the roof

- Good
- Average
- Bad
- Very bad
- Unidentified
On the example of village Tskere

Door-window material
On the example of village Tskere
On the example of village Tskere

Existing roads network

- Road of local importance
- Network of streets of local importance
On the example of village Tskere

Historical and existing roads

- **Existing Road**
- **Historic Street Network**
- **Population Gathering Place**
On the example of village Tskere

General protection zones coordinates

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</table>

Historical built-up area protection zone
On the example of village Tskere

Cultural heritage monuments and objects
Individual protected zones
On the example of village Tskere

Areas of intangible heritage distribution

![Map showing distribution of intangible heritage with categories: Folk handicrafts traditions, Traditions of folk handicrafts and singing, Traditions of folk handicrafts and woodcarving.]

Intangible Heritage

- **Folk handicrafts traditions**
- **Traditions of folk handicrafts and singing**
- **Traditions of folk handicrafts and woodcarving**
On the example of village Tskere

Festivals
On the example of village Tskere

Map of heights

Altitude above sea level (m)
- 1200 - 1400
- 1400 - 1500
- 1500 - 1600
- 1600 - 1800
- 1800 - 1900
- 1900 - 2100
- 2100 - 2200
- 2200 - 2400
- 2400 - 2600
- 2600 - 2900
Natural environment and Landscape survey

**Geology**

The south-eastern edge of the Kaishauri volcanic plateau on the right side of the river Khadistskali gorge

<table>
<thead>
<tr>
<th>Layer</th>
<th>Description</th>
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<tbody>
<tr>
<td>Q</td>
<td>Andesitic-dacitic subalpine volcanic rocks of the Quaternary system</td>
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<tr>
<td>Kh-v</td>
<td>Berriasian and valangian stages (lower sandy), Clast-limestone flysch. Pelagic marls, limestones, shales of marl clays (Mleta series)</td>
</tr>
<tr>
<td>Jkm-II</td>
<td>Cimmerian and Tithonian stages (upper Jurassic). Cluster-limestone, rarely sandstone-gravellite turbids, Pelagic clayey limestones, marls and argillites, in some places Oolitic limestones (Dumatskho and Tsipori series)</td>
</tr>
</tbody>
</table>

The south-eastern edge of the Kaishauri volcanic plateau on the right side of the river Khadistskali gorge.
Natural environment and Landscape survey

Relief
Natural environment and Landscape survey

Hydro-network of the project area
The soil in Khada valley is scarce and primitive. The largest part of the area is occupied by mountain-meadow barren and primitive soils.

The lower belt of the forest zone is occupied by loamy soils. At the bottom of river valleys there is alluvial soil. No soil is found in highland areas. Rocky surfaces or crusts predominate here. On scarce soils the locals mainly grow potatoes.
Natural environment and Landscape survey

**Flora**

Forest distribution of the project area
In Khada valley medium and highland landscapes prevail.

Historically, the forest near the church was worship forest.

Caucasian Rododendron (or Georgian snow rose) in subalpine meadow grass.
## Sociological research

<table>
<thead>
<tr>
<th>Focus group contingent</th>
<th>Number of focus groups</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Representatives with high social capital / decision makers of 13 villages of Kvesheti community (representatives of Dusheti Municipality, village governors, representatives of the intelligentsia)</td>
<td>1</td>
</tr>
<tr>
<td>2. Middle and older population representatives of 13 villages of Kvesheti community</td>
<td>1</td>
</tr>
<tr>
<td>3. People engaged in business activities (agriculture, services, etc.) in the Kvesheti community</td>
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</tr>
<tr>
<td>4. People who do not do business, however, have willingness and desire to do so in the Kvesheti community</td>
<td>1</td>
</tr>
<tr>
<td>5. Youth of Kvesheti community (18-29 years old)</td>
<td>1</td>
</tr>
</tbody>
</table>

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Draft Final Report

Textual Part

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Main results
General Protection Zones

