

PIAG/Reference Plan Zemo Nikozi Village/Draft



**Post-Conflict Immediate Actions
For the Social and Economic Revitalization of the Communities and Cultural Environment in the
Municipality of Gori (Georgia)**

Reference Plan for the Village Zemo Nikozi



ACTIONS IMMÉDIATES D'APRÈS-CONFLIT
POUR LA REVITALISATION SOCIALE ET ÉCONOMIQUE
DES COMMUNAUTÉS ET DE L'ENVIRONNEMENT
CULTUREL DE LA MUNICIPALITÉ DE GORI, GÉORGIE (PIAG)

POST-CONFLICT IMMEDIATE ACTIONS
FOR THE SOCIAL AND ECONOMIC REVITALISATION
OF COMMUNITIES AND CULTURAL ENVIRONMENT
IN THE MUNICIPALITY OF GORI, GEORGIA (PIAG)

FOREWORD

In the framework of the project “Post-Conflict Immediate Actions for the Social and Economic Revitalization of the Communities and Cultural Environment in the Municipality of Gori (Georgia)” proposed by the Council of Europe for the cultural heritage in the conflict zone in Georgia, the present Reference Plan for the village Zemo Nikozi was prepared by local experts: Mr. George Sosanidze, Gabriel Mazmishvili, Leila Tumanishvili - Project Leader, Kakha Trapaidze – Project Manager, Kristina Darchia - Project Co-ordinator, in coordination with the Council of Europe, Regional Co-operation Division, Directorate of Culture and Cultural and Natural Heritage.

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INTRODUCTION

1.1 Background

The August 2008 conflict embraced the whole region across the administrative border toward Gori. The Council of Europe carried out a technical assessment mission on 8-12 October 2008 on the damage that has taken place to cultural heritage, and by extension to built environment, in the conflict zone. In agreement with Georgian authorities, the decision was taken to implement "Post-Conflict Immediate Actions for the Social and Economic Revitalisation of the Communities and Cultural Environment in the Municipality of Gori" (PIAG).

The present « Reference Plan for the village of Nikozi » is the result of one of the three "Immediate Actions", namely component II – Rehabilitation of the Nikozi Monastery and village Zemo Nikozi.

Being one of the earliest and largest religious sites serving as a spiritual centre of the northern part of the Shida Kartli region, Zemo Nikozi Monastery is the dominant historical and cultural property of Zemo Nikozi. Dwelling houses, characteristic of the Kartli region, as well as a well preserved planning structure add a distinction to the village.

However, the level of socio-economic and cultural development remains extremely low in the village despite its importance. The situation was further aggravated by the 2008 hostilities. The suspension of trade ties with Tskhinvali had a negative impact on the local economy. The effect reached beyond the economy of Zemo Nikozi and covered that of the region, which naturally reduced the income of local population and deteriorated their quality of life. At present, the economic situation is extremely unfavourable.

The August 2008 hostilities especially affected Zemo Nikozi Monastery and Bishop's Palace in particular. The monastery is in need of a full rehabilitation. The hostilities also caused damages to the housing stock leaving many houses, including cultural heritage properties, destroyed or badly damaged. Owing to this, the surviving urban structure of the village faces a real threat of destruction.

In considering an extensive definition of the cultural heritage, what is at stake is to rebuild and develop the infrastructures, housing, the landmarks and symbols allowing the local multicultural communities to continue to live in these places damaged or targeted by the war.

1.2 Content

The present document outlines main architectural and artistic features of the village and urban fabric characteristics of the village. It identifies key problems the village is facing, as well as presents the results of the study and diagnosis of the needs of the local community.

The document aims at proposing concrete priority action to solve the main urgent needs and problems and presenting them to potential investors. An Action Plan envisages a full rehabilitation of Nikozi Monastery within a greater rehabilitation and revitalization context. Each aspect / objectives is dealt with separately, which is sought to bring a long-term benefit to the local community.

Having a site of a great cultural and tourist potential, the rehabilitated village will create a new impetus for the revival of the region, which is vital for businesses acting on a local level as well as countrywide.

2.0 GENERAL PRESENTATION

2.1 Summary

1. Location

- Gori Municipality. Shida Kartli valley, left side of the Patara Liakhvi River, Gori-Tskhinvali highway
- 850m above sea level.
- 30km from Gori (administrative centre)
- 2km from Tskhinvali (the nearest railway station)

2. Population

- Number of population:
2009: approximately 1000 persons

3. Territory

- Inhabited area (communal space): 81 hectare
- Landscape features:
 - mountains: the Caucasian range
 - river: the Didi Liakhvi
 - arable lands: 330 hectare
 - gardens: 74 hectare
 - other: 282 hectare

4. Cultural and Natural Heritage Sites:

- church: 2
- river: 1
- other:

5. Types of Tourism

- religious tourism
- cultural tourism
- recreation
- other

6. Public Amenities

Municipality	Police	Post office	Reception hall	Stadium	School	Library	Other
Sakrebulo (local council)	X			X	X		

7. Activity

- horticulture/fruit-growing
- animal husbandry
- agriculture
- services
- trade
- other

