Social and economic consequences of second-home tourism development in rural areas (Case study: Shirindareh Dehestan, Quchan County)

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1. INTRODUCTION

Tourism in rural environments is constantly expanding as a result of urbanization, improved transportation and communication systems, increase in leisure time, etc. Besides, formation and expansion of second homes, is now going to be one of the most important phenomena of the twentieth and present century. The study area enjoying a unique, natural and ecological situation and proximity to Quchan County, hosts many second home tourists of rural environments. The purpose of this study was to study the different effects of second home tourism development and its comparative analysis from the perspective of owners and residents in Shirindareh Dehestan (Quchan).

2. METHODOLOGY

This is an applied research and in terms of methodology it is a descriptive-analytical one. Some parts of the data were collected through field studies and questionnaires and the other parts like the theoretical-conceptual framework, documentations and the census were collected through library research. Shirindareh Dehestan has 32 rural areas and a population equivalent to 16,778 people. Seven rural areas with a population of 1,184 households included second homes and were selected as the sample rural areas of this study. To estimate the sample volume, we applied Cochran sampling method with a confidence level of 95% and the error probability of 5%. A total of 218 people were questioned, among them 163 were rural residents and 55 were second home tourists. In this study, simple random sampling method was applied. Following data collection and processing them in ArcGIS, SPSS and etc., we turned to data analysis and explanation of research question.

The main question in this study is that how much second home tourism could cause changes in the economic and social aspects of rural life in the region? The following hypotheses were proposed to answer the research question:

1. Development of second-home tourism has resulted in economic changes in the rural areas.
2. Development of second-home tourism has resulted in social changes in the rural areas.

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3. DISCUSSION

The research findings show that according to independent samples of t-test results, there is a significant difference in opinions of the owners and residents of the host community of second homes. Considering the Mann-Whitney non-parametric test for owners and residents, there are significant differences in their views about economic changes resulted from rural tourism development. But, there is no significant difference between owners and residents views on social changes resulting from second-home tourism in the rural areas. These results are somewhat consistent, as on the one hand the owners believed that their presence in rural areas had positive economic impacts, but villagers argue that second-home tourism in rural areas has had adverse economic effects (such as increased land prices, etc.). Given the multivariate regression of variable impacts of second home tourism on economic and social changes, the variable of investments by non-rural people would be the strongest predictor of changes in social and economic aspects of rural life. In other words, the more, the owners of second homes invest in construction of second homes, etc., the more the social and economic conditions of villagers would change. Given the social and economic changes affecting the life of the villagers, spread of non-native housing is second to the above mentioned variable.

4. CONCLUSION

The model used in this study shows that there is a positive and direct correlation between second home tourism development and changes in social and economic dimensions in rural communities. Therefore, there is a direct and unilateral relationship between the two variables. In a way that if one of the variables increases or decreases, then the other variables would have ascending or descending order. That is to say, if the development of second home tourism promotes in a community, proportionally there would be more changes in the conditions of rural community. Among the factors causing social and economic changes in the villagers' life, investment by none-indigenous people had the greatest role in paving the way for changes in villagers' life, as it explains 34.4 % to 36.1% of changes.

5. SUGGESTIONS

For management of second home tourism development in the villages of the study area, the following measures could be helpful:

Ø To make an integrated management system for second home tourism in the area with coordination of relevant agencies and institutions, and participation of local people (host community);
Ø To establish a management system in the area (EIA) "Evaluation of Impact Association" and its application as a tool for improving or correcting management procedures;
Ø To make executive bylaws related to landscape planning and rural environment in the study area to protect precious rural environment and pay special attention to rural tourism;
Ø To enforce regulations related to river basin and prevent its violation by owners of second homes in rural areas.
To make and enforce regulations related to changing gardens, lands and farms to second homes to control the excessive construction in rural areas;

And so on.

Keywords: Second home tourism, Economical consequences, Social consequences, Investment, Rural Housing.

References (In Persian)


References (In English)