- Historic development protection zone
- Development regulation zone
- Historic Landscape Protection Zone
- Archaeological protection zone
Historic Landscape Protection Zone

Geomorphological objects:
- Mudflowed relief
- Eroziuli mowame
- Canyon Valley
- Lava Plateau
- Landslide body
- River terrace
- Narrow
Individual protection areas of cultural heritage (existing/recommended)
Historic Landscape Protection Zone

Integrated zones

- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
Recommendations

- Traditional agricultural activities
- Rehabilitation of cultural heritage monuments and objects
- Temporary buildings related to public interests or linear buildings substantiated by state interests, which do not change the historical relief and landscape
Gudauri recreational area in the project area *

Functional subzones
- Rural-residential zone (existed)
- Rural-residential zone (project)
- Local transport and main streets (existed)
- Agricultural territory (existed)
- Landscape area

* Approved project:
Gudauri recreational area Urban planning documentation - General plan
General protection zones

Historical Landscape protection zone

Archaeological protection zone

Historical built-up area protection zone

Built-up area regulation zone
Archaeological Protection Zone
Archaeological Protection Zone

Cultural Heritage Monuments and Objects

- Red: Cultural heritage monument (recommended)
- Orange: Cultural heritage objects (recommended)
Archaeological Protection Zone

Recommendations

- Only traditional agricultural activities are allowed
- Archaeological activities
General protection zones

Historical Landscape protection zone

Archaeological protection zone

Historical built-up area protection zone

Built-up area regulation zone
Tskere
Cultural heritage monuments and sites

Tskere

- Cultural Heritage Monument
- Cultural Heritage Monument (Recommendation)
- Cultural Heritage Site (Recommendation)
- No category
Tskere

Homogeneous areas

- Predominantly homogeneous
- Average homogeneous
- Less homogeneous
Basic recommendation:

Historical built-up area protection zone;

General recommendation:
In all homogeneous areas, only conservation-restoration is allowed.
New construction is restricted. The placement of the building on the foundations should be done in accordance with the archival-bibliographic study of the project site, the overall scale of the development, the structure, the construction material and other important parameters.

(See Law of Georgia on Cultural Heritage. Article 36).
Iukho

Historical built-up area protection zone
Iukho

Cultural heritage monuments and sites

- Cultural Heritage Monument
- Cultural Heritage Site ( Recommendation )
- No category
Iukho

Homogeneous areas

Predominantly homogeneous
Basic recommendation:

Historical built-up area protection zone;

General recommendation:

In all homogeneous areas, only conservation-restoration is allowed.

New construction is restricted. The placement of the building on the foundations should be done in accordance with the archival-bibliographic study of the project site, the overall scale of the development, the structure, the construction material and other important parameters.

(See Law of Georgia on Cultural Heritage. Article 36).
Mughure

Historical built-up area protection zone
Mughure

Cultural heritage monuments and sites

- Cultural Heritage Monument (Recommendation)
- Cultural Heritage Site (Recommendation)
- No category
General Protection Zones

Basic recommendation:
Historical built-up area protection zone;

General recommendation:
In all homogeneous areas, only conservation-restoration is allowed.

New construction is restricted. The placement of the building on the foundations should be done in accordance with the archival-bibliographic study of the project site, the overall scale of the development, the structure, the construction material and other important parameters.

(See Law of Georgia on Cultural Heritage. Article 36).
Korogho

Historical built-up area protection zone
Korogho

Cultural heritage monuments and sites
Korogho

Homogeneous areas

- Predominantly homogeneous
- Average homogeneous
**Korogho**

**General protection zones**

Basic recommendation:

**Historical built-up area protection zone;**

General recommendation:

In all homogeneous areas, only conservation-restoration is allowed.

New construction is restricted. The placement of the building on the foundations should be done in accordance with the archival-bibliographic study of the project site, the overall scale of the development, the structure, the construction material and other important parameters.