8. Religious festivals

- St Razhden's Day

2.2. List of the pilot actions

GUIDELINE/ ACTION	TITLE OF ACTION	ASTIMATE OF ACTION
1	“A rich cultural and historical heritage to be rehabilitated: Nikozi Monastery”	
Action 1	rehabilitation of the Interior of Bishop Palace	200 000 GEL
Action 2	reconstruction of living cells for monks and nuns	2 293 400 GEL
Action 3	rehabilitation of the bell tower	35 000 GEL
Action 4	rehabilitation of the Gvtaeba Church	139 000 GEL
Action 5	installation of the engineering infrastructure of the monastery complex	555 000 GEL
Action 6	arrangement of the squire in front of the monastery	81 000 GEL
Action 7	structural improvement of the monastery complex	56 000 GEL
Action 8	building a bridge between the two churches	21 000 GEL
2	“The quality of life to be improved by a housing rehabilitation program”	
Action 1	reconstruction of buildings valuable from the point of cultural heritage	41 000 GEL
Action 2	minor rehabilitation works for buildings	32 110 GEL
Action 3	rehabilitation of the house near the Nikozi Monastery in due to turn it into hotel	162 000 GEL
3	“The infrastructures to be improved for the benefit of the population”	
Action 1	Potable Water Supply and Installation of Drainage Canals	1 609 781 GEL
Action 2	Potable Water Supply	312 275 GEL
Action 3	Gas supply	763 100 GEL
4	“Infrastructural improvement of the village”	
Action 1	market place	48 500 GEL
Action 2	cleaning of an irrigation canal	46 480 GEL
Action 3	improvement of a playground in front of the school	97 000 GEL
Action 4	installation of a bus stop	9 500 GEL
Action 5	designing a shop	51 000 GEL
Action 6	road Improvement	2 020 471 GEL
Action 7	improvement of a road leading to the monastery	21 800 GEL
Action 8	rubbish dump	338 878 GEL

3.0 ANALYSIS ELEMENTS / DIAGNOSIS AND FIRST GUIDELINES

3.1 General presentation

The village of Zemo Nikozi lies on the left side of the Liakhvi River, Shida Kartli Valley ("Shida" means "inner"), right in the heart of Georgia. The village is located at the foothills of the Caucasus which is encircling the valley making the rural landscape highly attractive.

The roads running across the Liakhvi gorge have historically connected Georgia with the neighboring Caucasian tribes in the Northern Caucasus. Situated near the town of Tskhinvali, to its south west, the settlement had until recently been actively engaged in trade and business relations with the Ossetian population.

An Episcopal seat was founded in place of a Zoroastrian temple in the second half of the 5th century by Georgian King Vakhtang Gorgasali. Being one of the oldest and largest religious centers in Georgia, Nikozi Monastery also served as a spiritual centre of the northern part of Shida Kartli Region. In the late Middle Ages, the Shida Kartli region, including the village of Zemo Nikozi, became almost fully deserted due to Persian and Ottoman invasions and particularly frequent Lezgian raids. In the late 18th century Nikozi again became populated. In the 1830-40s there were six households living in Zemo Nikozi and according to the 1865 census, 5 households. Since then the village expanded gradually so that in the 1950s it had approximately two hundred inhabitants. Currently, over four hundred families live in Zemo Nikozi.

Thus, the building of Zemo Nikozi proceeded with different degrees of intensity between the 17th and 20th centuries. The urban fabric of the village still retains traces of buildings from various periods. Hence Nikozi Monastery is the most valuable historical and cultural asset of Zemo Nikozi. Also highly remarkable are residential houses typical of the Kartli region and a relatively well preserved urban structure, which lend a distinctive character to the village.

3.2 Planning Structure of the Built-up Area

Nikozi Monastery marks the historical nucleus of the planning structure of Zemo Nikozi. Lying on an elevated hill near the boundaries of the village, it dominates the entire architecture of the settlement. The monastery is the central point of the grid of village roads. It is from here that roads running in different directions take start and extend radially across Zemo Nikozi.

From the west the monastery adjoins an early layer of the village built-up area, an old neighborhood, in which the historical fabric is still clearly discernible. Of particular note in this regard is the built-up area to the south-west of the monastery, where an old district with its characteristic urban structure and density, as well as authentic fabric of small streets, cul-de-sacs, typical dwellings and their traditional relation to public spaces are better visible.

A network of streets in the historical district is dense, though regular and orderly; the main lines are formed by roads extending from the motorway. They are connected to each other by means of perpendicularly running, relatively small lanes and cul-de-sacs. The intersections of streets naturally form 'square-like' free areas.

The village is remarkable for its settlement peculiarity - buildings standing in these so-called squares are not enclosed and face open spaces with their front facade or open onto the square with a lateral blind wall. Commonly, houses and courtyards are separated by mans of fences. It is to be noted that the buildings in Zemo Nikozi stand deep in the yard leaving more space between a house and public space (a street). This explains more space intervals, or space 'pauses' making urban fabric more spacious and easily interpreted.

A long pavilion with vine running from the gates to the house is fairly common.

The 20th century saw two powerful waves of development in the village of Zemo Nikozi: first in the 1950s and then in the 1970s the village underwent substantial expansion and alteration, which involved a new building campaign as well as rehabilitation and modernization of the existing structures. This affected the planning structure (17th-19th centuries), yet thanks to the restrained intervention, the original picture was still preserved. Later interventions reveal interesting trends in the history of the evolution of the local urban planning.

Old age, lack of maintenance, inadequate operation, absence of proper preservation, illegal interventions and finally, the hostilities in August 2008 led to the loss of the authentic image of the most of the buildings.

3.3 Typology of Buildings

The historical buildings surviving in the historical core of the village of Zemo Nikozi can be arranged in four groups:

Group 1. 'Made of earth' dwellings

Group 1 is represented by the earliest and most characteristic dwellings of Shida Kartli, the so called 'made of earth' dwellings. These are single-storey, flat-roofed buildings with their cellars half buried in ground. Many of these houses open balcony-galleries in front.

Such buildings bear traces of later alterations. This is indicated by gable roofs which must have replaced flat roofs and balcony-galleries in front of houses

These buildings constitute the earliest layer of the built-up area and date from the middle of the 19th century. The number of such houses in Zemo Nikozi is less than in other villages of Kartli.

