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His Excellency  
Mr. Hidetaka Mitsuhashi  
Ambassador Extraordinary and Plenipotentiary  
to the Republic of Kazakhstan

Excellency,

Kazakhstan government herein expresses its deepest respect to Your Excellency and Japanese government. We are always thankful for the cooperation and assistance extended to us by Japanese government for the economic development of our country.

In the meantime, as you know, our government has decided to put the development of new capital, Astana, at the highest priority. And now we are devoting ourselves to initial preparatory work.

Now, our government should set about making the Overall Master Plan for the development of new capital, of which we are seriously in need in order to proceed with well-ordered development of the new capital under reasonable total coordination.

We estimated total cost for making the Overall Master Plan at US \$ 8 million.

Details are being described in the attached document ("TERMS OF REFERENCE FOR THE MASTER PLAN STUDY FOR THE DEVELOPMENT OF THE CITY OF ASTANA, KAZAKHSTAN").

Our problem is, however, that our country is still facing financial difficulties resulting from historical reform of drastic transition towards market economy from old Soviet one, as you know.

Our government would like to request to the Japanese government to allow the Grant Aid for the Overall Master Plan in the amount of US \$ 8 million as technical assistant (Development Study).

As for concrete projects, that shall be defined as priorities for our government in accordance with the Overall Master Plan, we may approach later Japanese government about extending OECF financial assistance in both execution of Detailed Plans of individual sectors in the capital city of Astana and their feasibility studies (at present, estimated totally around US \$ 30 million).

Taking this opportunity, I would again like to thank you for what Japanese government has done for our country and hope that Japanese government will continue to favor our country with its generous support.

We wish Your Excellency and your country every success and wealth.

Respectfully,

N. U. Balgimbaev  
Prime Minister  
Republic of Kazakhstan

DRAFT

(GENERAL MASTER PLAN)

REPUBLIC OF KAZAKHSTAN

TERMS OF REFERENCE FOR THE GENERAL MASTER  
PLAN STUDY FOR THE DEVELOPMENT OF THE CITY  
OF ASTANA , KAZAKHSTAN

APPLICATION March 1999

DRAFT 20.2.99

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## 1. Project Summary

- Project title Astana New Capitol City General Master Plan Study
- Agency Capital Development Corporation (C.D.C.)  
C.D.C. is a designated government organization.
- Location Astana, Republic of Kazakhstan

- History of project

In December 1997 the President of the Republic of Kazakhstan Mr Nazarbayev announced by his decree the relocation of the capital from Almaty to Akmola, later renamed Astana. The relocation of government institutions was due for completion by 1998. This is to be followed by the development and reconstruction of Astana as the capital city.

- Project outline

The current population of Astana is 300,000 which is expected to increase to 600,000 by the year 2005. In order to accommodate the increase in population and to provide the necessary environment of the institutions for the administration of the country, the government has undertaken to develop and reconstruct the city.

The first phase of this is the master plan study and development strategy, incorporating the study of the existing facilities and analysis of a variety of surveys to establish the criteria of the development and their priority. The project will where possible propose the regeneration and upgrade of suitable elements. The project will also propose the introduction of the modern and advanced technological elements, with expansion considerations.

- Project period 12 months
- Project Cost US \$ 8,000,000.00 (eight million US Dollars).
- Short Term Objectives General Master Plan Development strategy For Astana
- Long Term objectives The development of Astana City
- Start of project April 1999
- Funding GOK and GOJ

## 2. Justification of the Project

- **Historic information**

Akmola-city, now renamed Astana, was founded in 1830 as a strategic node in the territory of Kazakhstan. Located on an old caravan route from Central Asia to Western Siberia, Akmola was a significant trade centre, the main commodity being cattle.

The Akmola-Kartaly-Magnitogorsk railway, built in 1931-1936, had a great influence on economic growth of the city. In 1932 with the formation of the Akmola region within the Kazakh SSR, Akmolinsk was transformed into a regional center.

The territory of Astana-city within its present-day borders is of an area of 25720 hectares (257,2 sq.km. ), located mainly on the right bank of the River Ishim. However, recently due to the lack of land for new construction, developments have been constructed on the left bank of the river without any urban planning strategy.

- **Factors for the relocation of the Capital city.**

Convenient and central location within the country.

An established network of transport links connecting to transcontinental highways,

Availability of energy resources within the zone of influence around Astana-city.

Possible resolution of water supply problems for future development of the city.

Significant quantities of mineral and raw material resources for industries.

Close proximity to the large industrial the city of Karagandy (about 200 km), the power complex at Ekibastuz (about 300 km), and the recreational complex at Kokshetau (about 200 km).

Potential opportunities of agrarian sector's active development,

- **Stages of the development of Astana Capital city**

**Stage 1** 1996-1997, relocation of higher state bodies, Economic, Industrial, Home and Security ministries and departments.

**Stage 2** 1998-2000, the process of relocation of central state bodies to Astana.

**Stage 3** 2001 and further, the process of development of Astana city and zones of its influence as the administrative, industrial and cultural center of Kazakhstan.

- **Current Status**

The Government of Kazakhstan is committed to the success of the project and has undertaken preliminary studies to record the existing conditions of the city, and carrying out surveys establishing topographical and soil investigations.

The works were initiated in 1996 and were due for completion in 1998.

The cost of works completed is of a value of 2.561 million US dollars

The Government of Kazakhstan is now seeking overseas aid to continue to the next stage of development of Astana city, which is the study of the General Master Plan Strategy.

- **Local Data**

#### **Demography**

The population of Astana-city as of 1 January 1997 was 277,100 people, it is expected to grow to 600,000 by 2005 and then to 1,000,000.

#### **Characteristic features of the climate:**

Long cold winters with consistent snow cover and with relatively short summers

Large annual and daily ranges of temperature

Constantly blowing winds carrying either snow or dust

#### **Ecological**

Industrial sources of pollution are the two thermal power stations, the iron works, and the meatpacking plant.

#### **Engineering-and-construction conditions**

Relief is generally flat with a slope of 0.1 – 0.5 % towards the northwest.

#### **Commercial**

The major enterprises in the city are construction, food processing, industrial, municipal facilities and the production of consumer goods and agricultural machinery.

## **Agriculture**

The main commercial product is grain.

Meat and dairy produce have also developed in the region.

## **Housing fund**

Currently there is about 4 million. sq. m of dwelling space in the city.

The medium housing provision is above 14 sq. m /person.

