



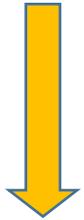
New perspectives on sustainable development of second homes in Croatia: strategic planning or proliferation of building

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Connecting three concepts linked to spatial development:



spatial planning



second homes



sustainable development

Second homes

A **global phenomenon** that stands for occasional use of a second home for vacation and recreation (Claval, 2013)

- Intensive use of space (intergration or devastation of landscape)
- Implications on the local economy
- Social and cultural aspects

Second homes vs. Tourism

- ▶ mobility and dependency on free time, as well as a wish for pleasure and non-every-day experiences.
- ▶ two phenomena which have different effects on the **local community** and ask for a **different planning approach**.
- ▶ **tourist** resides at a destination, resting from obligations and with **no responsibilities**.
- ▶ **second homes** “imply certain integration into a local community”, which can result in a “new” home, “being deeply rooted and investing oneself into a space” (Miletić, 2011:39).

Sustainable development: interdisciplinary concept

Four principles of sustainable development (Waas et al. 2011):

- ▶ the **normativity** principle
- ▶ the **equity** principle
- ▶ the **integration** principle
- ▶ the **dynamism** principle

Spatial planning

- ▶ “Compared with other disciplines, spatial planning is distinguished by its **primary focus** on the interests of society as a whole, the settlement or the region as an entity, and the longer-term future.”
- ▶ New principles and requirements:
 - social equity
 - social balance
 - social diversity
 - social values
- ▶ Emphasizing the **social dimension of sustainability**.

A story from Croatia

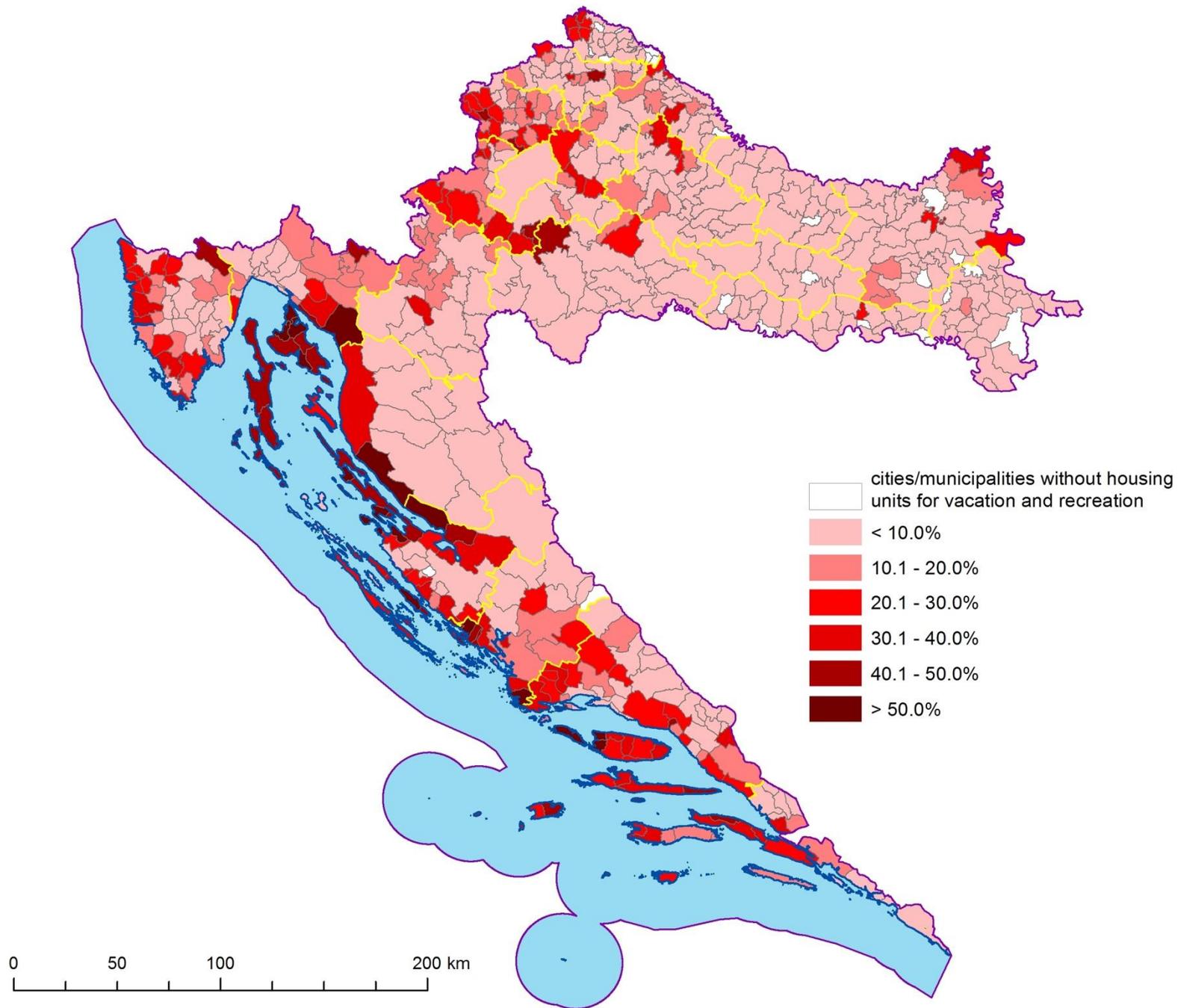
- ▶ Planning documents in Croatia view second housing in the **shadow of tourism**
- ▶ Emphasis on ecological and economic sustainability
- ▶ Neglects the social and cultural components of sustainability.
- ▶ Purely **regulatory role of planning documents**
- ▶ Spatial planning should articulate **visions of the society** and have direct effect on life quality and sustainable development.