Group 2. Double-storey balconied buildings

Group 2 incorporate double-storied buildings which have facades characterized by balconies and the wine cellars. Being more festive, especially if a wooden balcony has fret-worked ornaments, balconied houses resemble urban dwellings. Such buildings date from the late 19th century.

Group 3. Houses with glazed loggias

Group 3 is made up of houses with glazed loggias. Such houses are usually double-storied and have galleries on the ground floor. Dwellings with glazed loggias first emerged in Kartli villages in the first half of the 20th century. Such designs were also in favor during the building campaigns undertaken in the 1950-70s. It was then that old balconies were converted into glazed loggias.

Group 4. Buildings with plain facades

Group 4 incorporates rectangular buildings with plain facades articulated by doors and windows. These houses appear more restrained. It is of note that their majority reveal traces of alteration (an added floor, an annex, a later balcony, etc). A wine cellar with wine pots buried in ground is an essential attribute of the aforementioned types of buildings.

The majority of buildings incorporate layers from various periods. This can be explained by a tradition common not only in Kartli, but across Georgia, according to which valuable and usable fragments were applied while building a new house in place of an old one.

The tradition was most strictly observed with respect to cellars and ground floors. The practice enabled a new generation to economize on building material on one hand and maintain the building tradition from the past time, on the other. It is because of this that most of the houses preserve an old cellar or a ground floor, the age of which is indicated by wall masonry, niches and archaic shelves built into walls and elements of wine cellars. Cellars surviving from the past make a small part of the houses as more recent structures on an upper levels are usually larger.

Dwellings have a simple planning with two or more rooms arranged in enfilade.

3.4 Wall Building Materials (Traditional and Contemporary)

Traditional building materials include rubble and old brick. Adobe can also be found, which is related to even earlier building tradition. At present, it is chiefly used as a supplementary material.

Traditional building technique is characterized by the alternative use of rubble and old Georgian brick. Walls were constructed of rubble stone on mortar. Main architectural elements and structural parts (e.g. frames of doors and windows, corners, friezes marking between-floor ceilings, cornices and various architectural and decorative elements) are made of Georgian brick. Buildings were commonly unknotted plastered, though their majority is covered with later plastering.

3.5 Elements of Architectural and Artistic Value

Wooden fret-worked balconies featured on the first floor levels of houses in Zemo Nikozi constitute most of the architectural and artistic value. They run along the whole length of the facade adding openness to it. Ornamented wooden pillars among which fret-worked arches are spanned make the main adornment of the balconies.

Wall masonries containing an independent aesthetic value, are also highly artistic. The walls built of rubble and mortar, or sequences of rubble and brick, as well as brick architectural elements are a characteristic feature of the village and regional architecture.

The interiors also contain details valuable from architectural and artistic points of view. These are traditional elements, such as fireplaces, wall niches, shelves built into walls, built-in closets and even central pillars within halls.

3.6 Building Functions

Zemo Nikozi buildings are not characterized by a functional diversity.

Religious buildings include the earliest structures surviving in the village, namely those making up Nikozi Monastery.

All the other buildings from the second half of the 19th century and beginning of the 20th are residential. The majority of buildings in the village are residential houses.

The first public buildings in the village emerged in the second half of the 20th century. It is of note that public buildings (a hospital, a school, a police station and a local council) were constructed in the areas that emerged as a result of the village expansion, near the adjacent village of Kvemo Nikozi. These buildings serve two villages.

3.7 Physical State of Preservation of Secular Buildings and Structures

The village of Zemo Nikozi and its neighborhoods is one of the most affected village among the settlements in the conflict zone, A large number of structures have been burnt down, ruined or severely damaged due to the close location to Tskhinvali and the hostilities. The surroundings of Nikozi Monastery is the most damaged area.

Comprehensive inventory work revealed the most damaged buildings, which were classified according to the level of damage into the following categories:

- a) buildings fully destroyed by the hostilities
- b) buildings in a very poor condition;
- c) buildings in a poor condition;
- d) buildings in a good condition

4.0 ORGANIZATION OF PUBLIC SPACES / PUBLIC EQUIPMENT AND SERVICES

Current Situation and Problems

There is an apparent lack of public spaces in Zemo Nikozi. The number of public buildings and structures is also inadequate. The majority of those which survive have either changed function or degraded. The results of the village inventory and population survey conducted through interviews have revealed the gaps the village has in this regard, as well as the problems faced in the area of public equipment and services.

School

The village has the only public school, which is one of the three schools administered by Sakrebulo (local council) responsible for three villages (Zemo Khvito, Kvemo Nikozi and Zemo Nikozi). After the destruction of a public school in Kvemo Nikozi as a result of the August 2008 hostilities, the pupils of this school were moved to Zemo Nikozi school. The latter now serves three villages (Zemo and Kvemo Nikozi, Zemo Khviti), which increases its importance on the regional scale.

Kindergarten

The initial escalation of the conflict between the Georgians and Ossetians and the ensuing clash in 1991 led to the destruction of the only kindergarten in the village, which has not been restored. At present, Zemo Nikozi does not have a building for kindergarten.

Hospital

The village has a single outpatient clinic, which can provide only the first aid. Villagers have to travel to the town of Gori or to the village of Tkviavi for receiving treatment for severe diseases and getting comprehensive medical services. During the August 2008 hostilities, the clinic was many times looted. At present it is functioning though with the equipment of a lesser capacity. In addition to that, the village has a number of private doctors who accept patients at home.

Pharmacy

There is not a single state or private pharmacy in the village. Locals have to travel to Gori or a neighboring village to buy medical supplies.

Police

The village has a police department, which is housed in the building of Sakrebulo. It was expanded and re-equipped after August 2008.