The housing fund consists of mainly 4 and 5 storey buildings.

The city has ramshackle single storey housing that is due for demolition.

Currently the construction of 9, 16 and 25 storey buildings is underway.

Construction along the banks of the River Ishim is on land intended for recreation.

## **Public utilities**

There is a lack of cultural and welfare facilities in the city.

Currently the issues of civic engineering within the city territory are not satisfactory.

There is practically no drainage system, and the sewerage system is inadequate.

The problem of spring flood waters of the River Ishim is unresolved

## **Water supply**

Municipal supply is provided from water reservoirs from the River Ishim.

The system of water supply needs considerable reconstruction.

## **Sewerage**

Non-regulated stream and industrial flows are directed for biological purification

Future development of the city requires reviews incorporating modern technologies.

## **Heat supply**

Currently hot water and heat supplies for domestic and industrial use is provided by two heat and power stations and by smaller individual sources.

Future demands will be met by increasing the capacity of the existing thermal power plants and by the construction of low capacity regional thermal power stations and modern individual boilers.

## **Telephone communication**

Telephone communication is from a network of city Automatic Telephone Systems.

### **Gas supply**

Currently the main gas supply to the city is from imported liquefied gas from group reservoirs with additional supply from individual gas cylinders.

In future it is planned to install gas supply pipelines within the city.

### **Power supply**

Currently the power supply to city is generated at thermal power energy stations. These stations work in parallel with external power energy system.

### **Railway transport**

Existing railway lines are double-track electric with reserve capacity.

Of the total volume of transportation, the share of rail transport is 60%.

### **Air transport**

The airport is situated at a distance of 15 km to the southeast of the city.

Reconstruction of the airport is being initiated.

### **Motor transport**

The level of automobilization is likely to increase from the current level of 70-80 units to 200-250 units per 1000 inhabitants, and eventually to 500-600 units,

### **Street-and-road network**

Street and road network within city is adequate only for current volumes.

Future provision has to incorporate the high volume and the high speed of traffic.

The estimated increase in volume over 5 years is 3 times, and double again in 20 years.

### **Mass municipal passenger transport**

Public mass transportation consists of three main systems

Trolley bus transport about 20% of total volume of transportation

Bus transport about 70%

Car transport about 10%

Future development of city electric rail transport is considered necessary.

- Objectives of the Study

The aim of the study is to establish a General Master Plan Development Strategy for the new Capital city of Astana.

The study will analyze existing conditions and make conclusions.

The study will recommend an overall development policy.

The study will aim to integrate the existing with the new development.

The study will offer directives and prioritize elements of critical nature.

The study will prepare a general master plan development plan for the city.

The study will undertake the master plan study of specific development projects

The study will coordinate the feasibility of priority projects.

(The design and implementation of priority projects are under separate contracts)

- Components of the study

Primary issues within the master plan development strategy will focus on

- Overall Development Strategy
- Land utilization plan
- Urban structure plan
- Natural environmental protection
- Development Ratios and Densities
- Infra structure elements
- Function and facilities
- Future expansion strategy

- Method of Study

The study team will focus initially to correlate data that will be analyzed, enabling the formulation of development policies for land use and the zoning of various functions. This study will also highlight a variety of projects that require immediate attention. The simultaneous development of the master plan strategy and the feasibility of the priority projects will ensure that the immediate and critical needs of the city will be addressed. The strategy will ensure that the development of the infra structure elements are coordinated with the development of the function zones in order to maximize the growth potential of the city.

### 3. Scope of Works

- STAGE 1 Establish Design and Study teams

- Mobilization
  - Reconnaissance
  - Inventory
  - Plan of Operation

- STAGE 2 Surveys and Research

- Correlation of existing data
  - Survey data collection

- |                        |   |
|------------------------|---|
| 1. Natural Environment | Topography and Land resources<br>Meteorological<br>Natural resources and Vegetation<br>Pollution<br>Soil conditions                                   |
| 2. Physical Structure  | Land use and Facilities<br>Legal status of land and structures<br>Land values<br>Transportation infrastructure<br>Utilities and communication systems |
| 3. Demographics        | Population<br>Growth Rates<br>Migration   |
| 4. Socio- Economic     | GDP<br>Education Levels<br>Employment<br>Income   |

#### Existing Data

Where possible the maximum use will be made of data available from recent surveys and research, and where necessary new surveys and research will be instigated.

- **STAGE 3a Analysis**

- Data Analysis
  - Problem identification
  - Setting objectives and policies
  - Master plan policy
  - Conclusions and issues
  - Identification of Priority Projects

- **Report**      Interim Report of Master plan policy

- **STAGE 3b Establishment of General Master plan**

- Development Ratios and Densities
  - Overall Development Strategy
  - Land utilization plan
  - Urban structure plan
  - Natural environmental protection
  - Coordination of the Feasibility of Priority Projects
  - Infra structure elements
  - Function and facilities
  - Future expansion strategy

- **Master plan study of Specific development projects**

It is envisaged that simultaneous with the master plan strategy a number Specific development projects will require study. The master plan studies of these projects will be initiated within the scope of the overall master plan development strategy.

**High Tech Parks**

Multi Media Tech Park  
Bio Tech Park adjacent to the forest  
Logistics High Tech park

**Capital city development**

Capital administration  
Embassy and International Facilities

**General Plans**

New transportation system  
Highways and Roads

- **STAGE 3b Report General Master plan Strategy Final Report**

#### 4. Undertakings of the Government Kazakhstan

In order to facilitate the smooth and efficient conduct of the study, the government of Kazakhstan shall take necessary measures:

1. To secure the safety of the study team.
  2. To permit the members of the study team to enter, leave and sojourn in Kazakhstan in connection with their assignment therein and exempt them from alien registration requirements and consular fees.
  3. To exempt the study team from taxes, duties and any other charges on equipment, machinery and other materials brought into and out of Kazakhstan for the conduct of the study
  4. To exempt the study team from income tax and charges of any kind imposed on or in connection with any emoluments or allowances paid to the members of the study team for their services in connection with the implementation of the study.
  5. To provide necessary facilities to the study team for the remittance as well as utilization of the funds introduced in Kazakhstan from Japan in connection with the implementation of the study.
  6. To secure permission for the entry into private properties or restricted areas for the conduct of the study.
  7. To secure permission for the study team to take out all data, documents and necessary materials related to the study out of Kazakhstan to Japan.
  8. To provide medical services as needed, its expenses will be chargeable to members of the study team.
- The Government of Kazakhstan shall bear claims, if any arise against member(s) of the Japanese Study Team resulting from, occurring in the course of or otherwise connected with the discharge of their of their duties the implementation of the study, except when such claims arise from gross negligence or willful misconduct on the part of the member of the study team.

