



## **Analysis of the Spatial Planning Factors Affecting the Development Pattern of Second Home Tourism in the Forest Villages of Mazandaran Province**

**Ghadir Firouznia<sup>\*1</sup>- Elahe Anzaei<sup>2</sup>- Abdolreza Roknoddin Eftekhari<sup>3</sup>- Mahdi Pourtaheri<sup>4</sup>**

1- Associate Prof. in Geography & Rural Planning, Payame Noor University, Tehran, Iran.

2- Ph.D. Graduated in Geography & Rural Planning, Tarbiat Modarres University, Tehran, Iran.

3- Full Prof. in Geography & Rural Planning, Tarbiat Modarres University, Tehran, Iran.

4- Associate Prof. in Geography & Rural Planning, Tarbiat Modarres University, Tehran, Iran.

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### **Abstract**

**Purpose-** This study aims to demonstrate the factors affecting the current development pattern of second homes, emphasizing on the role of spatial planning in the forest villages that are considered as the tourism destinations of Mazandaran province.

**Design/methodology/approach-** This is a descriptive-analytical study carried out in nine villages of nine county of Mazandaran as tourism destinations. The statistical population consisted of 18 rural managers and 1980 rural households in the under-study villages.

**Findings-** The ANOVA results showed that the institutional-political factor of social-cultural dimension, with the mean of 3.7133 had the highest effect on the current development pattern of second homes.

**Research limitations/implications-** As the statistical population of the present study consisted of rural managers, it was difficult to have access to the managers since they were involved in agricultural works.

**Practical implications-** Based on the current pattern of second home development, the distribution pattern of the spatial planning of second homes was designed. In order to sustain second home development, the negative points in each step of the input, activity, short-term, and long-term consequences should be reduced or eliminated.

**Originality/value-** Since second home tourism is one of the different types of rural tourism that plays a main role in the development of rural areas, and considering the importance of second home tourism in the development of rural areas and their impact on the villagers' life, it is necessary to clarify the factors affecting second home development. Therefore, this study aims to improve the proper distribution of spatial planning in second homes by providing a spatial planning pattern for second home development.

**Key words-** Sustainable tourism development, Spatial planning, Second homes, Forest villages, Mazandaran.

**Paper type-** Scientific & Research.

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**\* Corresponding Author:**

**Ghadir Firouznia, Ph.D.**

**Address:** Department of Geography, Faculty of Social Sciences, Payame Noor University, Tehran, Iran.

**Tel:** +98912 194 6800

**E-mail:** firoznia@yahoo.com

## 1. Introduction

Second home development in rural areas, especially in villages with the potentials such as pristine nature and proper pathways and facilities, has resulted in economic, environmental and social-cultural consequences (Kietäväinen, Asta, Rinne, Paloniemi & Tuulentie, 2016). In order to develop second homes in rural areas, it is necessary to identify the factors affecting the development of these places. Second homes are developed for two reasons: 1) minimizing the negative effects of second homes; and 2) optimizing the positive effects of second home tourism (Gallent & Tewdwr-Jones, 2001).

The legal distinction between second homes and indigenous homes is considered as one of the factors affecting second home development. The distance between indigenous and second homes and the way they are related to each other should be considered for proper spatial distribution and sustainable second home development (Dematos, 2013; Overvag, 2009). If there is no legal distinction between second homes and indigenous homes, then it will be difficult to provide a proper level of services for tourists.

If second homes are suddenly located in tourism sites and suburban districts, it will be difficult to determine services for these areas or the people who provide these services. This does not allow to determine the rate of using the required facilities such as rural water resources by second home owners in villages. Collaboration of owners and indigenous people is another effective factor in second home development. For example, for local authorities, controlling second home development when people aim to build second homes outside their place of residence is a serious problem.

Local authorities can control second home development when they have a local connection with second home owners, and the owners can be involved as a member of local community in proper second home development (Osti & Santifaller, 2011).

On the other hand, according to Hoogendoorn' study (2010) on people's involvement in second home development in South Africa, the collaboration of the local community and authorities increases the authorities' awareness of the residents' attitude towards second home development and this is an important factor that affects the relationship between indigenous people

and owners. The way local people and owners collaborate in second home development depends on a number of factors, including the features of the governing planning system. Up-to-down and down-to-up planning should be considered in order to encourage people for more collaboration. This will change the perspective on the management and planning of second home development. In addition, it is imperative to determine certain people for the management of this process. This factor also affects the compliance with construction laws in second home development. Moreover, effective natural and bioenvironmental factors must be taken into account for the proper second home development. The boundaries of natural resources, including water resources, forests and pastures should also be determined. The way lands are sold for building second homes affects second home development. Failing to supervise the sale of valuable agricultural lands, while also changing land use and destroying agricultural lands and gardens, results in so-called *stock exchange game* in these areas.

Land stock exchange game while creating false economics in rural areas, encourages villagers to change land use in rural areas, thereby reducing employment in rural areas and increasing the migration into the city. On the other hand, with the drastic increase in land prices, rural youths are not able to buy land in their village to build a house and are forced to move into the cities.