Sakrebulo (Local Council)

The building of Sakrebulo is the only public building in the village of Zemo Nikozi which serves various functions and houses several institutions. It is expected to shelter the rural self-government and the police. Originally the Department of Culture and a recreational club were also located here. At present, these public centers are not functioning. Free space on the territory of the kindergarten building

Nikozi Monastery as Public Space

Nikozi Monastery is now the public and cultural centre of the village. It runs a parish school and the so-called 'Sunday School', offering the village youth an opportunity to learn more about the history of religion, theology, history of Georgian art and receive training in crafts (embroidery, knitting, woodwork, etc). The most gifted students are provided with classes in icon-painting. It is apparent that the Monastery serves as a public and cultural nucleus of the village.

Transport

Zemo Nikozi has transport links with the capital and other villages and settlements of the region. The village population is served by public and private transport. Buses (only public) and minibuses (both public and private) run with 2-3 hour intervals ensuring village population with reliable transportation to Gori, nearby villages and the capital.

Market and Shops

The village had a tradition of Sunday market fairs, at which the Ossetians from Tskhinvali and local Georgians were engaged in trade (cattle, wine, fruits and domestic items) in the open area. The tradition has been neglected since August 2008. The only possibility for trading is offered by private shops which are chiefly located on the ground floors of dwellings (often a room window is used to communicate with buyers). In the best case, shops are sheltered in free standing sheds in front of houses. At present, there are four shops in the village.

Hence, unlike larger villages (e.g. Tkviavi), Zemo Nikozi lacks public buildings/structures and public spaces. People tend to assemble in evenings in squares, or more specifically, near crossroads and free areas at street junctions. A square in front of Nikozi Monastery attracts the largest number of people even on days when there are no church holidays.

Private Business

In their attempts to find a source of income, the majority of the population has tried to start their own business. In more peripheral villages inhabited by a relatively low-income population, two forms of private business are in common: running a shop or a mini-bus business. Although there is a great potential for developing small tourism, lack of adequate infrastructure creates serious difficulties in this area.

Employment and Source of Livelihood

The village of Zemo Nikozi, as well as the entire region, has a high rate of unemployment. The lack of jobs has become particularly worrying in the recent decade. Agriculture remains to be the main source of the livelihood for the majority of the population. However, in the past locals had additional employment opportunities offered by railway industry, plants/factories and state institutions which have stopped functioning by now leaving population without complementary sources of income. Apart from that, a large number of local dwellers used to work in Tskhinvali (many of them had finished school in Tskhinvali). They too are now out of jobs.

Agriculture, fruit (apple, pear, cherry, peach, plum, etc) and various crops (wheat and maize), is the main source of livelihood of the local population. Local farmers supply their own families as well as city/town dwellers with their produce. In order to have good harvest, farmers need to have a properly operating irrigation system, but the village faces problems in water supply.

Irrigation Water Problem

The region is supplied with water from three canals originating from the estuary of the Liakhvi River, namely the Tiriponi canal irrigating the left side of the Liakhvi, the Tiriponi valley. Saltvisi, supplying the right side of the river and the Kekhvi canal providing water to the lands to the north of the aerodrome. The Saltvisi and Kekhvi canals also supply the village of Zemo Nikozi

Zemo Nikozi thus has two main canals: Saltvisi and Kekhvi. The latter has been blocked since 1991 by the Ossetian community, due to which the supplies have been rather poor. At present, a new dam is being constructed near the beginning of the village, which is designed to feed the Tiriponi and Saltvisi canals. However the dam will fail to resolve the problem of irrigation of Zemo Nikozi.

Age Composition and Demography

The majority of the population of Zemo Nikozi is made up of elderly and middle-aged people with a low physical ability to work. The youth are not interested in staying in the village. Their majority are trying to move to the capital to pursue their studies in higher educational institutions or find better-paid jobs. Families living in the capital go to the country only seasonally. A new generation grows up in large cities. It is also noteworthy that the youth of reproductive age is leaving the village. After the August 2008 events, the birth rate has fallen markedly in the entire region, including in Zemo Nikozi, due to the hostilities and increased number of criminal acts. The lack of income and low level of living standards are additional factors discouraging young people for starting families.

Living Standards

Dwellings lack amenities. There are no bathrooms, running water and gas in the buildings. Moreover, the entire village is without gas supply, though measures have been taken to rectify the situation in 2006. During 2006-2007 a middle-pressure main pipe was installed but it has not been connected to the main pipeline. The work has been suspended since the August 2008 hostilities.

Social and Economic Condition of the Population

The August 2008 hostilities further aggravated the economic condition of the local population. The disruption of trade ties with Tskhinvali had a negative impact not only on the economy of Zemo Nikozi, but on the entire regional economy. Active trade ties with Tskhinvali were an important source of income for Zemo Nikozi and nearby communities. The Georgian and the Ossetian population of the region had been trading with cattle and agricultural products through individual barter exchange deals and Sunday market fairs. Individual trade relations developed actively and on daily basis. Yet, the August 2008 hostilities put an end to such relations creating difficulties for importing deficit products to the village.

This also obstructed the village population from selling their produce in Gori as this appeared to be costly and time consuming. Tskhinvali is only 200m away from Zemo Nikozi, within 15 minutes walk, while the distance from Tskhinvali to Gori is 27 km, which makes trade more difficult, increases the costs of the local population and reduces income. The village population does not seem to have an alternative source of income.

The socio-economic condition of Zemo Nikozi (as well as surrounding villages to a certain extent) adds to the political instability and increases the number of criminal acts in the post conflict period. This problem is most severely perceived in Zemo Nikozi due to its dramatic location. The communities living in the vicinity of Tskhinvali are unprotected.

The village residents are looted nearly every day (mostly cattle and all kinds of produce are taken away). Thus the local population has to live under constant pressure and suffer from economic misfortunes.