(See Law of Georgia on Cultural Heritage. Article 36).
Sviana-Rostiani

Historical built-up area protection zone
Sviana-Rostiani

Cultural heritage monuments and sites

- Cultural Heritage Monument (Recommendation)
- Cultural Heritage Site (Recommendation)
- No category
Homogeneous areas

Predominantly homogeneous
Key Recommendation:
Historic protection zone;

General recommendation:
In all homogeneous areas, only conservation-restoration is allowed.
New construction is restricted.
The placement of the building on the foundations should be done in accordance with the archival-bibliographic study of the project site, the overall scale of the development, the structure, the construction material and other important parameters.

(See Law of Georgia on Cultural Heritage. Article 36).
General Protection Zones:

- Historical Landscape protection zone
- Archaeological protection zone
- Historical development protection zone
- Built-up area regulation zone
Zakatkari

Village’s Existing built-up area
Zakatkari

Cultural heritage monuments and sites

- Cultural Heritage Monument (Recommendation)
- Cultural Heritage Site (Recommendation)
- No category
Zakatkari

Homogeneous areas

- Predominantly homogeneous
- Average homogeneous
- Less homogeneous
Key Recommendation:
Historic regulation zone

General recommendation:
In a predominantly homogeneous area(s) - restoration. Within less and moderately homogeneous areas, it is permissible to fill the development in accordance with the rules established by law.

(See Law of Georgia on Cultural Heritage. Article 38).
Benian-Begoni

Village’s Existing built-up area
Benian-Begoni

Cultural heritage monuments and sites

- Cultural Heritage Monument
- Cultural Heritage Monument (Recommendation)
- Cultural Heritage Site (Recommendation)
- No category
Homogeneous areas

- Predominantly homogeneous
- Average homogeneous
Key Recommendation:
Historic regulation zone

General recommendation:
In a predominantly homogeneous area(s) - restoration. Within less and moderately homogeneous areas, it is permissible to fill the development in accordance with the rules established by law.

(See Law of Georgia on Cultural Heritage. Article 38).
Begotkari

Village’s Existing built-up area
Begotkari

Cultural heritage monuments and sites

- **Blue**: Cultural Heritage Monument
- **Red**: Cultural Heritage Monument (Recommendation)
- **Orange**: Cultural Heritage Site (Recommendation)
- **Black**: No category
Begotkari

Homogeneous areas

- Red: Predominantly homogeneous
- Blue: Average homogeneous
- Yellow: Less homogeneous
Begotkari

General protection zones

Key Recommendation:
Historic regulation zone

General recommendation:
In a predominantly homogeneous area(s) - restoration. Within less and moderately homogeneous areas, it is permissible to fill the development in accordance with the rules established by law.

(See Law of Georgia on Cultural Heritage. Article 38).
Gomurni

Village’s Existing built-up area
Gomurni

Cultural heritage monuments and sites

- Cultural Heritage Monument (Recommendation)
- Cultural Heritage Site (Recommendation)
- No category
Gomurni

Homogeneous areas

Less homogeneous
Key Recommendation:
Historic regulation zone

General recommendation:
In a predominantly homogeneous area (s) - restoration. Within less and moderately homogeneous areas, it is permissible to fill the development in accordance with the rules established by law.

(See Law of Georgia on Cultural Heritage. Article 38).
Other villages in the project area
Bedoni

Village’s Existing built-up area

Existing built-up area
Bedoni

Cultural heritage monuments and sites
Bedoni

Homogeneous areas

Average homogeneous
Key Recommendation:
There are no general protection zones

General recommendation:
Restoration-conservation of valuable monuments and objects in accordance with the law. Within the average homogeneous area, within the existing rural development contour, it is possible to develop in a way that maximizes the preservation of the existing structure, urban fabric and morphology for the village.
Tsikhiani

Village’s Existing built-up area

Existing built-up area
Tsikhiani

Cultural heritage monuments and sites

- Cultural Heritage Site (Recommendation)
- No category
Tsikhiani

Homogeneous areas

- Predominantly homogeneous
- Average homogeneous
Key Recommendation:
There are no general protection zones

