

## **Annex 1**

### **Screening report of Strategic Environmental Assessment**

**on the document**

**„Draft of the Resort Lebarde Development Regulation Plan, in Martvili Municipality”**

## **Strategic environmental assessment report of the Resort Lebarde Spatial Plan**

In Martvili municipality, on the territory of the Resort Lebarde a settlement regulation plan is in the process of development based on the agreement between the Ministry of Economy and Sustainable Development of Georgia and the LTD "Architectural Bureau" on April 3, 2018, contract award #176-2018 (competition #CNT180000003). Based on the agreement an urban development document for the Resort Lebarde will be developed.

A provided strategic document is subject to SEA in accordance with paragraph 9 of Appendix II of the Environmental Assessment Code of Georgia - "Infrastructure Projects", sub-paragraph 9.2. - "urban development project (including shopping center and parking areas for 1000 vehicles) on a land area more than 10 hectares" and paragraph 11 - "travel and leisure", sub-paragraph 11.2. - "construction of complex settlement (including hotel and related infrastructure) on a land area more than 10 hectares".

The information requested by the above-mentioned legislation on a screening procedure is presented in the "Strategic Environmental Assessment Screening Report". This includes the following:

- a) information about the planning authority and the implementing consulting company, presented in Table 1.
- b) brief information on the purpose, objectives, and measures, as well as characteristics of the activities and the location of planned activities, presented in Table 2.
- c) general information about the nature of the impact of envisaged project activities; the characteristics of the area impacted; the transboundary character of the impact; the environmental and human health-related risks; the value and vulnerability of the area subject to impact, presented in Table 3.
- d) data on the duration and the location of planned activities (including coordinates in the geo-information system, in the form of shapefiles were sent to the following e-mail address: ea@moe.gov.ge), as well as final information on the need for SEA for a draft development plan, are presented in Table 4.

Table 1. Contact information of the planning authority and the consulting company

Contact details of the planning authority	
Name:	Ministry of Regional Development and infrastructure of Georgia
Postal address, Tel, Fax, and E-mail:	12 Al. Kazbegi Avenue, Tbilisi, 0160, Georgia Tel: +995 322 510 700 Fax: +995 322 510 722 E-mail: <a href="mailto:press@mrdi.gov.ge">press@mrdi.gov.ge</a>
The representative of the agency, position and contact information (if different))	Nino Gvencadze Head of Spatial Planning and Construction Policy Department Mobile: <a href="tel:+995577171011">+995 577 17 10 11</a> E-mail: <a href="mailto:n.gventsadze@mrdi.gov.ge">n.gventsadze@mrdi.gov.ge</a>
Implementing consulting company, contact details:	
Company name:	Ltd “Architecture Bureau”
Company postal address, Tel, Fax and E-mail:	40 Sh. Rustaveli Avenue, Tbilisi, Georgia <a href="http://www.mb-ab.ge">www.mb-ab.ge</a>
The representative of the company, position and contact	Mikheil Baliashvili Director Mobile: 598 675 222 E-mail : <a href="mailto:m.baliashvili@mb-ab.ge">m.baliashvili@mb-ab.ge</a>

Table 2. Brief information about the purpose, objectives, and measures envisaged by the strategic document as well a geographical area of the implementation in accordance with the requirements of Article 23, paragraph 2 and 3 of the "Environmental Assessment Code" (screening stage).

Information about strategic document	
Title of the strategic document	Resort Lebarde Development Regulation Plan, in Martvili Municipality
	<ul style="list-style-type: none"> <li>- The state procurement agreement # 176-2018 (Competition #CNT180000003) between the Ministry of Economy and Sustainable Development of Georgia and the LTD “Architectural Bureau” on April 3, 2018, for the preparation of urban development document for the Resort Lebarde</li> <li>- Master plan development is defined by the law on “Spatial arrangement and the bases of urban construction (Article 30)”, #1506, 2 June 2005. A new Georgian law “Code of spatial planning, architectural and construction activities” was adopted on 20 July 2018. The relevant articles of the code will come into force from 3rd of June 2019 and the law (2005) will be invalidated respectively (article 143 of new code)</li> <li>- Technical regulations on the approval of basic provisions for the use and development of settlement territories (Resolution # 59, January 15, 2014)</li> <li>- Georgian law on cultural heritage</li> <li>- Georgian law on “Regulation and engineering protection of river banks and the coastal zone in Georgia”</li> <li>- Order #1182 of the government of Georgia on the “implementation of certain measures for the development of resort Lebarde in Martvili Municipality” dated 23 June 2016</li> <li>- According to the rules established by the legislation - a planning assignment for a development regulation plan will be issued by Martvili Municipality Sakrebulo (after the completion of the first phase - pre-project research - see the steps and schedule of work)</li> <li>- Order No. 7 of May 22, 2015, of the Chairman of State Procurement Agency "On the approval of</li> </ul>