- (The executing Agency / CDC ?) shall act as a counterpart agency to the Japanese Study team and also as a coordinating body in relation with other governmental and non-governmental organizations concerned for the smooth implementation of the study.

The Government of Kazakhstan assures that the matters referred to in this form will be ensured for the smooth conduct of the Development Study by the Japanese Study Team

Signed.....

Title .....

On behalf of the Government of Kazakhstan

Date.....

- **Project Cost Estimation**

To fulfil the obligations under the scope of works for the Overall Master Plan Study it is estimated that 560 man-months are required over a period of 12 months.

To reduce the overall cost of the study, it is proposed to divide the workload, with 50 % of works being executed in Japan and the other 50% of the works being executed in Kazakhstan.

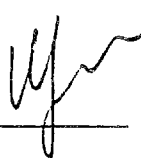




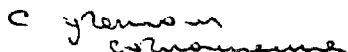
The cost of undertaking the study is based on the 50/50 division of the work, and takes into account the charge-out rates of international professionals and local professional staff in Kazakhstan.

The total cost for the Overall Master Plan Study for the development of Astana, the capital city of the Republic of Kazakhstan, is budgeted at US \$ 8,000,000.00 (eight million US Dollars).

SCOPE OF WORK  
FOR  
THE STUDY ON THE MASTER PLAN  
FOR  
THE DEVELOPMENT OF THE CITY OF ASTANA  
IN  
THE REPUBLIC OF KAZAKHSTAN

AGREED UPON BETWEEN  
MINISTRY OF FOREIGN AFFAIRS,  
AGENCY FOR STRATEGIC PLANNING AND REFORMS,  
CAPITAL DEVELOPMENT CORPORATION AND THE CITY OF ASTANA  
AND  
JAPAN INTERNATIONAL COOPERATION AGENCY

Astana  
5 October 1999

  
\_\_\_\_\_  
E. A. Idrissov  
Ministry of Foreign Affairs  
\_\_\_\_\_  
E. A. Utembayev  
Agency for Strategic Planning  
and Reforms  
\_\_\_\_\_  
Yukihiisa Sakurada  
The Preparatory Study Team  
Japan International Cooperation  
Agency  
\_\_\_\_\_  
B. T. Orazov  
Capital Development  
Corporation  
\_\_\_\_\_  
A. R. Dzhaksibekov  
City of Astana  


## I. INTRODUCTION

In response to the request of the Government of the Republic of Kazakhstan (hereinafter referred to as "the Government of Kazakhstan"), the Government of Japan has decided to conduct "the Study on the Master Plan for the Development of the City of Astana " (hereinafter referred to as "the Study"), in accordance with the relevant laws and regulations in force in Japan.

Accordingly, the Japan International Cooperation Agency (hereinafter referred to as "JICA"), the official agency responsible for the implementation of the technical cooperation programs of the Government of Japan, will undertake the Study in close cooperation with the authorities concerned of the Government of Kazakhstan.

The present document sets forth the scope of work with regard to the Study.

## II. OBJECTIVES OF THE STUDY

The objectives of the Study are:

- (1) to formulate a master plan for the development of Astana City to the year 2030 in order to support its function as a new national capital and to improve the quality of life of the residents,
- (2) to conduct feasibility study for the priority project proposed under the master plan, and
- (3) to strengthen the institutional capacity of both central and municipal governments through technology transfer to counterpart personnel in the course of the Study.

## III. STUDY AREA

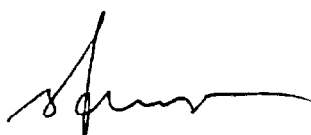
The Study area shall cover Astana City of approximately 250 square kilometers.

## IV. SCOPE OF THE STUDY

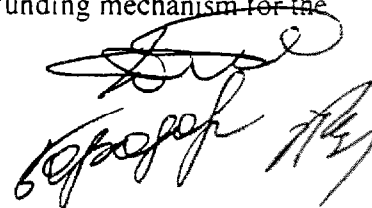

In order to achieve the objectives mentioned above, the Study shall cover the following items. It should be noted that the details of each item would be determined during the Study based upon data availability.

1. Current conditions of Astana City shall be assessed as follows.

- (1) Collection and review of existing information on socio-economic conditions, land use patterns, natural conditions, environmental features, and urban infrastructure facilities
- (2) Review of related plans and the implementation status of the capital development
- (3) Review of organizational set-up, regulatory framework, and funding mechanism for the

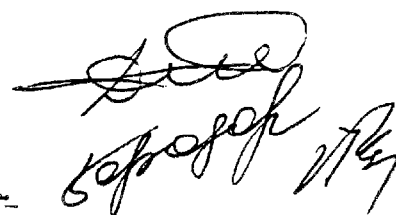
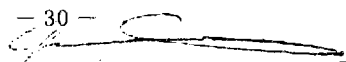
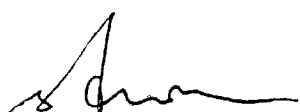


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## capital development

2. Following issues and potential related to the capital development shall be identified.
  - (1) Natural conditions including geographical and geological features
  - (2) Urban problems in the built-up area located on the right bank of the Isim River
  - (3) Potential for new development on the left bank of the Isim River
  - (4) Target for the capital development set by the Government of Kazakhstan including population growth
  - (5) Organizational capabilities, laws and regulations, and financing for the capital development
3. A planning framework to the year 2030 shall be established. The planning framework shall be realistic, and based on future projection of demographic, economic, social, environmental, land use and financial conditions.
4. A short- and long-term development scenarios shall be prepared as follows.
  - (1) Clarification of long-term development objectives to 2030
  - (2) Identification of short-term development needs
  - (3) Preparation of alternative scenarios satisfying both long-term objectives and short-term needs
  - (4) Assessment of social, financial and environmental impacts of each scenario
  - (5) Selection of the most suitable development scenario
5. A master plan for the development of Astana City which comprises the following components shall be prepared.
  - (1) Key concepts and approach
  - (2) Land use
  - (3) Provision and improvement of urban infrastructure facilities and municipal services
  - (4) Capital region development
  - (5) District plan for the Government Center, the Business Center and the Embassy City
  - (6) Schedule for the phased implementation and cost estimates by phase
  - (7) Organizational, regulatory and funding arrangements for the implementation of the master plan
6. Feasibility study for the selected priority project proposed under the master plan shall be conducted as follows.
  - (1) Establishment of criteria to prioritize the projects



- (2) Selection of the priority project
- (3) Feasibility study to assess the technical, financial and economic viability and environmental and social soundness of the selected priority project

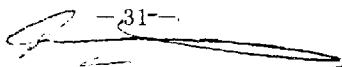
#### V. STUDY SCHEDULE

The Study shall be implemented in accordance with the attached tentative Study schedule shown in APPENDIX. The schedule, including report submission date stated in the next clause (VI), is tentative and subject to be modified when both parties agree upon and any necessity that arises during the course of the Study.

