

THE SPATIAL FRAMEWORK OF TOURISM IN GREECE AS A DETERMINANT HOTEL INVESTMENT FACILITY FACTOR

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The adoption of a scientifically integrated spatial planning is a basic prerequisite for the development of commercial and social activities, especially in the tourism industry. The organization of tourism development through land-use planning, based on the principles of sustainable development, increases investors' confidence and upgrades the country to a mature tourist destination for investments.

In Greece, following the cancellation by the Hellenic Council of State of the last Special Spatial Planning for Tourism (SSPT), the siting of tourist facilities has been dependent on the existing Regional Spatial Plans over the past three years which do not include many modern tourism development models. The lack of specific spatial planning for tourism is an inhibiting factor in the realization of hotel investments. In the light of this constraint on the tourist accommodation industry, this research is about to illustrate the extent of the impact of the absence of an appropriate SSPT on the realization of hotel investments.

Keywords: *tourism planning, spatial planning, hotel investment*

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INTRODUCTION

The scheduling of tourist activity is considered a rather complex process due to the factors that determine it, such as: natural and cultural resources, what the planning of each country dictates, but also the size of the investment interest of the individuals, who will choose the part that will invest in tourist facilities (Papageorgiou, 2017; Li et al., 2015; Maskin, & Milijic, 2010). The necessity to design tourist activity is also due to the fact that tourism has negative effects (consumption of natural resources, waste, pollution) and specific infrastructure needs in addition to positive impacts (development of the national and local economy). For the above reasons, tourism activity is required to operate under constant control and planning (Papageorgiou, 2017; Awang et al., 2009; Cornelissen, 2005).

LITERATURE REVIEW

The concept of spatial planning has begun to develop in the European area essentially after the World War II. It is presented as a scientific design, in spatial planning, which seeks to satisfy the basic economic, social, cultural needs of people and at the same time strives to balance the needs presented in the space (Albrechts, 2015; Beriatos, 2007; Healey, 1997).

The multidimensional form of spatial planning allows each author to approach spatial planning according to the dimension he wants (social, economic). Therefore there is no generally accepted definition (Munroe et al., 2005; Motte, 2006, Balducci et al., 2011). In particular, it deals with land uses, land use conflicts, spatial and environmental relations and the relationship between space and development (Cameron et al., 2004; Munroe et al., 2005).

In the past, spatial planning involved major projects aimed at helping to rebuild the countries that emerged from the war. Over the last few decades, it has sought to boost economic restructuring both

at regional level and at urban and environment level (Koresawa & Konvitz, 2001; Chettiparamb & Huw, 2012,).

On the other hand, the relationship between spatial planning and tourism planning began to be studied after the 1980s, because the spatial aspects of tourism, such as the construction of hotels, were perceived as residential development (Briassoulis & Van der Straaten, 2000; Heeley , 1981, Inskip, 1988), thus theoretically related to urban design (Hall, 1992; Costa, 2001; Lew, 2007). In fact, the relationship between tourism and spatial planning is an interdependent relationship, both pursuing sustainable development, striking a balance between the objectives of economic efficiency, social justice and environmental protection (Coccosis, 2015; Zuindeau, 2006; Baidal, (Risteskia et al., 2012; Hall, 2000). In addition, it is not possible to achieve substantial integration if one does not regulate issues that concern the other.

Spatial planning in Greece begins in the 1920s (Gourgiotis & Tsilimigas, 2016; Sarantakou, 2017a) and refers to planning legislation, urban planning based on housing development, developmental motivation and construction (Agaliotou et.al., 2019) , through the perspective of rural and industrial economic development (Kourliouros et al., 2015). In the 1950s, spatial planning in Greece focused on the rebuilding of Greek society. After the regime changed, in the 1970s, planning and urban planning became part of the Constitution (Gourgiotis & Tsilimigas, 2016). In the following years efforts were made to modernize town and country planning policy such as the establishment of the Ministry of Spatial Planning and the Environment in 1980 (Kourliouros et al., 2015) and Law 2742/1999 which establish the foundations for the implementation of spatial planning in Greece. Between 2008-2011, the first spatial plans of the national field were presented, containing the general directions of spatial development and organization of the country (Gourgiotis & Tsilimigas, 2016).