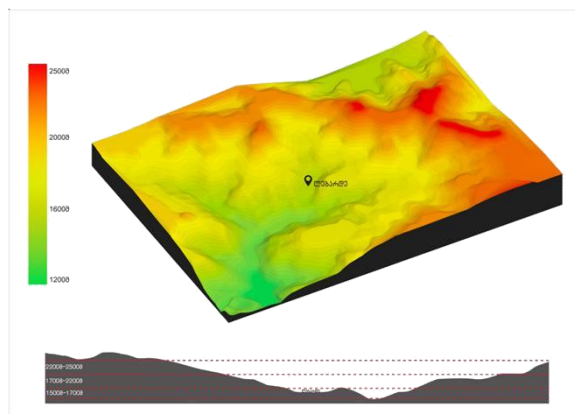
	<p>the rules and conditions for state procurement of project services through the competition”</p> <ul style="list-style-type: none"> <li>- It is necessary to consider requirements of the legislation and normative acts, conceptual and research documentation, the experience of similar planning work in urban development and construction sphere</li> </ul>
The purpose of the strategic document	To define separate spatial planning units for land use zones, architectural-planning and spatial-scale characteristics, the location of buildings and their planning parameters for the Resort Lebarde

<p>The geographic area of strategic document implementation</p>	<p>Project territory is in Martvili Municipality, the total area includes 770 574 m<sup>2</sup>. It covers 5 zones and unregistered territory, see map 1,2 and 3</p>
<p>Short description of the strategic document</p>	<p>The development regulation plan for the Resort Lebarde, prepared based on the state procurement agreement # 176-2018 (Competition #CNT180000003) between the Ministry of Economy and Sustainable Development of Georgia and the LTD “Architectural Bureau” on April 3, 2018, is provided for the review.</p> <p>The main principals for the preparation of urban development document of the Resort Lebarde:</p> <ul style="list-style-type: none"> <li>- To create sustainable development preconditions;</li> <li>- Safe and harmonious development of the natural, man-changed environment, tourism, transport, and engineering infrastructure;</li> <li>- Approaches and methodology of the green economy and green landscape design; the use of spatial development intensive model;</li> <li>- Use of modern approaches and solutions used in international practice to attract investments, and increase competitiveness;</li> <li>- Ensure publicity, engagement, and participation in the planning process.</li> </ul> <p>The purpose of the urban development document:</p> <ul style="list-style-type: none"> <li>- Creation of healthy, safe and convenient tourist-friendly recreational environment and conditions;</li> <li>- Agreement between physical and legal persons, local and self-governing interests to use and develop territories appropriately for promoting sustainable development goals;</li> <li>- Establishment of priorities for the development of territories;</li> </ul>

- Determination of land use zones and subzones;
- Defining parameters of land use and land development.

The relief of the project territory is complicated: relatively low areas are found in the central and northeastern parts of the territory

(see Scheme 1).



Scheme 1. The topography of the project area.