#### VI. REPORTS

JICA shall prepare and submit the following reports in English and Russian to the Government of Kazakhstan. In case any contradiction arised in writing, the English text shall prevail.

1. Inception Report summarizing the approach and implementation schedule of the Study  
Thirty (30) copies in Russian and ten (10) copies in English  
Within one (1) month after the commencement of the Study
2. Progress Report summarizing the current conditions of Astana City and identifying the priority project for the feasibility study  
Thirty (30) copies in English  
Within three (3) months after the commencement of the Study
3. Interim Report summarizing the development issues and potential, planning framework, development scenario and progress of the feasibility study  
Thirty (30) copies in Russian and ten (10) copies in English  
Within ten (10) months after the commencement of the Study
4. Draft Final Report summarizing the overall study results including the master plan and feasibility study  
Thirty (30) copies in Russian and ten (10) copies in English  
Within sixteen (16) months after the commencement of the Study  
The Government of Kazakhstan will provide JICA with its comments within one (1) month after the receipt of the Draft Final Report.
6. Final Report  
Fifty (50) copies in Russian and twenty (20) copies in English  
Within one (1) month after the receipt of the comments on the Draft Final Report



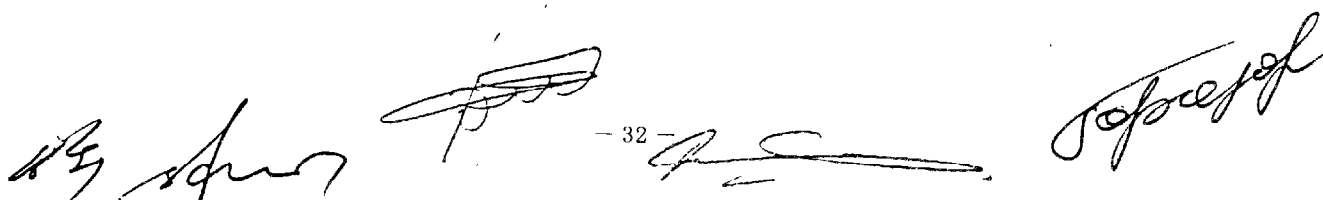
## VII. UNDERTAKING OF THE GOVERNMENT OF KAZAKHSTAN

1. To facilitate smooth conduct of the Study, the Government of Kazakhstan shall take the following necessary measures in accordance with laws and regulations in force in Kazakhstan:

- (1) to secure the safety of the Japanese Study team;
- (2) to permit the members of the Japanese Study team to enter, leave and sojourn in Kazakhstan for the duration of their assignment therein and exempt them from foreign registration requirements and consular fees;
- (3) to exempt the members of the Japanese Study team from taxes, duties, fees and any other charges on equipment, machinery and other materials brought into and out of Kazakhstan for the conduct of the Study;
- (4) to exempt the members of the Japanese Study team from income tax and charges of any kind imposed on or in connection with any emoluments or allowances paid to the members of the Japanese Study team for their services in connection with implementation of the Study;
- (5) to provide necessary facilities to the Japanese Study team for remittance as well as utilization of the funds introduced into from Japan in connection with the implementation of the Study;
- (6) to secure permission for entry into private properties and restricted areas for the implementation of the Study;
- (7) to secure permission for the Japanese Study team to take all data and documents related to the Study out of Kazakhstan to Japan; and
- (8) to provide the medical services as needed. Its expenses will be chargeable on the members of the Japanese Study team.

2. The Government of Kazakhstan shall bear claims, if any arises, against the members of the Japanese Study team resulting from, occurring in the course of, or otherwise connected with the discharge of their duties in the implementation of the Study, except when such claims arise from gross negligence or willful misconduct on the part of the members of Japanese Study team.

3. The Capital Development Corporation (hereinafter referred to as "the CDC") and the City of Astana shall be the executing agencies of the Study and also as coordinating bodies in relation with other governmental and non-governmental organizations concerned for the smooth implementation of the Study.



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4. The CDC and the City of Astana shall provide, at their own expense, the Japanese Study team with the followings, in cooperation with other organizations concerned:

- (1) available data and information related to the Study,
- (2) counterpart personnel,
- (3) suitable office space with necessary equipment in Astana,
- (4) credentials or identification cards, and
- (5) appropriate number of vehicles with drivers.

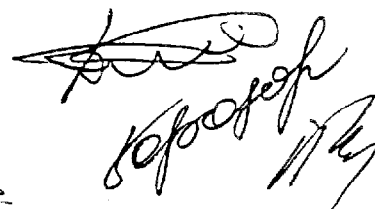
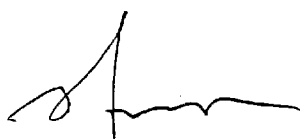
#### VIII. UNDERTAKING OF JICA

For the implementation of the Study, JICA shall take the following measures:

- (1) to dispatch, at its own expense, the Study team to Kazakhstan; and
- (2) to pursue technology transfer to the Kazakhstan counterpart personnel in the course of the Study.

#### IX. CONSULTATION

The CDC, the City of Astana and JICA shall consult with each other in respect of any matter that may arise from or in connection with the Study.



