

LegalNews

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I. Vendim i Keshillit te Ministrave nr. 686, date 22.11.2017 "Per miratimin e rregullores se planifikimit te territorit"

Me 22.11.2017, Keshilli i Ministrave ka miratuar **Vendimin nr. 686, date 22.11.2017 "Per miratimin e rregullores se planifikimit te territorit"** (ne vijim "**Rregullorja**"). Vendimi eshte botuar ne Fletoren Zyrtare nr. 211, date 06.12.2017 dhe hyn ne fuqi menjehere me botimin e fletores.

Rregullorja vendos rregulla te unifikuara per strukturen, permbatjen dhe hapat e hartimit, zbatimit, monitorimit te zbatimit te planeve te ndryshme, me qellim detajimin e procedurave te planifikimit ne nivel qendror dhe vendor dhe arritjen e njetrajtshmerise se formes e te struktures se dokumenteve te planifikimit.

Renditja e dokumenteve te planifikimit eshte hierarkike si dhe planifikimi i territorit ne Republiken e Shqiperise organizohet ne dy nivele si vijon:

a. Planifikimi ne nivel qendror

- Planifikimi i Pergjithshem Kombetar i Territorit
- Planet Kombetare Sektoriale
- Planet e Detajuara per Zonen me Rendesi Kombetare

b. Planifikimi ne nivel vendor

- Plani Sektorial ne Nivel Qarku
- Plani i Pergjithshem Vendor

I. Decision of Council of Ministers no. 686, dated 22.11.2017 "On the approval of the territory planning regulation"

On 22.11.2017, the Council of Ministers approved the Decision no. 686, dated 22.11.2017 "On the approval of the territory planning regulation" (hereinafter the "Regulation"). The decision has been published with the Official Gazette no. 211, dated 06.12.2017, and enters into force immediately with the publication of the gazette.

The Regulation establishes unified rules regarding the structure, content and planning steps, application and monitoring of the implementation of the plans. The aim of the document is to detail the planning procedures at the central and local level and achievement of a uniformed form and structure of the planning documents.

The ranking of planning documents is hierarchical as well as the territory planning in the Republic of Albania is organized in two levels as follows:

a. Planning at the central level

- General National Territory Planning
- Sectoral National Plans
- Detailed Plans for the Area of National Importance

b. Planning at the local level

- Sectoral Plan at the Regional Level
- General Local Plan

- Plani i Detajuar Vendor
- Plani Sektorial ne Nivel Bashkie

Legjislatori per secilin nga planet e treguara me siper, parashikon hapat procedurale te nevojshem per miratimin e tyre, procesin qe shoqeron çdo hap procedural, si dhe palet e perfshira, duke filluar me identifikimin e autoritetit pergjegjes per hartimin, aktoret qe iniciojne procesin, hartimin, keshillimin dhe bashkerendimin e planeve, permbajtjen e tyre, miratimin dhe hyrjen ne fuqi te planeve, perfshire ketu dhe zbatimin dhe monitorimin e secilit plan.

Gjithashtu, Rregullorja percakton dhe te ashtuquajturat kushtezime territoriale te posaçme qe i bashkengjiten atyre kufizimeve qe burojne nga legjislacioni i posaçem per secilin sektor qe ndikon territorin.

Ne kete kuptim, Rregullorja vendos kritere dhe kushte (kushtezime territoriale) ne zhvillimin territorial te zonave te ndryshme si psh., ato industriale dhe ekonomike, spitalore, zonave bujqesore, natyrore apo te turizmit, zona te trashegimise kulturore, etj.

Me hyrjen ne fuqi te ketij vendimi, Vendimi nr. 671, date 29.07.2015, i Keshillit te Ministrave, "Per miratimin e rregullores se planifikimit te territorit", shfuqizohet.

- Detailed Local Plan
- Sectoral Plan at the Municipal Level

The legislator for each of the above-mentioned plans, provides for the procedural steps required for their approval, the process that accompany each of the procedural steps, as well as the parties involved, starting from the identification of the authority responsible for the drafting, actors that start the process, the drafting, the consultation and coordination of the plans, their content, the approval and entrance into force of the plans, including the implementation and monitoring of each plan.

In addition, the Regulation determines the so-called specific territorial restrictions that apply together with those restrictions deriving from the specific laws for each sector that have an impact on the territory.

To that end, the Regulation establishes criteria and conditions (territorial restrictions) in the territory development of different areas such as industrial and economic areas, hospital areas, agricultural, natural and touristic areas, cultural areas, etc.

With the entry into force of this decision, the Decision no. 671, dated 29.07.2015, of the Council of Ministers, "On the approval of the territory planning regulation", is repealed.

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