The Resort Lebarde is in the mountainous part of Martvili municipality. It is located on the southern slope of the Samegrelo ridge of the Caucasus Mountain, in the Lebarde valley of the River Tekuri, at 1600-1800 m above the sea level. It is 75 km away from the Senaki Railway Station, while 50 km away from the regional center of Martvili. There are three airports within 200 km radius of the Resort Lebarde: Ambrolauri, Kutaisi, and Mestia. Starting from the village Doberazene, the road goes through the River Tekhuri Gorge towards the Resort Lebarde, which is distinguished by the diversity of nature. Beautiful, rare deciduous forests are changed by evergreen forests, among which are found deciduous species as well; The main habitats of the forests are Sochi, Spruce, Pine, Urthkhameli, Chestnut, Lime, and others. 4 km before the Lebarde, the road leaves the Tekuri Gorge and enters the Lebarde Gorge. The resort is located

on both banks of the River Lebarda on a relatively lower territory that is distinctively inclined to the south and south-east

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The length of the road from the village Doberazene to Lebarde is 29.3 km. The road is destroyed totally. In places where the road crosses the river, there are no bridges. Therefore, cars have to cross the river directly, which is impossible during the flooding. As a result, the resort remains separated from the surroundings during the flooding.

There is no street network in the project area. The part of existing roads is 5-6 m wide soil ground, while the rest is a trail left on the grass by cars.

The project area is divided into 6 main zones:

Zone #1 is in the extreme south-west part of the territory. Even though the territory is adjacent directly by the motorway, the area is not perceived either from the road or from other territories, because it is surrounded by intensive green trees. Consequently, it gives the opportunity to place relatively large buildings on this territory, which is important for spa procedure. Therefore, the area is envisaged for hotels and sanatoriums, the buildings with maximum heights of 2-3-stores. But it is possible to establish a relatively large area for the buildings, which will be specified later.

Zone # 2 is in the front visible area of the resort. Therefore, this zone will be the main mood-making for the resort. Due to this, it was decided to grant the zone the scale which is characteristic for the resort and is close to the scale of existing buildings. The cottage type houses, maximum 2-store building, will be placed on the mentioned territory. The west part of the same zone will be designated for “caravan” camping because the territory has a convenient location and is connected to the road. The transport will be located here that will avoid additional vehicles in the central part of the resort.

Zone # 3 is in the central part of the project area. The area is under the avalanche risk zone. Consequently, it was decided not to locate above-ground buildings on this territory. There will be located open sports grounds, swimming pools, and an underground parking area. During the construction of the parking lot, it should be considered accumulated snow masses, which is 3000 kg per 1 sq. / m. The roads located on the

territory will be protected by anti-avalanche defensive structures. In the upper part, the transit zone, the avalanche protective buildings will be placed that will minimize the threat of avalanche.

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	<p>Zone # 4 is away from the central part of the resort, in the direction of the main touristic route. An adventure tourism development is planned on this territory, there will be located camping sites and a touristic service center. The area is in a low mudflow risk zone, but after taking some recommendations, it is possible to move buildings and trails into the safer zone.</p> <p>Zone 5 is in the central part of the resort. The hotels, public buildings (Cafe, Restaurant, Children's entertainment sites, small Market, etc.) will be located on the territory. The existing amphitheater will be renovated, which will be the main public place of the resort.</p> <p>Zone #6 is in the extreme northern part of the resort. The territory is crossed by the "panoramic view" touristic route. Its important part is located across the river. It is adjusted by the forest area that is less sloped than other territories. This gives the opportunity to make the territory a main recreation zone of the resort. It is planned to create small lakes here, which will add more charm to the area in terms of a recreation purpose. It is planned to construct a bottom station of a cable car as well. In the northern part, it is planned to place a youth camp, which will be full of young people of the region.</p>
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**Scheme 3.** Conditional zones defined by the planning exercise

See map 1,2 and 3

Schematic plan with the description of the activities and their boundaries

Schematic plan of planned activities and implementation area. GIS coordinates, provided in shapefiles (was provided via email address) on the following address [eia@mepa.gov.ge](mailto:eia@mepa.gov.ge)).