The first Special Spatial Planning for Tourism (SSPT), adopted in 2009, defined the directions and rules, spatial structure, organization and development of tourism and the necessary infrastructure in Greece. However, an evaluation report in 2013 for the institutionalized 2009 SSPT describes it as inadequate and at the end of the same year, after months of consultations and different SSPT, a new one was adopted. But it was canceled in turn in 2015 because it had been considered that the legal process for its approval had not been followed and hence the 2009 SSPT back into effect, which in turn was canceled again in 2013 after being considered as, inappropriate from the state (Toufengopoulou, 2017;). Today, no SSPT is in force and some rudimentary directions come from the 2009 SSPT.

A specific spatial framework for tourism can contribute effectively to two directions: on the one hand, guaranteeing investment in the tourist sector and on the other hand coordinating sectoral policies related to tourism (Coccosis, 2015; Dredge & Jamal, 2015; Marinakos et al., 2012; Briassoulis, 2002). As far as the orientation and investment security of a tourism development is concerned, it basically defines the rules and guidelines for how tourism can be developed in different areas to guide the investors concerned to the right way and place. From the coordinating sectoral policies point of view, in essence, a tourism planning ensures the coordination of other sectoral policies and actions with the priorities of tourism policy (Sarrión-Gavilán et al., 2015; Swanson & Brothers, 2012; Bramwell, 2011; Hall, 2011; Sarantakou, 2017b). For Greece, which is considered to be a tourist destination in progress, spatial planning offers opportunities to enhance its competitiveness, in line with the possibilities offered by the various regions of the country (Coccosis, 2015; Tsartas, 2010; Marinakos et al., 2012; Rosentraub & Joo, 2009).

The “Bet” of captivate private investment in the hotel industry

The attraction of investment, especially in tourism, has been a key goal of development policy in Greece, and especially in the last decade, with the economic crisis negatively affecting the country, any attempt for economic recovery is important (Coccosis, 2015). There is a serious weakness in promoting large-scale complex and integrated private tourism investments (Rogerson, 2013; Coccosis, 2015). The lack of a long-term planning such as a land-use plan is one of the main factors for this serious weakness. The spatial planning design defines the bases for the development of human activities, settlements and cities and of course infrastructure (Krajewska et al., 2014; Almeida et al., 2017). This means defining the contexts in which various activities or projects are being developed as infrastructure in different regions of the country, always taking into account the needs and particularities of each region. A safe environment for large-scale private tourism investments (Tsartas et al., 2014; Coccosis, 2015; Triantafyllopoulos, 2017) can be created through the Tourism Spatial Planning.

METHODOLOGY

Aim and objectives of this research

The aim of this research is to highlight whether there is a problem with the lack of a specific spatial framework for tourism in Greece to attract private investment in the hotel industry. The objectives of the survey are:

- The recording and planning of the views and positions of the officials of the relevant public and private sector, on the degree of impact of the lack of specific spatial planning in the realization of large scale hotel investments.
- The degree of agreement or disagreement between views and positions of public and private sector officials.

- Reaching safe conclusions and policies for creating the right conditions for the development of private tourism investment.

Investigation questions and cases of research

The main exploratory questions addressed in the present survey rotate around three main axes:

- The relation between spatial planning and hotel investment.
- The degree of impact in the absence of spatial planning in the construction of large scale hotel investments.
- The spatial and tourism policies that need to be implemented to enhance hotel entrepreneurship.

As independent variables for hypothesis testing, we used the type of sector (private-public) and the degree of tourism development (high-low) in the region where each operator operates.

Therefore in the first case the null hypothesis represented by H₀ is expressed as follows:

H₀: there is no difference in the perceptions between public and private sectors about the extent of impact of the absence of a specific spatial planning framework on the development of large hotel investments in Greece.