TENTATIVE STUDY SCHEDULE

Items/Year	1st Year										2nd Year							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Working in Kazakhstan	=====				=====					=====							==	
Working in Japan	==		=====			=====				=====					===			===
Report	△ IC/R		△ PG/R							△ IT/R					△ DF/R		△ F/R	

Note: IC/R : Inception Report  
 PG/R : Progress Report  
 IT/R : Interim Report  
 DF/R : Draft Final Report  
 F/R : Final Report

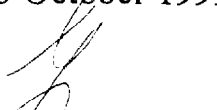
MINUTES OF MEETING  
ON  
SCOPE OF WORK  
FOR  
THE STUDY ON THE MASTER PLAN  
FOR  
THE DEVELOPMENT OF THE CITY OF ASTANA  
IN  
THE REPUBLIC OF KAZAKHSTAN

AGREED UPON BETWEEN  
MINISTRY OF FOREIGN AFFAIRS,  
AGENCY FOR STRATEGIC PLANNING AND REFORMS,  
CAPITAL DEVELOPMENT CORPORATION AND THE CITY OF ASTANA  
AND  
JAPAN INTERNATIONAL COOPERATION AGENCY

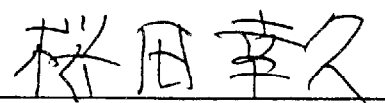
Astana  
5 October 1999



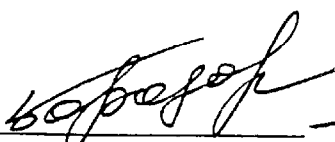
E. A. Idrissov  
Ministry of Foreign Affairs



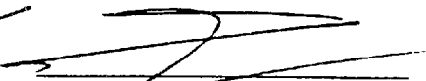
E. A. Utembayev  
Agency for Strategic Planning  
and Reforms



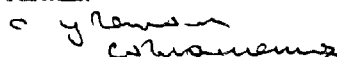
Yukihiisa Sakurada  
The Preparatory Study Team  
Japan International Cooperation  
Agency



B. T. Orazov  
Capital Development  
Corporation



A. R. Dzhaqsibekov  
City of Astana



The Japanese Preparatory Study Team (hereinafter referred to as "the Preparatory Team"), organized by the Japan International Cooperation Agency (hereinafter referred to as "JICA") headed by Mr. Yukihiisa Sakurada (Managing Director, Social Development Study Department, JICA) visited the Republic of Kazakhstan from 23 September to 7 October 1999 to discuss and agree with the Government of the Republic of Kazakhstan (hereinafter referred to as "the Government of Kazakhstan") to the scope of "the Study on the Master Plan for the Development of the City of Astana" (hereinafter referred to as "the Study").

The Preparatory Team exchanged views and held a series of discussions with representatives of the Capital Development Corporation (hereinafter referred to as "the CDC") and other organizations concerned. The list of people met by the Preparatory Team is in Appendix.

Both sides have agreed to the Scope of Work for the Study. Minutes of Meeting sets forth major issues associated with the implementation of the Scope of Work.

#### 1. LANGUAGE

The Scope of Work and the Minutes of Meeting were prepared in English and Russian. In case any contradiction arised in interpretation, the English text shall prevail.

#### 2. DISTRICT PLAN

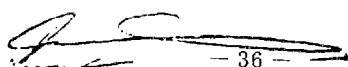
The CDC strongly requested the Preparatory Team to prepare the following three district plans under the Study:

- (1) Government Center,
- (2) Business Center, and
- (3) Embassy City.

The Preparatory Team understood the importance and needs for the district plans for these areas. It was agreed that a basic plan to describe the layout of major infrastructure and buildings at 1:2,000 will be prepared for the Government Center. On the other hand, as detailed development plans are not available for the Business Center and Embassy City, basic concepts which indicate principles for the district development at 1:5,000 - 10,000 will be prepared for these two areas.

#### 3. FEASIBILITY STUDY

The CDC also made a strong request to the Preparatory Team to include the following four feasibility studies in the Study:



- (1) Construction of purification facilities in Astana City in order to improve the quality of the water resources,
- (2) Improvement of water provision and drinking water supply system in Astana,
- (3) Modernization of Heat and Power Station in Astana, and
- (4) Development of telecommunication network in Astana City.

The Preparatory Team explained the CDC that only one of the above proposals could be considered due to the limited budget allocated for the Study. After various discussions, it was agreed that this matter would be further determined by the time of the submission of the Progress Report. In selecting a component for feasibility study, the level of urgency, results of the studies which the CDC is currently conducting, and possible funding source for the ensuing project will be considered.

#### 4. COOPERATION AND COORDINATION

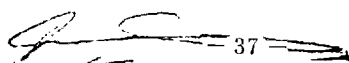
It was confirmed that the Study will be conducted jointly by the Study Team and Kazakh counterpart personnel. Close cooperation and coordination between them should be ensured to facilitate efficient implementation of the Study and achieve fruitful Study results.

#### 5. TECHNOLOGY TRANSFER

- (1) The CDC requested the Preparatory Team training programs in Japan for the Kazakh counterpart personnel. The Preparatory Team explained the CDC that only one person could be invited for counterpart training each year and indicated possibility of group training courses aside from counterpart training. The Preparatory Team promised the CDC to convey CDC's request to the JICA headquarters to consider training in Japan for as many counterpart personnel as possible.
- (2) Both sides agreed to hold two seminars under the Study, one for the presentation of the Interim Report and the other for the Draft Final Report. Details of the seminars will be determined in the course of the Study.

#### 6. COUNTERPART PERSONNEL

The Preparatory Team requested the CDC to appoint counterpart personnel for the Study Team. The CDC agreed to prepare and submit JICA, by the commencement of the Study, a list of counterpart personnel based on the list of expertise necessary for the Study which will be prepared by JICA.

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## 7. STEERING COMMITTEE

The CDC indicated that it would organize a steering committee for the Study. Members of the steering committee would include representatives of government organizations related to the development of Astana. The CDC will submit a list of the steering committee members to JICA prior to the commencement of the Study.

## 8. REPORTS

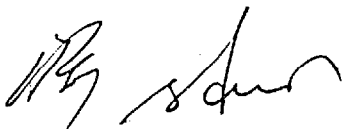
- (1) In principle the CDC agreed to disclose the main report and summary of the Final Report. Any confidential information according to the laws and regulations in force in Kazakhstan will be included in a separate volume, which will not be disclosed.
- (2) All the report except the Progress Report will be prepared in English and Russian as indicated in the Scope of Work. However, regarding the Draft Final Report and the Final Report, the main report and summary will be prepared in both languages while other documents such as data sets, maps and drawings will be only in English.

## 9. DATA, INFORMATION AND MAPS

The CDC promised to the Preparatory Team to do its best to provide the Study Team with existing data, information and maps related to the Study. However, if any difficulty arises on this matter, the CDC and JICA will discuss to seek a suitable solution.