Table 3. Information on the main characteristics of the development regulation plan, the nature of potential impact and the characteristics of the impacted area are prepared in accordance to the requirements of the law on “Environmental Assessment Code” Article 23, paragraph 6 a) and b) (screening phase).

a) Characteristics of the strategic document	yes	No	?	Information and argument related to the strategic document
aa) The degree to which the strategic document sets a framework for future development projects considering their location, nature, size and operating conditions or allocating natural resources	o			<p>Provided development regulation plan is the document that sets rules and conditions for the urban development of the Resort Lebarde in Martvili. The total territory of the planned development is 770 574 m<sup>2</sup> and consists of 5 cadastral zones. The document defines architectural-planning and spatial-scale characteristics, placement of buildings, planning parameters, the arrangement of relief, urban development and greening, engineering and transport infrastructure.</p> <p>Implementation of the development regulation plan is obligatory for the state and self-governing agencies, for legal entities of public law as well as physical and private legal entities established based on the legislative and administrative acts. It is a base for issuing a decision on the construction permit.</p>
ab) The degree to which the strategic document influences other strategic documents	.	.	.	
ac) Environmental aspects related to the strategic document	o			<p>The development of the area requires a decision on environmental issues like:</p> <p><b>Change in land cover and land use</b> - implementation of planned measures</p>

				<p>and activities will cause the development of unused land – so-called "Greenfield" development, which leads to land cover and land use changes</p> <p><b>Visual impact and landscape change</b> – for the mitigation of the impact, it is envisaged to decrease the intensity of development level. For achieving higher standards of spatial development, the document offers to set restrictions on building heights and propose other mitigation measures as well.</p> <p><b>Impact on the soil fertile layer and its protection</b> – the upper fertile layer of soil will be removed during the construction phase, it will be stored and recovered in accordance with the requirements of the legislation and best practice experience. Erosion protection problems might be critical during the construction phase. Impacts will be caused by groundworks and their intensity.</p> <p><b>Increased risk of natural hazardous on health</b> - especially in the winter, avalanche management is an issue for the territory. There were revealed 11 avalanche hotspots based on the research. From the geological perspective, the Resort Lebarde is under the threat of mudflows. It is noteworthy to mention that periodical activation of local stone fallings is also predicted. Considering the existing geological environment, landslide processes are not observed, the creation-activation is not expected in the future either.</p> <p><b>Waste generation</b> - the generation of waste will be a result of a new settlement, therefore requiring waste management including collection, transportation, and disposal. The waste management issues of the resort must be reflected in the municipal waste management plan, envisaging</p>
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			<p>waste minimization practices in the mountain (vulnerable) resort areas.</p> <p><b>Increase demand on water resources</b> - the resort development will cause an increase in demand for water resources. Surface and underground water sources are available in the resort area and around it, therefore, these resources can be used to supply the resort with water.</p> <p><b>The creation of wastewater and the need for its utilization</b> - wastewaters will be generated as a result of the development of the resort. Wastewater treatment system should be established to ensure the treatment of wastewater before its discharge.</p> <p><b>Increased energy consumption</b> - the resort is currently not supplied neither by electricity nor by natural gas. Along with the development of the resort, it will be necessary to supply the resort with energy. In parallel of the development of the Resort Development Regulation Plan an energy supply development scheme should be developed as well, covering the use of renewable energy sources (solar and wind).</p> <p><b>Noise generation</b> – the result of the development is the formation of a new settlement. Intensive noise will be associated with the construction work. During the operation phase, it is envisaged a background noise. Optimal planning of transport network is needed to avoid the creation of slopes (up / down) on the roads, which is the source of the noise as well.</p>
ad) the importance of the strategic document to support the sustainable development	o		<p>The development regulation plan does not include a detailed study of the environment. However, the field study and assessment of existing research results were conducted during the preparation of the document. The environmental issues have been considered in the planning process based on the received results.</p>

b) Nature of potential impact	Yes	No	?	Information and argument related to the strategic document
b.a) transboundary impact		o		No transboundary impact
b.b) risks related to the environment and human health			o	<p><b>Use of natural resources</b> (especially water, soil, land resources, and biodiversity). In the face of the fragile mountain ecosystem and “greenfield” development, the impact on the above mentioned natural resources is expected. Based on the research conducted within the preparation of development regulation plan the environmental issues were studied and relevant mitigation measures envisaged.</p> <p><b>Waste generation.</b> Municipal and hazardous waste streams will need relevant management and the identification of mitigation measures. Amount of inert and construction waste to be disposed of will be significant.</p> <p><b>Pollution of environment and noise</b> - will be defined during the baseline analysis. They will require mitigation measures.</p> <p>Accident and/or disaster risk will be defined during the baseline analysis. Attention will be paid to:</p> <ul style="list-style-type: none"> <li>a) Risk of geological activities (construction and operational phases)</li> <li>b) Avalanche activities and risks (during the construction and operational phases of the resort)</li> <li>c) Geodynamic processes and related safety issues (construction and operational phases)</li> </ul>
b.c) The value and vulnerability		o		<b>Wetland territories.</b> Not relevant. But the impact on water courses is