While the alternative hypothesis symbolized by H₁ indicates exactly the opposite:

H₁: there is a difference in perceptions between public and private sectors about the extent of the impact of the absence of a specific spatial planning framework on the development of large hotel investments in Greece.

In the second case the null hypothesis is formulated as follows:

H₀: there is no difference in the perceptions of the operators about the degree of impact of the absence of a specific spatial planning framework on the development of large hotel investments in Greece, regardless of the degree of tourism development of the area in which each institution is located.

While the alternative hypothesis H₁ denotes exactly the opposite:

H1: there is a difference in the perceptions of the operators about the degree of impact of the absence of a specific spatial planning framework on the development of large hotel investments in Greece, regardless of the degree of tourism development of the area in which each institution is located.

Using the appropriate techniques to control the specific cases, which are discussed below, we will be guided by the current case studies.

Method of data collection – Sampling

The way of collecting the primary data took place by using a questionnaire and in particular a questionnaire of events. The method of sending questionnaires via e-mail was chosen because of the ability to reach a large sample in different regions and in a relatively short period of time. Also, subjective non-random sampling was chosen due to the short duration of the survey due to the limited time and peculiarity of the research topic and the need for specific knowledge to answer the questionnaire.

The population selected in the present survey was finite with geographic and demographic characteristics that were deemed necessary for a firmer integration of research. Table 1 shows the sample selected and its characteristics as well as the number of final participants.

Table 1: Population, sample and final participants.

Entities: Public Sector	Directorates	Initial Population	Final Sample	Response Rate
1. Ministry of Tourism	A Regional Tourism Services	13	12	92,3
2. Ministry of Environment and Energy	B. Directorates of the Ministry of the Environment	3	1	33,3
	Γ. Urban planning	15	10	66,6

Ministry of Rural Development and Food	-	1	1	100,0
Total		32	24	75,0
EOT		1	-	-
Hellenic Chamber of Hotels		1	-	-
Chambers of Prefectures		21	12	57,1
General Secretariat for Trade and Consumer Protection		1	1	100,0
Regions	A. Department of Commerce and Tourism	13	11	84,6
	B. Directorates of Environment and Spatial Planning	11	7	63,6
Economic Chamber of Greece		1	-	-
Total		49	31	63,3
Entities: Private Sector				
SETE		1	-	-
ENTERPISE GREECE		1	-	-
Pan-Hellenic Federation of Hoteliers, Guides, Tourist Offices ,ect.		11	9	81,8
Hotel and Hoteliers Association		11	8	72,7
Association of Tourist & Travel Agencies		5	5	100,0
Unions Restaurateurs and Related Occupations		9	9	100,0
Academy of Tourism Research and Studies		1	1	100,0
Union of Marines of Greece		1	1	100,0
Marketing Greece		1	-	-
Total		41	33	80,4
Final sum		123	88	71,5

The survey sample consisted of a total of 88 private and public sector entities. An attempt was made for a representative distribution of the sample, both in the relatively equal number of public and private

sector entities, and in the geographical distribution where regions from all over Greece were selected with increased but also reduced tourist interest. This option aimed at presenting information that responds to areas in different stages of tourism development, with different needs and different structural problems. The survey was conducted at the premises of each institution and the period of primary research was from April to May 2019. A quantitative survey was carried out and a structured questionnaire was used

Structure of the questionnaire

The questionnaire is structured in four thematic sections that include a total of 17 questions. More specifically:

Section A: Research Identity. The first section gathered data concerning the respondent's name, gender, age, workplace, job position, educational level and contact information.

Section B: Hotel investment planning. In the second section, there are questions regarding the degree of influence from the lack of SSPT in Greece, to the extent of large-scale hotel investments and potential inhibitors for their realization.

Section C: Planning and coordination of sectoral policies related to tourism. In the third section, the questions attempt to reveal the degree of agreement or disagreement between public and private sector stakeholders on spatial planning and the degree of cooperation or not between different actors.

Section D: Spatial and tourism policies that can be implemented. The last section includes questions about the policy proposals that could be developed for the immediate realization of large-scale private tourism investments.