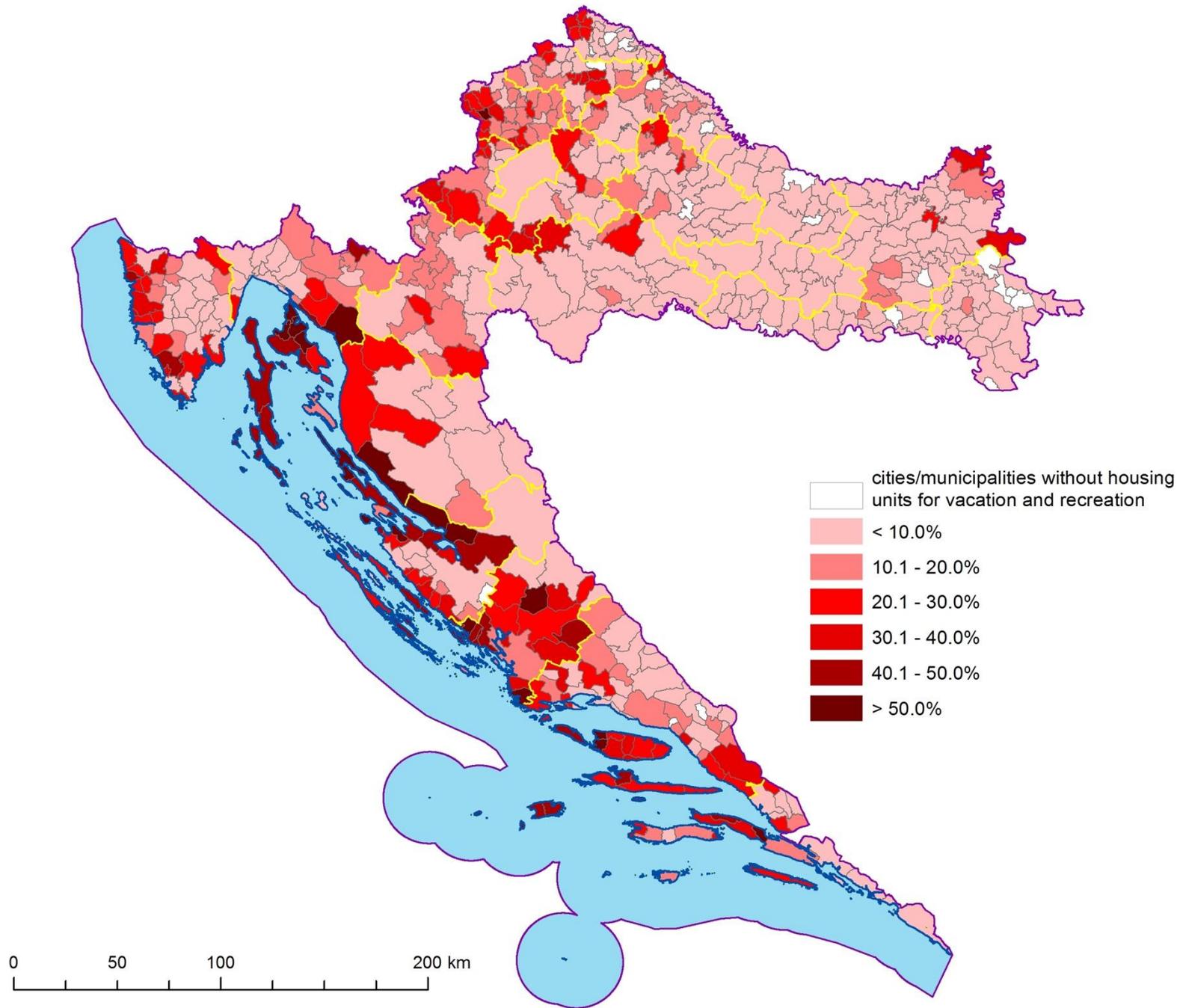
Island urbanism and architecture



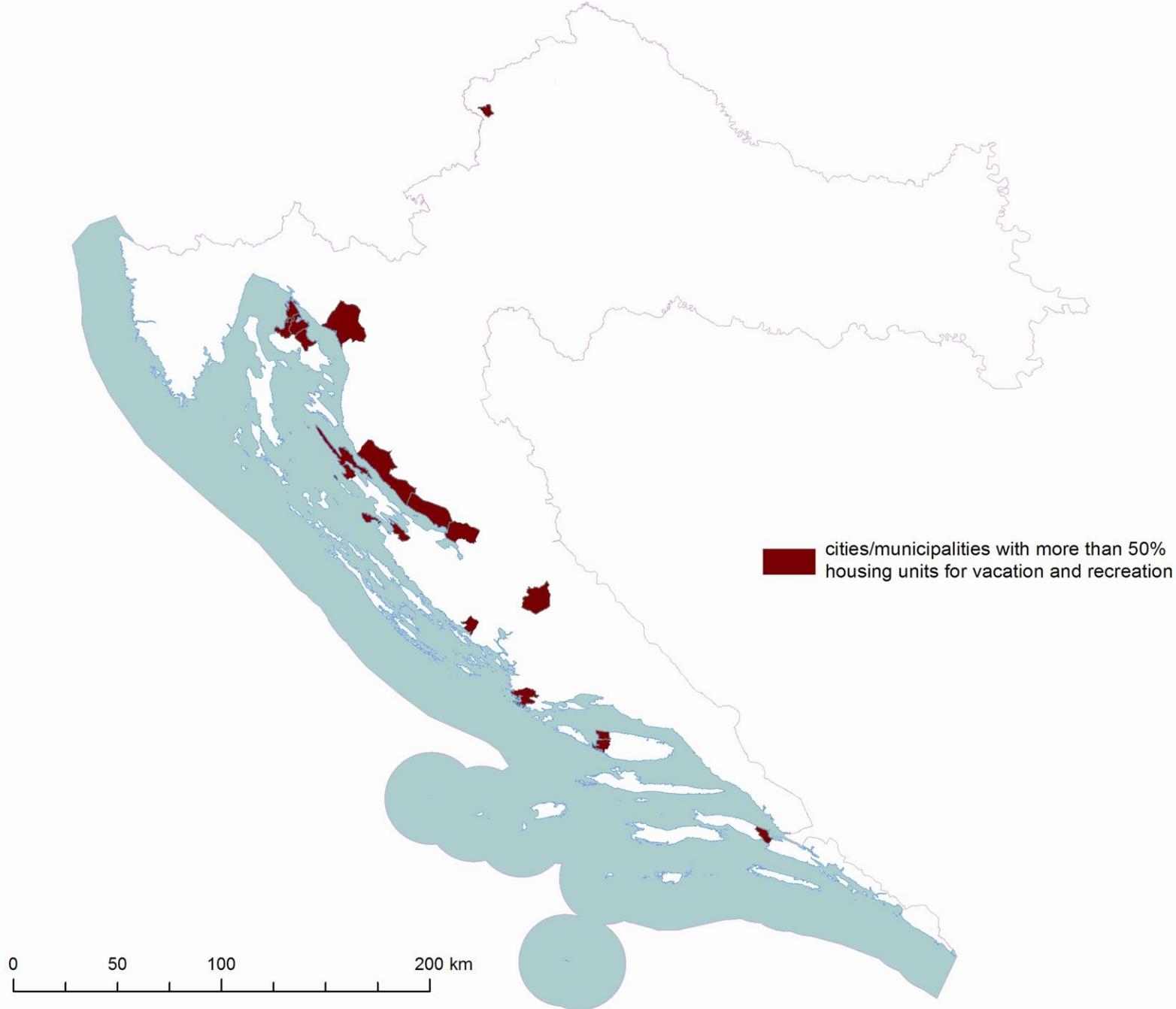
Island urbanism and architecture



The share of housing units for vacation and recreation in the overall number of housing units per cities and municipalities in the Republic of Croatia, 2001 Census



The share of housing units for vacation and recreation in the overall number of housing units per cities and municipalities in the Republic of Croatia, 2011 Census



Municipalities and cities in the Adriatic Croatia in which the share of housing units for vacation and recreation in the overall number of housing units amounted to **more than 50%**, 2011 Census

Research and analysis

Contents analysis of 30 documents:

1. all planning levels: national, regional and local
2. focus on the area of **Adriatic Croatia** (seven counties)