Before the conflict, Zemo Nikozi had a leading role in the regional economy thanks to its active trade ties with Tskhinvali. Having market resources of its own, it enjoyed a relatively higher level of economic independence. At present, the position of the village has weakened. However, the level of integration with the regional centre (Gori) and other settlements has increased allowing more opportunities for selling and importing products. The reliance of Zemo Nikozi on the centre has increased, which reflects the worsened economic condition of the village.

5.0 POSSIBLE PILOT ACTIONS

Guideline 1: “A rich cultural and historical heritage to be rehabilitated: Nikozi Monastery”

The intention for the conservation of Zemo Nikozi Monastery is to preserve the planning structure of the site within the cadastre boundaries as well as the architectural and artistic qualities of the buildings therein. At the same time, the improvement of living and working conditions for monks as well as enhancing the area for receiving pilgrims, tourists/visitors and researchers requires the development of site infrastructure.

- Action 1: rehabilitation of the Bishop Palace
- Action 2: reconstruction of living sells for monks and nuns
- Action 3: rehabilitation of the bell tower
- Action 4: rehabilitation of the Gvtaeba Church
- Action 5: installation of the engineering infrastructure of the monastery complex
- Action 6: arrangement of the squire in front of the monastery
- Action 7: structural improvement of the monastery complex
- Action 8: building a bridge between the two churches

Guideline 2: “The quality of life to be improved by a housing rehabilitation program”

The village of Zemo Nikozi is rich in cultural heritage properties, many of which are dwellings the design of which is typical of the Kartli region. The majority of the buildings is in a poor physical state due to age and lack of maintenance. However, the August 2008 brought the greatest damage to the houses leaving part of them totally destroyed. Most of the houses are in need of restoration or small-scale rehabilitation.

Action 1: reconstruction of buildings valuable from the point of cultural heritage

Action 2: minor rehabilitation works for buildings

Action 3: rehabilitation of the house near the Nikozi Monastery in due to turn it into hotel

Guideline 3: “The infrastructures to be improved for the benefit of the population”

The quality of life in the village is very low, which is partly due to the difficult living conditions with most of the houses being without basic amenities. This makes Zemo Nikozi unattractive even for locals, which creates a real threat of the emptying of the village.

Action 1: potable water supply and installation of drainage canals

Action 2: potable water supply

Action 3: gas supply

Guideline 4: “Infrastructural improvement of the village”

The village faces a large number infrastructure related problems. A long neglect and the August 2008 hostilities left the village infrastructure in a grave condition. Due to its underdeveloped infrastructure, Zemo Nikozi is viewed as a peripheral village of limited opportunities lacking potential for tourism development.

Action 1: market place

Action 2: cleaning of an irrigation canal

Action 3: improvement of a playground in front of the school

Action 4: installation of a bus stop

Action 5: designing a shop

Action 6: road Improvement

Action 7: improvement of the road leading to the monastery

Action 8: rubbish dump

Guideline 1: Nikozi Monastery - Rehabilitation of a Rich Cultural and Historical Heritage

Action 1: Rehabilitation of the interior of the bishop palace

1.1. Existing problems

- War activities in August 2008 damaged the palace and ruined new buildings here. Russian air forces dropped tens of bombs at the monastery buildings, which caused fire. Roofing of the old palace and ceilings between the floors were entirely burnt, fire, which caught new buildings to the South, damaged the Southern wall of the palace, and river stones in the masonry were cracked and blackened after fire.
- On the first stage there are completed necessary for the historical building immediate works. Thus, the Episcopal palace now needs rehabilitation of the interior and arrangement of inner engineering communications. We already have documentation describing the listed works;
- It should be noted that project for above mentioned works already exists. At the current stage there should be realized rehabilitation works directly.

1.2. Proposal

- Arrangement of roofing between the floors;
- Installation of double glass packet windows and doors in the openings
- Arrangement of the stairway, linking the three levels of the interior
- Installation of partitions in the interior
- Pavement of floors; the floor of the first level and freshly cleaned cellar with stone, two upper levels with wood.
- Covering of the roofs and inter floor roofing with tiles
- Arrangement of the wine storage (a wine cellar) for communion wine in the rehabilitated space of the monastery
- Arrangement of inner engineering communications
- Arrangement of the stairway going down to the monastery

1.3. Tentative Cost-estimate

- Rehabilitation and construction works: 200 000 GEL

1.4. Schedule

- Rehabilitation and construction works: 6 months.

Action 2 : Reconstruction of living cells for monks and nuns

2.1 Existing problems

- During war activities in August 2008 were damaged and destroyed cells for monks and nuns
- Monks are sheltered in temporary buildings. Reconstruction of the living cells for monks is of the first priority;
- Besides, after the events of August 2008, by the decision of the Bishop there was founded a convent at Nikozi Monastery.

2.2 Proposal

- Construction of a new two storied building for the living cells for monks of Nikozi monastery
- Construction of a new building for the living cells for nuns of Nikozi monastery
- Construction of a subsidiary shop (for iconography, candles and communion bread) and storage and auxiliary (refractory, laundry, tailor's shop, warehouse) spaces

2.3 Tentative Cost-estimate

- Project design 150 000 GEL
- Construction works 2 143 400 GEL

Total: 2 293 400 GEL

2.4 Schedule

- Project design 5 months
- Construction works 12 months

Activity 3 : Rehabilitation of the bell tower

3.1 Existing problems

- Condition of the bell tower is satisfactory, but water leaks in cracks inside the slate tile roofing; It needs minor rehabilitation works.