Data analysis-statistical criteria

For the analysis of the data the statistical package for social sciences SPSS version 24 was used and the following procedure was followed. Initially, the encoding of the queries and the entry of the data into the Data View and Variable View files of SPSS took place. The Data View files are loaded with the original data, while the Variable View files determine the characteristics of the survey variables.

Below is the data processing. Both descriptive and inductive statistics were used to process the data. The independent variables used are:

1. the type of organization (private-public) and
2. the degree of tourism development (high-low) in the area where each operator operates.

The nature of the subject of the survey has been the basis for determining its nature. Therefore, the present research is characterized as: a) descriptive with quantitative and categorical variables; b) sampling in terms of the number of persons examined; and c) related, because it attempts to discover and interpret the correlations between the "independent and dependent" variables as these are set in exploratory questions.

Both quantitative and qualitative measurements, as well as a series of statistical analyses, were used to describe these variables as well as to investigate and verify possible relationships between them. In each case, the central trend indicators and the dispersion of the distributions, for each variable, were calculated, as well as the relevance indices and the reliability of the measurements. In particular, the statistical analyses and methods used to test cases were proportionate to the type of survey data.

Initially the sample was checked for regularity. Wherever there was regularity, parametric analyzes were performed, namely t-test, ANOVA and Pearson correlation coefficient. Where non-regularity was performed non-parametric analyses, Mann-Whitney U, Kruskal-Wallis and Spearman correlation coefficient, were used. The results obtained were made by parametric and non-parametric analyses and

presented the very same findings with minimal variations. For all the above analyses the level of statistical significance was set between 1% ($P < 0.01$) and 5% ($P < 0.05$). Limit statistical significance represents the probability of 6% to 7% ($P < 0.06 - P < 0.07$), therefore probability greater than 7% ($P < 0.07$) means that statistical differences are insignificant. In conclusion, if $P > 0.05$ will be accepted as the significance level that the answers do not have a statistical difference in the two categories, while if $P < 0.05$ there is a difference.

RESULTS AND DISCUSSION

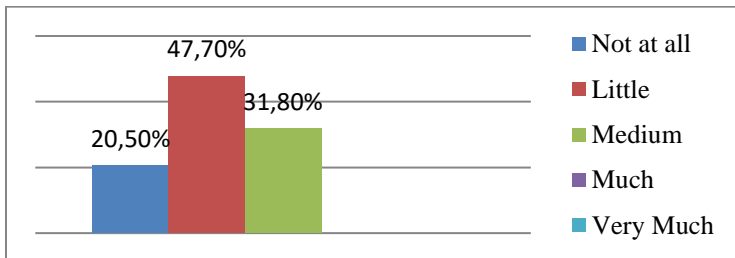
In the continuous, some questions will be presented, by topic, where their answers provide useful information for the survey. Specifically in Section A regarding the identity of the survey, the following is observed according to the following (Table 2). In fact, 88 people replied to the survey questionnaire. Of the 88 people, 45 were male, (51.1%) and 43 were female, (48.9%). We can see that both sexes have almost the same degree of presence in the workplace. As far as the age is concerned, it is noted that 90.9% of workers are an age-old workforce capable of work, performance and willingness to learn and acquire knowledge. As far as the educational level is concerned, there are high levels of knowledge, where out of 88 respondents, 80 people (90.9%) hold a Postgraduate or Ph.D. degree. According to the above, the picture presented by the public and private sector is highly educated and capable of working age, and thus able to cope better with their work responsibilities.