3. choose municipalities and cities in the Adriatic Croatia in which the share of housing units for vacation and recreation in the overall number of housing units amounted to **more than 50%**

Results

National level documents:

- second homes are mentioned as a **separate phenomenon**
- linked with the normativity, equity and integration principles and with the need of aesthetic design of houses and landscape identity
- **no link** was found with either the dynamism principle or with lifestyle

Results

- ▶ **Regional** level documents:
- ▶ second homes are mentioned, but what is missing is a link with equity and dynamism principles and with lifestyle
- ▶ **Local** level documents:
- ▶ More than half do **not mention second homes** in spatial plans.
- ▶ similar topics, such as construction zones or unlawful construction, as many as 5 out of 18 municipality plans do not refer to second homes or related phenomena in any way.
- ▶ In only 2 out of 18 municipality plans is the link between second homes and lifestyle emphasized

Conclusions

- ▶ **modest care for second homes** that is yet to be affirmed in Croatian planning documents
- ▶ second homes as a phenomenon **are recognized** in the majority of higher rank documents (national and regional)
- ▶ inclusion of sustainability principle in planning has, so far, not been on a satisfying level
- ▶ Plans that have been analysed emphasize the 'landscape identity', and **neglect the importance of lifestyle**

Conclusions

- ▶ proliferation of construction rather than well-thought-out strategic planning.
- ▶ insufficiently linked with sustainable development principles and that a **link with lifestyle** is completely missing.
- ▶ The **new approaches are important** in order to analyse impacts of second homes on a local community.
- ▶ This is also a chance to **activate the second homes' potential** for sustainable development and to better control risks in space.