3.2 Proposal

- Cleaning of the cracks inside the slate tile roofing and plastering with lime binding
- Replacing of the iron gates of the bell tower mismatching its architectural style
- Replacing of the stairway paved with basalt slabs leading to the second floor of the bell tower under the tent of vines
- Replacing of the stairs with slabs of facing stone matching the bell tower

3.3 Tentative Cost-estimate

- Project design 5 000 GEL
- Rehabilitation works 30 000 GEL

Total: 35 000 GEL

3.4 Schedule

- Project design 1 month
- Rehabilitation works 3 months

Action 4 : Rehabilitation of the Gvtaeba church

4.1 Existing problems

- Condition of Gvtaeba Church (the Daiety domed Church) is satisfactory; the construction It needs minor rehabilitation works.

4.2 Proposal

- Remove the cement plastering of the later period from the walls of the church.
- Carry out archaeological diggings in the inside and outside perimeter of the building
- Arrangement of deformed authentic stone floor of the church
- Covering the roof of the church with tiles.

4.3 Tentative Cost-estimate

- Project design 9 000 GEL
- Rehabilitation works 130 000 GEL

Total: 139 000 GEL

4.4 Schedule

- Project design 2 months
- Rehabilitation works 9 months

Action 5 : Installation of the engineering infrastructure of the monastery complex

5.1 Existing problems

- Whole territory of Zemo Nikozi Monastery and existing there buildings need to be equipped with engineer-technical communications (water-pipe, sewage, electric, gas and telecommunication systems)

5.2 Proposal

- There should be carried out a selected geological research of the territory as planned during pre project estimation
- Archaeological research of the territory included in the project
- Putting of water and sewage pipe lines
- Arrangement of drainage system
- Electric power and electricity supplying
- Gas supplies

5.3 Tentative Cost-estimate

- Project design 55 000 GEL
- Construction and engineering works 500 000 GEL

Total: 555 000 GEL

5.4 Schedule

- Project design 4 months
- Construction and engineering works 6 months.

Action 6 : Arrangement of the square in front of the monastery

6.1 Existing problems

- Present square in front of the monastery is neglected and abandoned at the moment and is used as a parking for visitors. For full functioning of the tourist infrastructure and the monastery it is necessary to arrange it. Thus, in order to give better services to tourists and pilgrims it is envisaged to build a souvenir shop for realization of souvenirs produced at the monastery, an information center and a small cafe on the square in front of the monastery.

6.2 Proposal

- Facing of the territory of the square with local stone (lime stone) and its arrangement.
- Building of a souvenir shop, café and tourist information service centre

6.3 Tentative Cost-estimate

- Project design 6 000 GEL
- Construction and installment works 75 000 GEL

Total: 81 000 GEL

6.4 Schedule

- Project design 1 month
- Construction and installment works 6 months.

Action 7 : Structural improvement of the monastery complex

7.1 Existing problems

- Arrangement of the territory of the monastery (paths, minor architectural forms, planting, etc.) is necessary for perfect functioning of religious, cultural and tourist Web site of Nikozi Monastery Complex

7.2 Proposal

- Paving of the roads
- Arrangement of the draining channels
- Installment of grating
- Decorative planting
- Arrangement of small architectural forms and elements of design
the square

7.3 Tentative Cost-estimate

- Project design 6 000 GEL
- Construction and installment works 50 000 GEL

Total: 56 000 GEL

7.4 Schedule

- Project design 2 months
- Construction and installment works 6 months.

Action 8 : Building a bridge between the two churches

8.1 Existing problems

- The bank line of the irrigational channel on the Eastern side of the complex and the bridge need to be arranged. The bridge going from the village road dividing districts of the main complex and the Church of Archangels to the channel needs reconstruction in traditional format

8.2 Proposal

- Disassembling of the existing bridge
- arrangement of the special wooden contracture(arch-forma)
- Arrangement of a new construction
- Paving with stone

8.3 Tentative Cost-estimate

- Project design 1 200 GEL
- Construction and installation works 20 000 GEL

Total: 21 200 GEL

8.4 Schedule

- Project design 0,5 months
- Construction and installation works 3 months.

Guideline 2: The Quality of Life to Be Improved by a Housing Rehabilitation Program

Action 1: Rehabilitation of buildings valuable from the point of cultural heritage

1.1 Existing problems

- War actions in August, 2008 greatly damaged and in many cases totally destroyed many dwelling houses in Zemo Nikozi Village; among them were several buildings valuable from the point of cultural heritage. The majority of the buildings were given immediate repairs by the State but some of them, in particular, buildings of architectural and artistic value need careful rehabilitation, very accurate approach and observance of all the principles of needed actions;
- Inventory covering the village revealed 157 such buildings.

2.2 Proposal

- Composition of project documents for rehabilitation works for the building
- Realization of rehabilitation works:
 - o Cleaning of the building
 - o Consolidation of the walls
 - o Strengthening of the fundament of the building
 - o Arrangement and strengthening of wooden roofing between the floors and in the attic
 - o Tiling of the roof
 - o Restoration of the wooden floor or its arrangement
 - o Installation of engineering communications
 - o Paving of walking paths in the yard

The list and correspondingly the budget is general; every specific case will have a separate budget according to the capacity and necessity of the works to be realized, with different list of works and budgeting.

2.3 Estimated budget

- Project design 6 000 GEL
- Rehabilitation works 35 000 GEL

Total: 41 000 GEL

2.4 Schedule

- Project design 2 months
- Rehabilitation works 6 months

Action 2: Minor rehabilitation works for buildings

2.1 Existing problems

- The majority of buildings in Zemo Nikozi are in very bad condition due to neglect and in many cases by their misuse by the local population and need minor rehabilitation works.
- Inventory covering the village revealed 157 such buildings.