General recommendation:
Predominantly homogeneous site(s) - Restoration in a moderately homogeneous area, development can be developed to maximize the existing compact structure of the village and the morphology of the buildings.
Sharmiani

Village’s Existing built-up area

Existing built-up area
Cultural heritage monuments and sites

- Cultural Heritage Monument (Recommendation)
- Cultural Heritage Site (Recommendation)
- No category
Sharmiani

Homogeneous areas

Predominantly homogeneous
Sharmiani

General protection zones

Key Recommendation:
There are no general protection zones

General recommendation:
In a predominantly homogeneous area(s) – restoration
Arakhveti

Village’s Existing built-up area

- Historical cultural reference plan area
- Existing built-up area
Arakhveti

Cultural heritage monuments and sites

- Cultural Heritage Monument
- Monument of National Importance (Recommendation)
- Cultural Heritage Site (Recommendation)
- No category
Homogeneous areas

Predominantly homogeneous
Average homogeneous
Less homogeneous
Key Recommendation:
There are no general protection zones

General recommendation:
In predominantly homogeneous areas (s) - Restoration in moderately homogeneous and less homogeneous areas, it is possible to develop the existing development with both residential and homestead functions, as well as functions necessary for rural viability.
Kvesheti

Village’s Existing built-up area

- Historical cultural reference plan area
- Existing built-up area
Kvesheti

Cultural heritage monuments and sites

- Cultural Heritage Monument (Recommendation)
- Cultural Heritage Site (Recommendation)
- No category
General recommendation:

Predominantly homogeneous site(s) – Restoration in moderately homogeneous and less homogeneous areas, possible for both residential and homestead development, as well as rural viability.
Kaishaurni

(Part of it is located in Zakatkari area)

Village’s Existing built-up area

- Historical cultural reference plan area
- Existing built-up area
Kaishaurni

(Partly in Zakatkari area)

Cultural heritage monuments and sites
Kaishaurni

(Partly in Zakatkari area)

General recommendation:

Predominantly homogeneous site(s) - Restoration In a moderately homogeneous area, development can be developed to maximize the existing compact structure of the village and the morphology of the buildings. It is important to study the whole village.
Additional auxiliary agricultural temporary buildings:

Additional auxiliary buildings are recommended if their construction and facing materials, building morphology, scale, volume, type of buildings correspond to the general artistic-architectural and urban-landscape aesthetics of the village.
Construction and facing materials:
It is recommended to use construction and paving materials that are authentic to the settlement.

Bearing structures should be designed based on the study of each building, in accordance with conservation plans and international restoration methodology, in accordance with the law.
New buildings on the foundations of dwelling:

Placement of a new building on the foundations should be done in accordance with the law, taking into account the archival-bibliographic study of the project site, the overall scale of the development, structure, construction materials and other important parameters.
General recommendations about modern engineering infrastructure

**Historical Protection Zone:**

It is recommended to install any engineering infrastructure in separate or integrated canals in the ground, and alternative energy generation facilities should not disturb the visual-aesthetic appearance of the landscape and do not reflect natural light.
Regulation Zones:

It is recommended to lay any engineering infrastructure in separate or integrated canals arranged in the ground, and the alternative energy generation facilities should not disturb the visual-aesthetic appearance of the landscape and should not reflect natural light.
Historical Landscape protection Zone:

It is recommended to maintain the basic features of the natural landscape and to fully comply with the lawfully regulated rules of the historic landscape.
Archaeological protection zone:
Only archeological works and related activities.
**General recommendations**

**Concerning the modern engineering infrastructure**

**Unvaluable built up areas:**

Recommended to develop during the formation of urban planning documentation
Analogues all over the world
ALBERGO DIFFUSO CONCEPT
translated into English as “dispersed hotel” or “virtual hotel”

EXAMPLE OF ALBERGHI DIFFUSI IN ITALY
Canova, Italy
Canova, Italy
Canova, Italy
Gostuša, Serbia
Saro, Javakheti, Georgia
Gostuša, Serbia
Thank you for your attention!