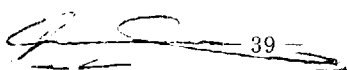
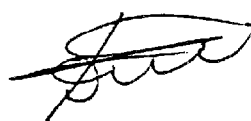
## 10. VEHICLES

The CDC promised to provide the Study Team with at least three chauffeur driven cars.




## Attendants List


B.D. UTEMURATOV	Assistant to the President Administration of the President
E.A. IDRISOV	First Vice Minister, Ministry of Foreign Affairs
V. P. ZVERKOV	Head, International Economic Cooperation Department Ministry of Foreign Affairs
E. A. UTEMBAYEV	Chairman, Agency on Strategic Planning and Reforms
Tomikazu INAGAKI	Senior Advisor (JICA Expert), Agency on Strategic Planning and Reforms
P.K. CHODIEV	Chairman, Capital Development Corporation
B. T. ORAZOV	General Director, Capital Development Corporation
A. R. DZHAHAKSYBEKOV	Mayor, Astana City Administration
F. H. GALIMOV	First Deputy Mayor, Astana City Administration
B. F. DOSMAGAMBETOV	Head, Department of Architecture Astana City Administration
Atsushi SUDA	Second Secretary, Embassy of Japan in Republic of Kazakhstan
Yukihisa SAKURADA	Leader, JICA Preparatory Study Team
Katsuro NAGAI	Member, JICA Preparatory Study Team
Eri HONDA	Member, JICA Preparatory Study Team
Jitsuya ISHIGURO	Member, JICA Preparatory Study Team
Mamoru OSADA	Member, JICA Preparatory Study Team
Toshiaki ARISAWA	Member, JICA Preparatory Study Team
Hayao TESHIMA	Member, JICA Preparatory Study Team
Kumiko IKAWA	Interpreter, JICA Preparatory Study Team

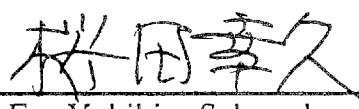




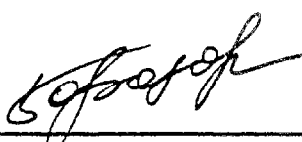

**План работы**  
**по исследованию мастер-плана**  
**и развитию города Астана**  
**в Республике Казахстан**  
**согласованный между**  
**Министерством иностранных дел**  
**Агентством по стратегическому планированию и реформам**  
**Корпорацией развития столицы**  
**Акиматом города Астана**  
**и**  
**ЈІСА**

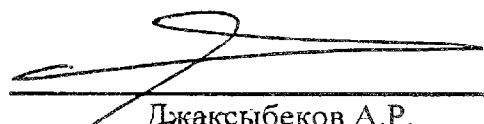
Астана  
5 октября 1999 г.

  
Идрисов Е.А.  
Министерство  
Иностранных Дел

  
Утембаев Е.А.  
Агентство по стратегическому  
планированию и развитию

  
Г-н Yukihiisa Sakurada  
Глава делегации ЈІСА

  
Оразов Б.Т.  
Корпорация развития столицы

  
Джаксыбеков А.Р.  
Акимат г. Астана

*С учетом соглашения.*

## 1. Введение

В ответ на запрос Правительства Республики Казахстан (далее «Правительство»), Правительство Японии решило провести «Исследование Мастер плана развития города Астана» (далее «Исследование»), в соответствии с применимыми законами и регулированиями Японии.

В связи с этим, Japan International Cooperation Agency (далее «JICA»), официальное агентство отвечающее за проведение программ технической помощи Правительства Японии, будет проводить Исследование в тесном взаимодействии с задействованными организациями Правительства.

Настоящий документ устанавливает план работы Исследования.

## 2. Цели Исследования

Цели Исследования:

- 2.1. сформулировать мастер план развития города Астана до 2030 года для поддержки её деятельности как новой столицы и улучшения качества жизни жителей;
- 2.2. провести технико-экономическое исследование приоритетного проекта предложенного Мастер планом;
- 2.3. усилить организационные возможности как центральной, так и муниципальной власти с помощью передачи технической помощи персоналу в процессе Исследования.

## 3. Область Исследования

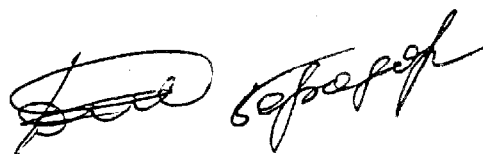
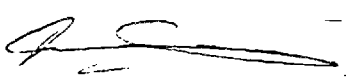

Город Астана площадью 250 квадратных километров.

## 4. План действий Исследования

Для того чтобы достичь вышеуказанных целей, Исследование должно провести следующее:

*необходимо заметить, что детали каждой позиции будут уточнены во время проведения Исследования на основании полученной информации.*

- 4.1. Существующие условия г. Астана:
  - 4.1.1. сбор и просмотр существующей информации по социально-экономическим условиям, использованию земли, естественных условий, условий окружающей среды, и возможностей городской инфраструктуры;
  - 4.1.2. рецензия соответствующих планов и состояние реализации развития Столицы;
  - 4.1.3. рецензия организационной структуры, регулирующей базы и механизм финансирования развития Столицы.
- 4.2. Следующие вопросы, потенциально относящиеся к развитию Столицы, должны быть уточнены:
  - 4.2.1. естественные условия, включая географические и геологические;



- 4.2.2. проблемы города в строящейся зоне, расположенной на правом берегу реки Ишим;
  - 4.2.3. потенциальные возможности нового развития на левом берегу реки Ишим;
  - 4.2.4. цели развития Столицы установленные Правительством, включая рост населения;
  - 4.2.5. организационные возможности, законы и ограничения, финансирование развития Столицы.
- 4.3. Должны быть установлены рамки планирования развития до 2030 года. Рамки планирования должны быть реальны, базироваться на будущих демографических, экономических, социальных, финансовых условиях и условиях окружающей среды, использования земли.
- 4.4. Краткосрочные и долгосрочные сценарии развития должны быть подготовлены следующим образом:
- 4.4.1. уточнение долгосрочных объектов развития до 2030 года;
  - 4.4.2. идентификация нужд для краткосрочного развития до 2005 года;
  - 4.4.3. подготовка альтернативных вариантов удовлетворяющих нужды как долгосрочные, так и краткосрочные;
  - 4.4.4. социальное, финансовое влияние и на окружающую среду каждого из вариантов;
  - 4.4.5. выбор наиболее приемлемого варианта развития.
- 4.5. Должен быть подготовлен Мастер план развития г. Астана которое соответствует следующему:
- 4.5.1. основные концепции и подход;
  - 4.5.2. использование земли;
  - 4.5.3. обеспечение и улучшение возможностей инфраструктуры города и муниципальных услуг;
  - 4.5.4. развитие столичной области;
  - 4.5.5. план района Правительственного центра, бизнес центра, дигородок;
  - 4.5.6. этапы на каждую фазу обеспечения и стоимость каждой фазы;
  - 4.5.7. организационные, регуляционные и финансовые предпосылки для обеспечения Мастер плана.
- 4.6. Техничко-экономическое обоснование выбранного приоритетного проекта предложенного в соответствии с Мастер планом должно быть выполнено следующим образом:
- 4.6.1. установить критерии приоритетности проектов;
  - 4.6.2. выбрать приоритетный проект.
  - 4.6.3. Техничко-экономическое обоснование для оценки технической, финансовой и экономической жизнеспособности и значения для охраны окружающей среды и социального значения выбранного приоритетного проекта.