Table 2: Demographic sample data

Variables		Frequency (n=88)	Rate
<u>Sex</u>	Man	45	51,1%
	Woman	43	48,9%
<u>Age</u>	31-40	25	28,4%
	41-50	55	62,5%
	60+	8	9,1%
<u>Education</u>	Master's degree-	80	90,9%
	Doctorate		
	University	8	9,1%
	High School	-	-
	Primary school	-	-

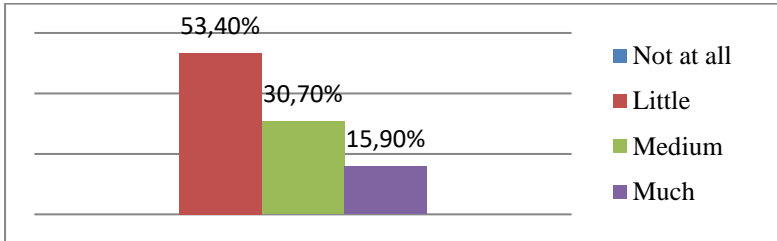
The B section refers to planning and hotel investments: respondents on whether the Special Planning Framework for Tourism (SPFT) which is in force during this period in Greece meet the current needs of tourism and attracting investment (Figure 1), the majority (47.70%) responded that it satisfies a little the current needs.

Figure 1: Current Satisfaction Earnings based on EPCHSAAT



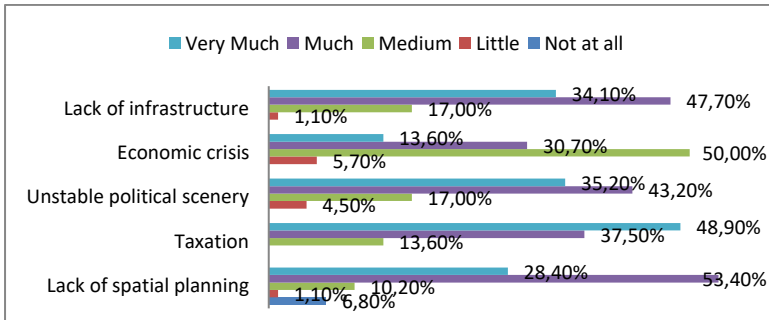
Also the majority of the respondents (53.40%) consider that the acceptability of hotel investment in Greece is low (Figure 2).

Figure 2: Percentages of large-scale hotel investment in Greece.



In the next question concerning the factors that have an impact on the realization of large-scale hotel investments, the lack of spatial planning with rate 53.40% is the main factor (Figure 3).

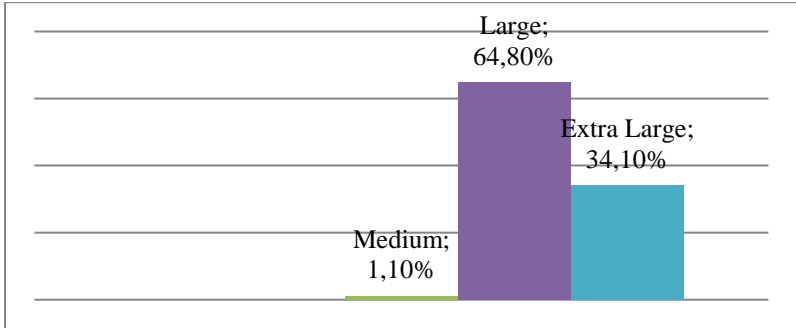
Figure 3: Factors influencing large scale hotel investments



In the third section on spatial planning and coordination of sectoral policies related to tourism, 64,80% of the respondents consider that there is a great difference in the perceptions between public and private sector, in terms of the degree impact of the lack of

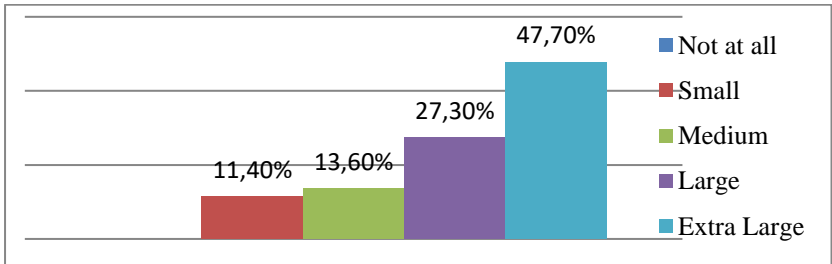
a specific spatial planning for investment in the hotel industry (Figure 4).

