

European Union

Regional policy

W. A. R. – Bibliothek

Inv.-Nr. D 19366

INSTITUT WAR — Bibliothek —
Wasserversorgung, Abwassertechnik
Abfalltechnik und Raumplanung
Technische Universität Darmstadt
Petersenstraße 13, 64287 Darmstadt
TEL. 0 61 51/16 36 59 + 16 27 48
FAX 0 61 51/16 37 58

05.2 EUC-G

Regional development studies

The EU compendium of spatial planning systems and policies Greece

European Commission

Bibliothek Wasser und Umwelt
(TU Darmstadt)



61552103

Contents

Compendium's objectives	11
Author's note	15
Acknowledgements	19
PART I: PLANNING SYSTEM	21
A. OVERVIEW OF PLANNING SYSTEM	21
General overview	21
Context and principles	22
Constitution, legislation and judicial system	22
Development process and market circumstances	23
Economic development	24
Environmental policy	24
European Union	25
Flexibility	26
Government structure and powers	28
Land policy and land and building quality	28
Plan led/development led	29
Political priorities	30
Political system, administrative system and public participation	30
Population and statistics	31
Sectoral policy	31
Trends	31
Central power/local power	31
Flexibility/certainty	31
Government structure	32
Policy	32
B. MAKING AND REVIEWING PLANS AND POLICIES	33
Overview	33
B(i) Policy institutions	35
National government	35
Ministry of the Environment, Spatial Planning and Public Works	35
Ministry of the National Economy	36
Ministry of the Interior	37
Ministry of Culture	37
Ministry of Finance	37
Ministry of Industry, Energy and Technology	37

Ministry of Agriculture	37
Ministry of Transport and Communications	38
Ministry of Merchant Marine	38
Ministry of Tourism.....	38
Ministry of Macedonia and Thrace and the Ministry of the Aegean.....	38
Regional government	38
Administrative regions	38
Prefectures (<i>nomarchies</i>).....	39
Government agencies and public sector organisations	40
Hellenic Industrial Development Bank.....	40
Hellenic Tourism Organisation.....	40
Organisation for the Master Plan and Protection of the Environment of Athens.....	40
Local government organisations.....	41
Other organisations	42
B(ii) Policy instruments	42
Introductory comments.....	42
National level	47
Regional level.....	47
Regional plans	47
Master plan (<i>rythmistiko schedio</i>).....	48
Local level.....	49
General town plan (<i>geniko poleodomiko schedio</i>)	49
Town plan (<i>schedio poleos</i>)	51
Implementation plan (<i>praxi efarmogis</i>).....	54
Special urban zones	55
Out-of-plan (<i>ektos schediou</i>) areas	55
Non-plan procedural policy instruments	55
Development rights.....	56
C. REGULATIONS AND PERMITS	57
Overview	57
Building law	57
Town planning regulations	57
Building conditions	58
Main permit	59
The building permit (<i>oikodomiki adeia</i>).....	59
Application for the permit	59
Processing a permit.....	64
Conditions relating to the permit	64
Rights of appeal (main permit only)	64
Other permits.....	64
Exceptions.....	66
Departures from regulations.....	66
Enforcement procedures.....	66
Out-of-plan (<i>ektos schediou</i>) areas	66
Unauthorised use and development.....	67
Examples and illustrations	68
Commercial development.....	68
Housing development.....	68
Industrial development.....	69
Hospital development.....	69
Tourist development	69

D. AGENCIES AND MECHANISMS FOR DEVELOPMENT AND CONSERVATION	71
Overview	71
D(i) Development	72
Regional economic development.....	72
Local economic development.....	72
Urban regeneration.....	73
Public sector development policies	74
Major infrastructure.....	74
Partnerships.....	75
Tourism development.....	75
Rural development.....	75
Special agencies.....	75
Protection of the environment and conservation.....	75
Countryside conservation	75
Environmental conservation	76
Coastal planning.....	76
Urban conservation	76
Monuments	76
Resource planning.....	77
PART II: POLICIES.....	79
E. OVERVIEW OF POLICIES	79
Components of spatial planning policy.....	79
Priorities at national, regional and local levels.....	80
External factors.....	81
Transnational initiatives.....	82
Balance of regional development.....	82
Area revitalisation.....	82
Management of urban systems	83
Environmental protection	83
Rural areas and the countryside.....	83
The issue of a global planning approach.....	84
F. POLICIES	
(Content - context - mechanisms)	85
Housing	85
Commerce	87
Industry	89
Leisure and tourism	91
Environment	92
Transport	96
Economic development	98
Natural resources	99
Heritage	101
Waste management and pollution.....	102
APPENDICES	
Appendix I. Glossary	105
Appendix II. Acronyms and abbreviations.....	109
Appendix III: Addresses and telephone numbers	111
National government.....	111
Regional government.....	113
Local authorities.....	113
Public agencies and organisations.....	114
Other organisations.....	115
Appendix IV: Sources, references and statutes	117