## **5. График работы миссии**

Исследование должно быть проведено в соответствии с приложенным примерным графиком (приложение). График, включая дату передачи отчета указанном в

следующем пункте, является примерным и может уточняться когда обе стороны придут к согласию и в случае необходимости в течение Исследования.


## **6. Отчеты**

ЛСА подготовит и передаст следующие отчеты на Английском и Русском языках Правительству Казахстана. В случае, если возникнут какие-либо разночтения вариант на Английском языке превалирует.

- 6.1. инспекционный отчет, суммирующий подход и график выполнения Исследования.  
30 копий на русском языке и 10 на английском.  
В течение 1 месяца с момента начала Исследования.
- 6.2. отчет о прогрессе, суммирующий существующие условия в г. Астана и определяющий приоритетный проект для ТЭО.  
30 копий на английском.  
В течение 3 месяцев с момента начала Исследования.
- 6.3. промежуточный отчет, суммирующий вопросы развития и потенциала, рамки планирования, сценарий развития и прогресс ТЭО.  
30 копий на русском языке и 10 на английском.  
В течение 10 месяцев с момента начала Исследования
- 6.4. Проект окончательного отчета, суммирующий все полученные результаты, включая Мастер план и ТЭО.  
30 копий на русском языке и 10 на английском.  
В течение 16 месяцев с момента начала Исследования.
- 6.5. Правительство Казахстана обеспечит ЛСА своими комментариями в течение 1 месяца с момента получения Проекта окончательного отчета.
- 6.6. Окончательный отчет  
50 копий на русском языке и 20 на английском.  
В течение 1 месяца с момента получения комментариев по Проекту окончательного отчета.

## **7. Обязательства Правительства Казахстана**

- 7.1. Способствуя выполнению исследования, Правительство Казахстана должно принять следующие меры, не противоречащие законодательству Республики Казахстан:
  - 7.1.1. обеспечить безопасность Японской исследовательской группы;
  - 7.1.2. допускать членов Японской группы въезжать, покидать и присоединяться в Казахстане на срок проведения исследований и освободить их от регистрации и консульских сборов;
  - 7.1.3. освободить членов Японской группы от налогов, такс, и других сборов на оборудование, технику и другие материалы ввезенные в и из Казахстана для выполнения Исследования.
  - 7.1.4. Освободить членов Японской группы от подоходного налога и любых других сборов в связи с оплатой получаемой членами группы на выполнение Исследования;



- 7.1.5. Обеспечить необходимыми возможностями Японскую группу для получения и использования средств, полученных из Японии в связи с выполнением Исследования;
  - 7.1.6. Обеспечить допуск членам Японской группы на территорию частной собственности и охраняемых объектов для проведения Исследования;
  - 7.1.7. Дать разрешение членам Японской группы собирать всю необходимую информацию и документы, относящиеся к Исследованию, и вывозить её в Японию;
  - 7.1.8. Обеспечить медицинскими услугами, по необходимости. Эти расходы будут оплачены членами Японской группы.
- 7.2. Правительство Казахстана будет отвечать за претензии, если они возникнут, против членов группы возникших при проведении Исследования или связанном с ним, кроме случаев, когда эти претензии возникли по вине членов группы от небрежности или умышленно.
  - 7.3. Корпорация развития столицы (далее «Корпорация») и Акимат г. Астана будут исполняющими агентами Исследования, а также координаторами с другими Правительственными и не Правительственными организациями заинтересованными в выполнении исследованиями.
  - 7.4. В сотрудничестве с другими вовлеченными организациями, CDC и Акимат города должны за свой счет снабдить Японскую группу следующим:
    - 7.4.1. имеющимися данными и информацией, связанной с Исследованием;
    - 7.4.2. квалифицированными сотрудниками;
    - 7.4.3. подходящую площадь в Астане под офис с необходимым оборудованием;
    - 7.4.4. верительные грамоты и удостоверения для членов группы;
    - 7.4.5. необходимое количество автомобилей с водителями.

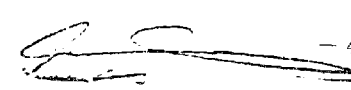

## **8. Обязательства JICA**

Для выполнения данного Исследования JICA должна предпринять следующие шаги:

- 8.1. оплатить проезд членов Японской исследовательской группы в Казахстан;
- 8.2 в ходе проведения Исследования обеспечить передачу технологических навыков партнерам с Казахстанской стороны.

## **9. Консультация**

CDC, Акимат города Астана и JICA будут проводить консультации между собой по поводу любой проблемы, вытекающей из или связанной с Исследованием.



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## ПРИЛОЖЕНИЕ

### График Исследования

Описание и год	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
Работа в Казахстане	=====			=====						=====						==			
Работа в Японии	==		==			=====					=====				==		==		
Отчет	Δ IC/R		Δ PG/R							Δ IT/R						Δ DF/R		Δ F/R	

IC/R: Инспекционный отчет

PG/R: Отчет о прогрессе

IT/R: Промежуточный отчет

DF/R: Проект окончательного отчета

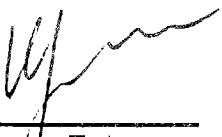
F/R: Окончательный отчет


**Рабочий протокол по**  
**Плану работ по исследованию Мастер плана**  
**и развитию города Астана**  
**в Республике Казахстан**  
**согласованный между**  
**Министерством иностранных дел**  
**Агентством по стратегическому планированию и реформам**  
**Корпорацией развития столицы**  
**Акиматом города Астана**

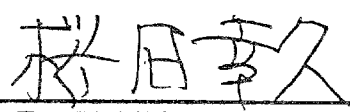
**и**


**JICA**

**Астана**  
**5 октября 1999 г.**

  
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*с учетом совещания*

Японская подготовительная исследовательская группа (далее «Подготовительная группа»), организованная Японским Международным Агентством по Взаимодействию (далее «JICA»), возглавляемая г-ном Yukihiisa Sakurada (управляющий директор департамента исследования и социального развития JICA), посетила Республику Казахстан с 23 сентября по 7 октября 1999 года для обсуждения и согласования с Правительством Республики Казахстан (далее «Правительство Казахстана») плана работ по «Исследованию Мастер плана развития города Астана» (далее «Исследование»).