Figure 4: Differences in perceptions between public and private sector



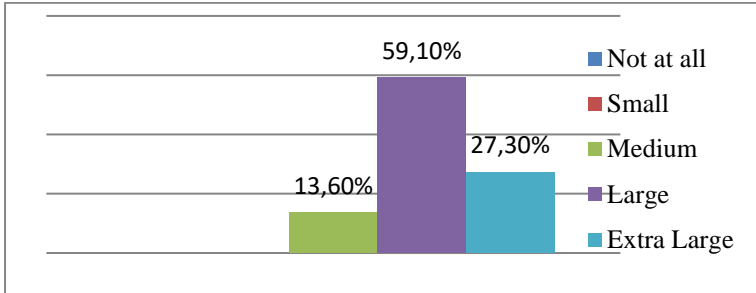
Also, in a question regarding the degree of development of synergies between public and private sector organizations regarding the issue of spatial planning in tourism, the majority of respondents (47.70%) consider that there is a great need for synergies (Figure 5).

Figure 5: Necessity for synergies between the public and private sector



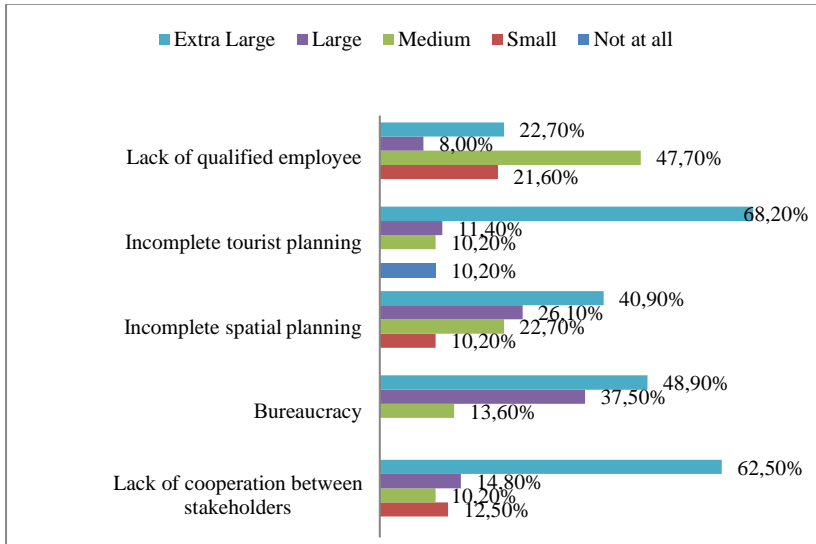
In the last section on spatial and tourist policies that can be implemented, the answers of the respondents to the question “*the extent to which state delays the completion of the procedure for the approval of investment in the hotel sector*”, 59,10% of respondents, consider that there are delays to a large extent (Figure 6).

Figure 6: State delays in approbation investment in the hotel industry.



Finally, the question regarding the main factors affecting the delays in investment authorization in the hotel sector shows that the most important factors are the deficiency of tourism planning and a lack of cooperation between the stakeholders (Figure 7).

Figure 7: Factors influencing delays in the approval of investments in the hotel industry.



Analysis of connections between thematic fields

The questionnaire as outlined above is divided into 4 thematic sections. Then, on the basis of these modules, 3 Thematic Areas are created as listed in sections B through D, omitting the Section A that does not serve the analyses to follow, followed by the audit of the thematic fields. In the present work it is chosen to check reliability through internal consistency. For this reason, the Alpha coefficient of Chronbach, which is the most popular and its values ranging from 0 to 1, is used. The results are then shown.

Table 3: Internal consistency check

Thematic Fields (T.F)	Chronbach's Alpha	Number of questions
T.F 1: Spatial Planning and Hotel Investment	0,722	18

T.F 2: Spatial planning and coordination of sectoral policies related to tourism	0,739	6
T.F 3: Spatial and tourism policies that can be implemented	0,737	6*

* In T.F3 considered only the number of questions has been scaled by none at all

As shown in (Table 3), the coefficient values ranged between 0.722 and 0.739, which means that all values are greater than 0.700 ($p > 0.700$), which according to Field (2005) and Nynally (1967) is considered to be the lowest acceptable value, so the thematic fields used proved reliable.