of the area likely to be affected, impact on the territories with special natural characteristics or cultural heritage, on the protected areas, as well as areas and/or landscapes that have the status of local and/or international importance				expected.
			o	“Red Book” species of Georgia. Impact on “Red Book” species in the mountain ecosystem is potentially expected and will be defined during the baseline analysis.
		o		Protected areas. Project territory is not adjusted to the protected area. The impact is not expected.
		o		Impact on local or internationally important territories. Internationally important sites are not located on the project territory; therefore, the impact is not envisaged.
		o		Cultural heritage sites and monuments are not located on the project territory.

Table 4. Information on the development regulation plan to be considered for determining the need for SEA in accordance with paragraph 4 and 5 of Article 20 of the Environment Assessment Code (screening stage)

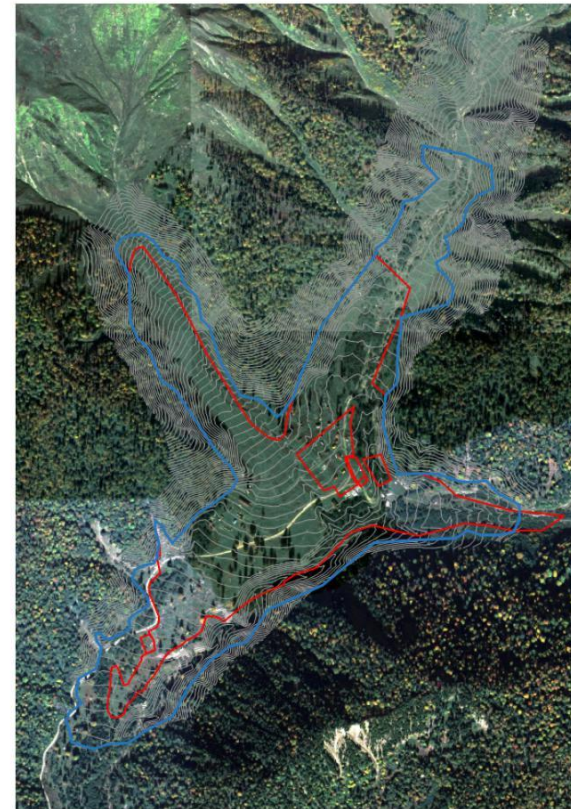
Issue subject to SEA	yes	no	?	Information and arguments for determining the need for SEA
<b>Requirements of paragraph 4 of Article 20:</b>				
Development scale	o			The project area is more than 10 hectarages (Annex II, Paragraph 9, Subparagraph 9.2. and Paragraph 11, Subparagraph 11.2)
Development duration	o			Irreversible
Development sector	o			Planning and spatial arrangement (Article 20, paragraph 4)

Requirements of Article 20 Paragraph 5				
a) The long-term, irreversible and cumulative impact on the environment	o			The document will be a basic document for urban development of the entire resort. The activities envisaged by the development regulation plan will cause a cumulative impact on the entire territory
b) Significant impact on the environment and public health	o			The development of the resort will have a significant impact on water, soil resources, and on the land, as well as local biodiversity. In the case of unpredicted processes or/and pollution of the environment, it may cause risk to public health as well
c) Impacts on the territories with special natural characteristics or cultural heritage, on the protected areas, as well as areas and/or landscapes that have the status of local and/or international importance			o	See Table 3, paragraph b.c.
Need for strategic environmental assessment	o			In our opinion, a presented development regulation plan is subject to SEA because it will be a basic development plan (a main urban development document) for the entire territory. Measures envisaged by the development plan will have a cumulative effect on the entire territory

Map #1. Schematic plan



Map #2. Topographic plan



— 1000m  
— 2000m  
— 3000m

