

Architectural and urban planning regulation of development for resort settlements in Georgia

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Abstract One of the main priorities of Georgia's economic development is the development of the resort and tourism industry to international standards.

Therefore it is a pressing issue for specialists to conduct a comprehensive study and analysis of the ways to develop and rationally use the country's resort and recreational resources, and to develop appropriate recommendations in order to regulate the flow of vacationers and determine the permissible loads on the landscape so that the equilibrium and ecological balance of the country's unique resort and recreational landscapes is maintained [1].

When addressing this issue it is important to consider the main feature of Georgian resorts - most of them are located in small and medium-sized settlements.

Considering that large touristic resorts and hotel complexes require developed consumer-economic infrastructure, the construction of complexes of this scale represents a risk of losing the historically formed spatial-architectural appearance, landscape, scale, and individuality of small and medium-sized resort settlements.

In addition, as research has shown, pristine, authentic, untouched, exotic environments are currently more popular among vacationers and tourists around the world.

Key words: resort, development, environment, house-hotel, block, floor.

Introduction

In Georgia private housing stock has traditionally been used to accommodate vacationers in small and medium-sized resort settlements. In recent years, a number of Georgian resorts (Kobuleti, Ureki, Bakuriani, Borjomi, etc.) have been intensively renovating private housing stock. Old houses are being extended, built, reconstructed and

adapted. New private house-hotels (so-called "Guest houses") and frequently multi-storey hotel complexes are also being built.

Currently this process is carried out arbitrarily and chaotically, reflecting only the interests of the private owners or investors. Specialists (ecologists, economists, demographers, sociologists, architects, urban planners) are not involved in this process, which is why it can become more extensive and lead to irreversible negative consequences in terms of disruption of the ecological balance and urban planning.

Main Part

The study and analysis of the current situation shows that the use of private housing stock in resorts has future prospects. This circumstance determines the need for fundamental changes in the tourism industry. Based on the study of existing literary sources in this field and the research conducted by us, the main parameters necessary for the formation of the typology of residential houses and hotels were determined. [2]

In particular, based on urban planning specifics, the types of nomenclature and architectural and urban planning requirements for their use were determined. The project concept, recommendations, proposals and instructions were developed, which can be reflected in the normative base in the future.

Based on the conducted studies, the construction of low-rise (1-4 story) house-hotels was deemed appropriate in small and medium-sized resort settlements of Georgia, in terms of regulating the use of existing resort and recreational resources, enhancing resort and tourist services, maintaining ecological balance, and preserving resort and recreational landscapes.[3]

For use in small and medium-sized resort developments in Georgia, based on the rational

amount of stories, volume, spatial-planning structure, apartment types, homestead plot areas, resort-vertical zoning and urban planning parameters, we have developed a common nomenclature of low-rise house-hotel types. Four main types of house-hotels are recommended:

1. **Homestead type**
2. **Blocked type**
3. **Terraced type**
4. **Combined type**

Each type is characterized by a special spatial-volumetric solution and architectural-planning structure.

Homestead type - detached residential building with a developed volume-planning structure. It usually has a homestead plot of 600-1200 sq.m.

Blocked type - consists of two or more blocks. Its constituent element is a block apartment or block section, which contains several apartments arranged horizontally or vertically. The blocking of these elements, depending on specific conditions, may be carried out in a single row, in two rows or in terraces. A block-type house may have a small area of homestead land (60-500 sq.m.) or be without a land plot.

Terraced type - consists of two or more 2-4-story block sections arranged in a terraced manner. Their use is recommended in regions with difficult terrain and allows for regulation of the density of development.

Combined type - consists of combining different story units (block-apartment and/or block-section) into one structure, the planning solution of which can be done with sectional, corridor and gallery systems. It is important that any type recommended by us should be selected based on the urban planning conditions of a specific settlement and ensure the appropriate modernity of the relevant zones.

For the construction of the above-mentioned types of home-hotels, it is advisable to use three main territorial groups:

1. **Undeveloped territory of a resort settlement;**
2. **Low-density developed area of a resort settlement;**

3. Undeveloped area outside the resort settlement.

Territorial groups, in turn, are divided into territorial zones and for their development it is recommended to use one or several types of home-hotels.

1. Undeveloped territory of a resort

settlement - the following territorial zones are recommended for use in these areas:

- **Territorial zone surrounding the resort settlement** - this zone includes the reserve, new and developing areas within the resort settlement. The following are recommended for construction in this zone:

-Homestead type- the area of a homestead plot of land is determined in accordance with specific urban planning conditions within the range of 600-1200 sq.m.

-Blocked type- the area of a homestead plot of land is determined in accordance with specific urban planning conditions within the range of 60-600 sq.m.