Table 4: Central Voltage & Dispersion Indicators

Thematic Fields (T.F)	T.F 1: Spatial Planning and Hotel Investment	T.F 2: Spatial planning and coordination of sectoral policies related to tourism	T.F 3: Spatial and tourism policies that can be implemented
Mean	3,2128	4,0511	4,0549
Median	3,3056	4,0000	4,1667
Mode	3,39	3,83	4,33
St. Deviation	0,35239	0,34311	0,54417
Variance	0,124	0,118	0,296
Range	2,22	2,00	2,67

Table 4 shows the levels of response of the sample. In most cases, the average was between 3.2 and 4.05 (based on questionnaire 3 = Medium and 4 = Large).

Correlation between the thematic fields

The purpose of the correlation is to explore the relationship between two or more variables. The correlation coefficient is between -1 and +1. A correlation coefficient most used in studies when regularity occurs, is Pearson's and shows the relationship between two variables. Another known correlation coefficient is Spearman's which is used when there is no regularity (Daniel, 2005; Landau & Everitt, 2004), as shown in Tables 5 & 6.

Table 5: Correlations between Pearson Thematic Fields

Correlation Factor Pearson	T.F 1: Spatial Planning and Hotel Investment	T.F 2: Spatial planning and coordination of sectoral policies related to tourism	T.F 3: Spatial and tourism policies that can be implemented
T.F 1: Spatial Planning and Hotel Investment	1	0,458	0,378
T.F 2: Spatial planning and coordination of sectoral policies related to tourism	-	1	0,204
T.F 3: Spatial and tourism policies that can be implemented	-	-	1

Table 6: Correlations between Spearman Thematic Fields

Correlation Factor Spearman	T.F 1: Spatial Planning and Hotel Investment	T.F 2: Spatial planning and coordination of sectoral policies related to tourism	T.F 3: Spatial and tourism policies that can be implemented

T.F 1: Spatial Planning and Hotel Investment	1	0,359	0,179
T.F 2: Spatial planning and coordination of sectoral policies related to tourism	-	1	0,365
T.F 3: Spatial and tourism policies that can be implemented	-	-	1

Control of normality

In the present study the normality test was quantified using the Kolmogorov-Smirnov test (Daniel, 2005; Landau & Everitt, 2004) because the sample is over 50 people (Field, 2013). Next, sig were tested in all three thematic fields in terms of H_0 and H_1 hypothesis. It was found that sig is greater than > 0.05 (sig > 0.05), so in all, it is acceptable for H_0 : the sample follows a normal distribution, so the following analyzes are made in a parametric way.

In order to carry out the analyses, tests were performed through the Independent t-test in the case of two samples and in cases of more than two groups ANOVA variance analysis was performed (Landau & Everitt, 2004).

Initially, the thematic areas were analyzed in relation to demographic characteristics. For the age and educational level, independence relationships were performed with t-test, while for gender with ANOVA. According to the results, the sig in all three variables was > 0.05 (sig > 0.05), so H_0 becomes acceptable, that is,

there is homogeneity in the thematic fields between the 5 age groups, the 6 groups of the educational level and sex.

The thematic fields were then analyzed in relation to the two independent variables the sector and the geographical location. According to what has emerged from the analysis in TF1 and TF2 we can see, that sig is less than 0,05 (sig <0,05) and H_1 is acceptable, that is, there is a difference between thematic fields and carrier, but in TF3 sig is greater than > 0,05 (sig > 0,05) so the H_0 assumption is acceptable, namely, there is no difference between thematic field and carrier as well as geographic location.