2.2 Proposal

- Composition of project documents for minor rehabilitation works for the building
- Realization of minor rehabilitation works:
 - o Tiling of the roof
 - o Replacement of window and door blocks
 - o Plastering of the walls of the building
 - o Repairs of inner walls of the building and painting them with water emulsion
 - o Renovation of the wooden floor and ceiling, cleaning and elaboration with oil mass.

The list and correspondingly the budget is general; every specific case will have a separate budget according to the capacity and necessity of the works to be realized, with different list of works and budgeting.

2.3 Estimated budget

- | | | |
|---|----------------------|------------|
| - | Project design | 1 000 GEL |
| - | Rehabilitation works | 31 110 GEL |
| | Total: | 32 110 GEL |

2.3 Schedule

- | | | |
|---|----------------------------|------------|
| - | Project design | 0,5 months |
| - | Minor rehabilitation works | 3 months. |

Action 3: Rehabilitation of a dwelling house near the monastery for hotel purposes

3.1 Existing problems

- In Zemo Nikozi Village there is no hotel, which can accommodate tourists and pilgrims, which obviously delays the development of tourism industry in the village.
- Besides Nikozi monastery needs a space for laymen, which will periodically be given to the guests and visitors. It is desirable to have such a hotel close to the monastery but little bit far from the living parts of the monastery. As for tourist living next to the monastery will be especially attractive
- In accordance with abovementioned needs, there was selected a distinguished by its architectural and artistic value building near Nikozi monastery.

3.2 Proposal

- Composition of project documents for rehabilitation works
- Realization of rehabilitation –reconstruction works:
 - o Cleaning of the building (disassembling, sorting, removal)
 - o Strengthening of the fundament of the building
 - o Consolidation of the walls
 - o Arrangement of the belt between the floors
 - o Wooden roofing between the floors

- Tiling of the roof and making attic habitable
- Arrangement of casement
- Cleaning of interior walls, lime washing
- Cleaning of exterior walls, filling in with lime binding
- Cleaning of walls in the cellar
- Arrangement of windows and doors with double glass packets on wooden frames
- Restoration of the wooden balcony
- Arrangement of electric light
- Engineering (arrangement of water and sewage systems) and outer communications
- Arrangement of the territory – walking paths, planting of decorative and fruit trees, arrangement of the gates and fences
- Ensuring construction of additional buildings for a household (bakery, laundry, kitchen)

3.3 Estimated budget

-	Project design	12 000 GEL
-	Rehabilitation works	150 000 GEL
	Total:	162 000 GEL

3.4 Working plan and Schedule

-	Project design	2 months
-	Rehabilitation works	12 months.

Guideline 3: The Infrastructures to Be Improved for the Benefit of the Population

Action 1: Potable water supply and installation of drainage canals

1.1 Existing Problems

- Land plots in the village of Zemo Nikozi used to be irrigated by two main canals, those of Saltvisi and Kekhvi. The latter has been almost without interruption been blocked since 1991 by the Ossetian population, due to which a large part of the area remains without irrigation.
- Located in Tskhinvali, the headworks of the Saltvisi canal was blocked after the August war.
- At present a new headworks is being constructed at the entrance of the village of Kvemo Nikozi, which is to feed the Tiriponi and Saltvisi canals. However, this will not provide sufficient irrigation water supplies to Zemo Nikozi since the capacity of the dam is not adequate to the needs of the village;
- Hence Zemo Nikozi suffers badly from the lack of irrigation water, which affects the local yield capacity and thus reduces the specific share of agriculture in the economy of Nikozi and the region in general.

1.2 Proposal

- Install an additional irrigation canal to the north of the settlement and connect it to the Saltvisi canal;
- Install a water pump at the junction with the Saltvisi canal;
- clean and fix the internal irrigation scheme;
- Install storm water canals to prevent naturally flows by taking into account the capacities of natural catchment canyons; make the best use of such waters when installing an irrigation scheme.

1.3 Tentative Cost-estimate

-	Project design	76 656 GEL
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-	Building/installation work	1 533 125 GEL
	Total:	1 609 781 GEL

1.4 Schedule

- Project design 1 month
- Building/installation work 3 months.

Project scheme of the installation of drainage canals

Action 2: Potable water supply

2.1 Existing Problems

- Dwellings lack amenities. There are no bathrooms in the houses. Houses do not have running potable water.
- Houses are not supplied with potable water. Water is supplied through several shared taps (three boreholes).

2.2 Proposal

- Install a common water supply system;
- Install pipes to supply the settlement with potable water;
- Install pipes supplying water into house and meters;

2.3 Tentative Cost-estimate

-	Project design	15 614 GEL
-	Building/installation work:	296 661 GEL
	Total:	312 275 GEL

2.4 Schedule

- Project design 1 month
- Building/installation work: 3 months

Action 3: Gas supply

3.1 Existing problems

- The village of Zemo Nikozi is not supplied with natural gas. In 2006-2007 an average pressure main was installed though it was not connected to the central main. Neither secondary pipes were linked to it. The work was suspended after August 2008.
- At present the village does not have natural gas.

3.2 Proposal

- Connect the average pressure main to the central main;
- Set up a supply network;
- Install individual meters.

3.3 Tentative Cost-estimate

- Project design 38 155 GEL
- Building/installation work: 724 945 GEL

Total: 763 100 GEL

3.4 Schedule

- Project design 1 month
- Building/installation work: 3 months.

Guideline 4: Infrastructural Improvement of the Village

Action 1: Marketplace

1.1 Existing Problems

- The village has lost its tradition of holding markets, when each Sunday Ossetians from Tskhinvali and the Georgian population of the village would meet in a marketplace and sell cattle, grapes/wine, fruit and every-day objects. At present the village does not have a marketplace.
- Private shops are the only place where locals can sell and buy products. At present, there are four shops in the village.