Подготовительная группа обменялась мнениями и провела ряд встреч с представителями Корпорации развития столицы (далее «CDC») и другими заинтересованными организациями. Список людей с кем Подготовительная группа провела встречи в Приложении.

Обе стороны пришли к соглашению по Плану работ Исследования. Рабочий протокол установил четыре основных пункта связанных с выполнением Плана работ.

## 1. ЯЗЫК

План работ и Рабочий протокол были подготовлены на английском и русском языках. В случае если возникнут какие-либо разночтения, вариант на Английском языке превагирует.

## 2. ПЛАН РАЙОНА

CDC настоятельно просило Подготовительную группу подготовить следующие три плана района в процессе Исследования:

- Правительственный центр;
- Бизнес центр;
- Дипгородок.

Подготовительная группа поняла важность и необходимость составления плана района для этих объектов. Стороны пришли к соглашению, что будет подготовлен план Правительственного центра, который опишет основные инфраструктурные объекты и здания в масштабе 1 : 2 000. С другой стороны, так как не представляется возможным подготовить детализированный план развития для Бизнес центра и Дипгородка, будет подготовлен план с основными концепциями и принципами развития этих двух районов в масштабе 1 : 5 000 – 10 000.

## 3. ТЕХНИКО-ЭКОНОМИЧЕСКОЕ ОБОСНОВАНИЕ

CDC также настоятельно просило Подготовительную группу включить в Исследование следующие четыре ТЭО:

- строительство очистительных установок в г. Астана для улучшения качества водных ресурсов;
- улучшение водоснабжения и системы снабжения питьевой водой в г. Астана;
- модернизация теплоэлектростанции в г. Астана;
- развитие сети телекоммуникаций в г. Астана.

Подготовительная группа объяснила CDC, что только один из предложенных проектов может быть рассмотрен в связи с ограниченностью бюджета исследования. После многочисленных обсуждений стороны пришли к решению, что этот вопрос будет рассмотрен до передачи Отчета о прогрессе. В выборе проекта для ТЭО будут учтены уровень важности, результаты исследований, проводимых сейчас CDC, и возможный источник финансирования.

#### **4. СОТРУДНИЧЕСТВО И КООРДИНАЦИЯ**

Было подтверждено, что Исследование будет проводиться совместно Исследовательской группой и сотрудниками Казахстанского партнера. Для облегчения достижения эффективных результатов Исследования необходимо обеспечить тесное сотрудничество и координацию между партнерами.

#### **5. ПЕРЕДАЧА ТЕХНОЛОГИИ**

- 5.1. CDC попросило Подготовительную группу организовать курсы подготовки для своих сотрудников в Японии. Подготовительная группа объяснила CDC, что только один сотрудник партнера в год может быть приглашен для подготовки, и обозначило возможность групповой подготовки помимо подготовки сотрудников партнера. Подготовительная группа обещала CDC обсудить запрос в головном офисе JICA по поводу возможности подготовки в Японии как можно большего количества сотрудников казахстанского партнера.
- 5.2. Обе стороны согласились провести два семинара по Исследованию, один для презентации Промежуточного отчета и другой для Проекта окончательного отчета. Детали семинаров будут уточнены в процессе Исследования.

#### **6. СОТРУДНИКИ КАЗАХСТАНСКОГО ПАРТНЕРА**

Подготовительная группа запросила у CDC обеспечить сотрудников казахстанского партнера для Исследовательской группы. CDC согласилось передать JICA список сотрудников до начала исследования, основываясь на списке необходимых специальностей для Исследования, который будет подготовлен JICA.

#### **7. УПРАВЛЯЮЩИЙ КОМИТЕТ**

CDC подчеркнуло, что организует Управляющий комитет для Исследования. В состав комитета будут включены представители Правительственных организаций относящихся к развитию столицы. CDC передаст список состава Управляющего комитета JICA до начала Исследования.

#### **8. ОТЧЕТЫ**

- 8.1. В принципе CDC согласилось раскрыть Основной отчет и выдержки Окончательного отчета. Любая конфиденциальная информация в

соответствии с законами и инструкциями, действующими в Казахстане, будет включена в отдельный том, который не будет раскрыт.


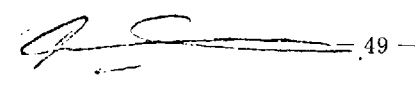
- 8.2. Все отчеты, кроме Отчета о прогрессе будут подготовлены на английском и русском языках как указано в Плате работ. Однако в Проекте окончательного отчета и Окончательном отчете основной отчет и его выдержка будут подготовлены на обоих языках, кроме комплекса данных, карт и рисунков, которые будут представлены только на английском языке.

## 9. ДАННЫЕ, ИНФОРМАЦИЯ И КАРТЫ

CDC обещало Подготовительной группе сделать все возможное для обеспечения Исследовательской группы существующими данными, информацией и картами относящимися к Исследованию. Однако если возникнут трудности по этому вопросу CDC и JICA обсудят этот вопрос, чтобы найти подходящее решение.

## 10. ТРАНСПОРТ

CDC обязалось обеспечить Исследовательскую группу как минимум тремя машинами с водителями.

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## ПРИЛОЖЕНИЕ

Список лиц с кем были проведены встречи в рамках визита Подготовительной группы

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Eri Honda	Член Подготовительной группы JICA
Jitsuya Ishiguro	Член Подготовительной группы JICA
Mamoru Osada	Член Подготовительной группы JICA
Toshiaki Arisawa	Член Подготовительной группы JICA
Nayao Teshima	Член Подготовительной группы JICA
Kumiko Ikawa	Переводчик Подготовительной группы JICA