

# Spatial planning in Greece: from the past to the economic crisis & the future

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## SUMMARY

Spatial planning in Greece is as old as the Hellenic State. The main Act of the first Governor of the Hellenic State, Ioannis Kapodistrias, in 1829 was agricultural land redistribution. As King Otto stepped into power, in 1833, one of his first political actions of great significance in spatial organizational aspect was the declaration of Athens as Capital of the Kingdom, instead of Nafplio in Peloponnese. Otto also issued the first laws on urban planning, land management and land distribution in the 1830's. Laws that affected Greece's. In the early 1920's and after the period of Balkan Wars, the Great War and the Asia Minor Disaster Greece had to face two great challenges, refugees rehabilitation and land distribution/ redistribution. It was then that a major reform of planning legislation took place and legislation for refugees foster and rehabilitation through land distribution (or redistribution) was enacted, shaping Greece's urban and rural areas. The end of WWII found Greece in the middle of a civil war, with country's efforts to recover beginning only in early 1950's. A recovery that included reshape of the urban areas, reform of agricultural land, promotion of tourism and support of industry. In 1967 Greece was again found in the middle of a political storm as dictatorship was established. After Restoration of Democracy, in 1975 and Greece's EEC full membership a new era in spatial planning began. Greece implemented EEC or EU regulations and directives on spatial planning. The economic crisis that Greece had to confront from 2008 affected spatial planning legislation and new planning tools were enacted. Among the high priorities, in respect to the reduction of State's debt, was the exploitation of public property and real estate and the institutional facilitation of large scale development plans. As Greece was overcoming the economic crisis, had to confront the SARS Cov2 global pandemic and new challenges for spatial planning arose. In this paper the over the time evolution of spatial planning in Greece is presented, with emphasis to the spatial planning reform undertaken during the 2008-2018 economic crisis. Furthermore new spatial planning challenges and prospectives of the post Covid-19 era in Greece, are presented.

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