1.2 Proposal

- Prepare a site selected as a marketplace;
- Design a simple pavilion;
- Provide infrastructure;
- Construction;
- Site improvement and landscaping.

1.3 Tentative Cost-estimate

- Project design 3 500 GEL
- Building/installation work: 45 000 GEL

Total: 48 500 GEL

1.4 Schedule

- Project design 1,5 month
- Building/installation work: 5 months

Action 2: Cleaning of the irrigational canal

2.1 Existing Problems

- Zemo Nikozi Village has real problems with irrigational water, as one of the two existing irrigational canals (Kekhvi) is blocked from 1991 by the Ossetian population and thus the fields are not watered. New dam being built at the entrance of Kvemo Nikozi Village can not really

solve the problem of irrigation as the capacity of the dam can not supply Zemo Nikozi with enough water.

- Thus it is necessary to clean and arrange the canal (located to the East of Nikozi monastery) in Zemo Nikozi village.

2.2 Proposal

- Cleaning from trash, sand and weeds
- Arrangement of the embankment of the canal with stone
- Arrangement of the terrace on the Eastern side of the canal for better access for necessary equipment for periodical cleaning of the canal.

2.3 Tentative Cost-estimate

- Project design 2 213 GEL
 - Building/installation work: 44 267 GEL
- Total: 46 480 GEL

2.4 Schedule

- Project design 0,5 month
- Building/installation work: 2 months

Action 3: Improvement of a playground in front of the school

3.1 Existing Problems

- Practically the village has only one public school, which after the events of August, 2008 gives services to Kvemo Nikozi and Zemo Khviti villages as well. Correspondingly regional load of the school has increased in the last period.
- The square in front of the school is neglected and what's main it is not arranged and is not useful for the school, which has no grounds for football, basketball, exercises, it has no seats for spectators.

3.2 Proposal

- Project design
- Preparation of the territory of the play ground for constructions
- Arrangement of the cover of the play ground
- Arrangement of the fences round the play ground (football and basketball)
- Arrangement of the seats
- Arrangement of the wrestling arena
- Arrangement of the play ground for children
- Arrangement of special electric lights on the
- Construction of additional buildings (dressing room, showers, a room for the sports instructor etc.)

3.3 Tentative Cost-estimate

- Project design 7 000 GEL
- Construction and installment works 90 000 GEL

Total: 97 000 GEL

Schedule

- Project design 1 month
- Construction and installation works 3 months.

Action 4: Installation of the bus stop

4.1 Existing Problems

- Special attention should be played to the territory adjoining Nikozi monastery complex to make it more attractive for tourism. In this regard special importance has a bus stop across the monastery which is shapeless today and needs proper arrangement

4.2 Proposal

- Project design
- Disassembling of the existing buildings
- Construction of new buildings
- Arrangement of electric lights
- Pavement of the platform

4.3 Tentative Cost-estimate

- Project design 1 500 GEL
 - Construction and installment works 8 000 GEL
- Total: 9 500 GEL

4.4 Schedule

- Project design 0.5 month
- Construction and installation works 1 month.

Action 5: Designing of the shop

5.1 Existing Problems

- Several small private shops existing in Zemo Nikozi do not meet the demands of the local population (there are only four shops there at the moment)
- Actually the village is without civilized trading place and needs a proper shop, in regard of space and products as well.

5.2 Proposal

- Project design
- Disassembling of the existing buildings
- Construction of new buildings

5.3 Tentative Cost-estimate

- Project design 6 000 GEL

- Construction and installment works 45 000 GEL
- Total: 51 000 GEL

5.4 Schedule

- Project design 1 month
- Construction and installation works 4 months.

Action 6: Road improvement

6.1 Existing Problems

- Village Zemo Nikozi is connected to the main high way by a road, which is badly damaged and needs rehabilitation. Abandoned long ago and amortized main road emphasizes the peripherality of the village.
- District roads are also practically amortized and need coating.

6.2 Proposal

- Coating of the main road of Nokozi with asphalt and connecting it to the main road.
- Paving of the inner roads.

6.3 Tentative Cost-estimate

- Project design 96 215 GEL
- Construction and installment works 1 924 256 GEL
- Total: 2 020 471 GEL

6.4 Schedule

- Project design 2 months.
- Construction and installation works 3 months.

Action 7: Improvement of the road (from the side of the channel) leading to the monastery

7.1 Existing Problems

As we have mentioned may time the territory adjoining Nikozi monastery complex has a great importance, it is important to arrange it properly and make it attractive. In this regard most important is the road leading to the monastery, which needs be arranged by all means.

7.2 Proposal

- Paving of the road
- Arrangement of the bordures.
- Arrangement of draining channels
- Arrangement of street lights
- Arrangement of planting

7.3 Tentative Cost-estimate

- Project design	1 000 GEL
- Construction and installment works	20 800 GEL
Total:	21 800 GEL

7.4 Schedule

- Project design	0,5 month
- Construction and installation works	3 months.

Action 8: Rubbish dump

8.1 Existing Problems

- Nikozi Village has no dump. Due to this fact the villagers have to dump on spot across the main road in the gorge or in a small chanal of Liakhvi River, which pollutes the environment and endangers sanitary situation in the village.

8.2 Proposal

- Arrangement of a simple dump.
- The dump must be arranged not in the village directly but separately from it not to damage natural environment and ecology of the village. (The dump will service to villages Kvemo Nikozi and Zemo Khviti villages as well).

8.3 Tentative Cost-estimate

- Project design	16 296 GEL
- Construction-installation works	322 585 GEL
Total:	338 878 GEL

Note: costs for special techniques and its services is not included in the budget.

8.4 Schedule

- Project design 0.5 months
- Construction-installation works 1 months