An analysis was then made for the independence relationships between the TF per operator with the geographical location, using the χ^2 chi-square test. The analysis revealed that sig in TF1 and TF2 both public and private entities are smaller <0.05, (sig <0.05). Therefore H_1 is acceptable, which means that there is a difference between the thematic areas per operator, whether public or private entities, in relation to the geographical location. Whereas sig in TF3 public and private entities are greater than >0.05 (sig > 0.05), H_0 is acceptable here, there is no difference between the thematic fields per sector whether public or private in relation to the geographical location.

An analysis was also carried out on the relations of independence between the TF by geographic location with the operator, via the ANOVA control system. It was found that in 8 regions (Eastern Macedonia & Thrace, Attica, Western Greece, North Aegean, Central Macedonia, Ionian Islands, Crete and Epirus), sig is less than 0,05 (sig <0,05). So the hypothesis H_1 is acceptable, there is a difference between the thematic fields per geographic location with respect to the carrier.

By completing the countercheck process, all the questions with the public and private entities, were analyzed using the t-test method and the results with statistical significance showed that in questions 5.1, 8, 11 and 12.4 the sig is less than 0,05 (sig <0,05), so H_1 is acceptable (there is a difference between public and private actors). Finally, analyzes were made between all the questions based on the

geographic location of sectors by the ANOVA control method and the results with statistical significance showed that questions 8, 11, 12.3 and 13.3 show sig less $<0,05$ (sig $<0,05$) hence the H_1 case is acceptable (there is a difference in the responses given by the public and private sector bodies according to their geographical location).

CONCLUSIONS

The findings of the survey confirm the initial aim of the report that the lack of a specific spatial framework for tourism in Greece is an inhibiting factor for investments in the hotel industry and at the same time it highlights the exploratory questions that have been addressed. In particular, there is a significant difference in the perceptions between public and private sector as to the degree of impact of the absence of a specific spatial planning framework on the development of large-scale hotel investments. At the same time, there is a large difference of perceptions based on the degree of tourism development of the area where each operator operates.

Substantial differences in perceptions between public and private sectors are identified to the extent that they perceive the significance of the lack of SSPT in hotel investment, the delays of the state in terms of hotel investment approval and the extent to which incomplete tourism design affects delays in hotel investment approvals.

Also, on the basis of the independent variable “degree of tourist development in the region”, the most significant differences were found in how the sectors perceive the importance of the SSPT lack of hotel investment, the delays in the state's approval of hotel investment, the degree of impact of the lack of spatial planning on the delay in hotel investment approvals and finally on the extent of the need to create a new SSPT.

As a general conclusion based on the questionnaire replies, the following information is available: the existing SSPT satisfies minimal current needs, the degree of hotel investment in Greece is

small and the lack of spatial planning is the main factor in not making large-scale hotel investments. Moreover, there is a great need for the development of synergies between public and private sectors, as well as state delays in completing the process of approving investment in the hotel industry. Finally, the most important factors in delaying investment approvals in the hotel sector are, the inadequate tourism planning as well as lack of cooperation among stakeholders.

Since the lack of a spatial framework for tourism is a key deterrent to hotel investment, the first action that can be taken is the creation of a new SSPT which will, among other things, address problems such as soil degradation, the unbalanced tourist development and the out-of-town tourism facilities. It has to define clearly the frameworks in which the different infrastructures will be developed, always taking into account the needs and features of each region, in order to lead the country to a sustainable tourism development. However, the creation of a new SSPT can also contribute positively to the lifting of the delays created by the Greek state in approving large hotel investments, since it will define and delimit the frameworks so that the responsibilities are clearly allocated to the various sectors, is necessary to facilitate their evaluation and approval procedures. Of course, a vital requirement is the effective cooperation between the sectors involved. In addition, large-scale hotel investment requires the construction of infrastructure projects. However, the state's inability to proceed with the necessary projects due to the long-term economic crisis is creating a huge problem. However, this problem can be addressed by the creation of public-private partnership contracts.

The importance of a specific spatial planning framework for tourism is crucial for the country because of the great economic potential of tourism not only at national, but also at regional and local level. It is vitally important that the new SSPT should be developed within the right frameworks and guidelines in order to maximize the expected benefits and provide the basis for long-term overall development of the country.

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