-Territorial zone with little potential for construction in a resort settlement- this zone includes areas within the resort settlement that are not suitable for high-rise construction due to difficult terrain, steep slopes, or relatively weak soil. The following are recommended for construction in this zone:

-Blocked type- the area of a homestead plot without a homestead plot or with a homestead plot is determined in accordance with specific urban planning conditions within the range of 60-600 sq.m.

-Terraced type- the area of a homestead plot without a homestead plot or with a homestead plot is determined in accordance with specific urban planning conditions within the range of 100-400 sq.m.

-Combined type- the area of a homestead plot without a homestead plot or with a homestead plot is determined within 60-100 sq.m. in accordance with specific urban planning conditions.

2. Low-density developed area of a

resort settlement - the following territorial zones are recommended for use in these areas::

-Existing homestead development zone - this zone includes existing homestead development, where construction is possible on vacant plots. The following are recommended for construction in this zone:

-Homestead type- the area of a homestead plot of land is determined in accordance with specific urban planning conditions within the range of 600-1200 sq.m.

-Blocked type- the area of a homestead plot of land is determined in accordance with specific urban planning conditions within the range of 60-600 sq.m.

-Development zone with preservation of land fund (development reconstruction with partial or complete replacement of old buildings) - this zone includes the central area of the resort settlement and its surrounding areas, where it is necessary to replace old buildings. The following are recommended for construction in the zone:

-Homestead type- by maintaining the area of the existing homestead land plot.

-Blocked type- by maintaining the area of the

existing homestead land plot.

-Development zone without homestead land - this zone includes areas with difficult terrain and little land. The following are recommended for construction in the zone:

-Terraced type- without a homestead plot of land.

-Combined type- with semi-open or closed interior terraces or atriums.

Undeveloped area outside the resort settlement - the following territorial zones are recommended for use in these areas:

- **A zone suitable for new resort development with a resort climate or unique landscape;**

- **Zone allocated for the development of an existing resort settlement.**

In these zones it is recommended to use various types of houses defined by the nomenclature developed by us (Fig. 1), the selection of which and the determination of the areas of homestead plots will be carried out taking into account specific conditions. In these territorial zones it is recommended to establish small-scale resort settlements, the so-called "resort villages" common in Europe.

Conclusions

Thus we can conclude that in order to achieve architectural and spatial unity of the development of selected zones in resort settlements and the effectiveness of social services, construction should be carried out in a complex manner, in the form of urban planning units with developed infrastructure. This method allows for a rational solution of engineering and communication networks and street systems.

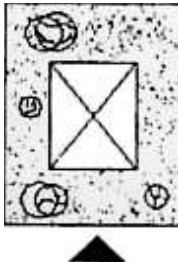
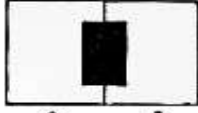
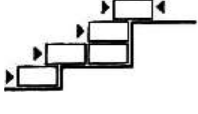

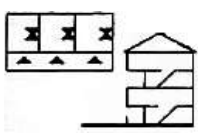
It is also necessary to maintain the character, scale, unified nature and visual perception of the historically formed development, urban planning and landscape accents of the environment.

New development should also ensure compliance with basic normative requirements. In addition, along with rational spatial planning, it is important to focus on creating an interesting architectural appearance of buildings and their harmonious combination with the environment. The main

goal of these requirements is to create a unique and individual look for resort settlements,

preserve unique landscapes, and ensure the ecological balance of the environment.

General nomenclature of types of low-rise residential buildings-hotels (Fig. 1)

House type		Number of floors	Volume elements		Apartment type	Approximate area of homestead land plot in m2	Terms of Use					
			Name	Scheme			Resort areas				Settlement type	
							Lowland zone	Lowland zone	Mid-mountain zone	High mountain zone	Small	Medium
Homestead	One-family house with large homestead plot	3-6	House		3-6 rooms	600-1200	•	•			•	
	1-2 apartments with medium homestead plot					400-600	•	•	•		•	•
	1-2 apartments with small homestead plots					300-400	•	•	•	•		•
Blocked	Single-row blocking	3-6	Block - apartment		3-6 rooms	400-600	•	•	•		•	•
	Two-line blocking					200-400	•	•	•		•	•
	Terraced blocking					60- 200 or without a plot of land		•	•	•	•	•
Terraced	Terraced blocking of apartment blocks	3-4	Block - apartment		3-6 rooms	100-400 or without a plot of land			•	•	•	•
	Terraced Blocking Block - Sections		Block - Section						•	•	•	•
Combined	Multi-apartment gallery-blocking	3-6	Block - Section		3-6 rooms	60-100 or without a plot of land	•	•	•			•