Therefore, second home tourism, in addition to generating income in rural areas through the sale of services and goods to homeowners, will undermine the rural economy in the long time. All of these effective factors in second home development are related to the spatial planning of second home in rural areas. Of course, this does not mean that there are no rules in this section, but it shows that there is no proper monitoring and enforcing of the rules.

The role of local organizations and public institutions is another factor influencing second home development in spatial planning in order to properly monitor second home development. While providing the ground for collaboration of local community, they can monitor second home development in rural areas. Thus, the factors affecting second home development are divided into socio-cultural, institutional - political-economic and environmental-physical dimensions. This paper aims to identify the most important factors influencing the current pattern of second

home development by assessing the current pattern of second home development to provide the necessary background for sustainable development of second home tourism destinations.

Consequently, this study seeks to answer the following question:

Which spatial planning factor has the highest effect on the development pattern of second home tourism?

## 2. Research Theoretical Literature

Literature review shows that second home tourism first emerged in economic theories, and was initially considered by the economic scholars. However, as the importance of other aspects of second home tourism and its effects were clarified, it was used in other scientific areas (Firoznia, Roknoddin Eftekhari, & Valihkani, 2013, as cited in Wang, 2006) including geography and rural planning. In the last few years, second home tourism was addressed in environmental theories indicating its interdisciplinary importance (Marjavaara, 2008).

Considering the different views on second home tourism, it can be argued that second home tourism provides new opportunities for many villages as a means of rejuvenating rural communities and leads to sustainable development of these areas while its unplanned development results in social and environmental damage to rural settlements (Rezvani & Safaei, 2005). Second home development leads to the development of rural areas when it is associated with comprehensive planning for sustainable tourism development strategy (in three dimensions).

Sustainable tourism development strategy in the new world is an inclusive approach that seeks long-term growth of the tourism industry without having damaging effects on natural habitats and emphasizes that human beings can manipulate specific aspects of nature in positive or negative directions for tourism development. Consequently, in recent years, the concept of sustainable tourism development has partially regained its position so that it is able to respond to unpredictable tourism threats (Butler, Hall, & Jenkins, 1997).

Considering sustainable development paradigm, spatial planning is suggested for second homes, creating solutions for a specific geographic area, that is, it seeks to combine integrated solutions with other solutions in smaller and bigger realms (Roknoddin Eftekhari, Badri & Sojasi Qidari,

2014). This is a kind of strategic planning that aims to define and formulate a strategy. Therefore, strategic planning is a structured solution to make fundamental decisions and take actions that form the nature of the region, type of activities, and the reason for those activities by managers and planners (Omidvar, 2005).

In this framework, tourism activities are related to a variety of environments and factors, and internal and external changes affect it at different times. Therefore, it requires spatial strategic planning to make the best use of the opportunities available by overcoming the constraints in tourism development while simultaneously eliminating and reducing its responsibilities, engaging the tourism industry with other economic sectors (Roknoddin Eftekhari, Mahdavi, & Akbari Samani, 2011).

Therefore, strategic spatial planning promotes sustainable tourism development with respect to the capacities and potentials to cope with the changes on the one hand, and guarantees different land use interests through public involvement in the decision-making process or considering a particular type of development in the framework of strategic planning in coordination with these interests on the other hand. Strategic environmental assessment is also beneficial (Risteski, Kocovski, & Arnaudov, 2012).

A number of theories have been put forward regarding the process of second home development and the factors affecting them. These theories rely on concepts such as capacity, participation, land management, integrated management, and environmental protection to analyze and interpret the extent of impact each of these concepts have on the formation of new approaches and theories representing a part of the process of tourism development.

In the theory of tourism or recreation carrying capacity, existing capacities in the region are identified economically, environmentally, socially and humanely, physically and bio-environmentally and accurate capacity assessment is carried out in order to preserve resources for future generations and to preserve existing tourism capabilities and regional development (Nouri, Rastqalam, & Amini, 2012).

Social capital is one of the most important theories in tourism. Social capital in second home tourism is the first stage of sustainable second home development among indigenous people (Strandell, & Hall, 2015). Social capital is the result of and an

extension of three important components of social trust, network communication (social cohesion), and norms (social participation) (Azkia & Ghaffari, 2001). It is strongly interdependent on physical, economic, and human capital that help to accelerate economic, cultural and information development of society and create a sense of cooperation among members of the rural community (Papzan, Khaledi, & Solaimani, 2011). The rapid and unplanned second home development results in the destruction of pristine natural resources. Although according to social exchange theory (Simpson, 1991), in such circumstances, residents evaluate tourism on the basis of perceived benefits or costs in return for the services they provide, the negative effects of

overpopulation in the rural population has many recreational attractions. Therefore, it is necessary to make the best use of lands relying on the development and local participatory planning theory as well as land management theories, while actively engaging indigenous peoples in the physical development process according to the needs of residents and tourists (Rahnamaei, Farhadi, Ditman, & Ghadami, 2008). Thus, according to Roknoddin Eftekhari et al. (2014), local spatial planning management theories that lead to the formation of NGOs and development of co-operatives in rural areas, integrated regional management in collaboration with other government agencies should be considered.

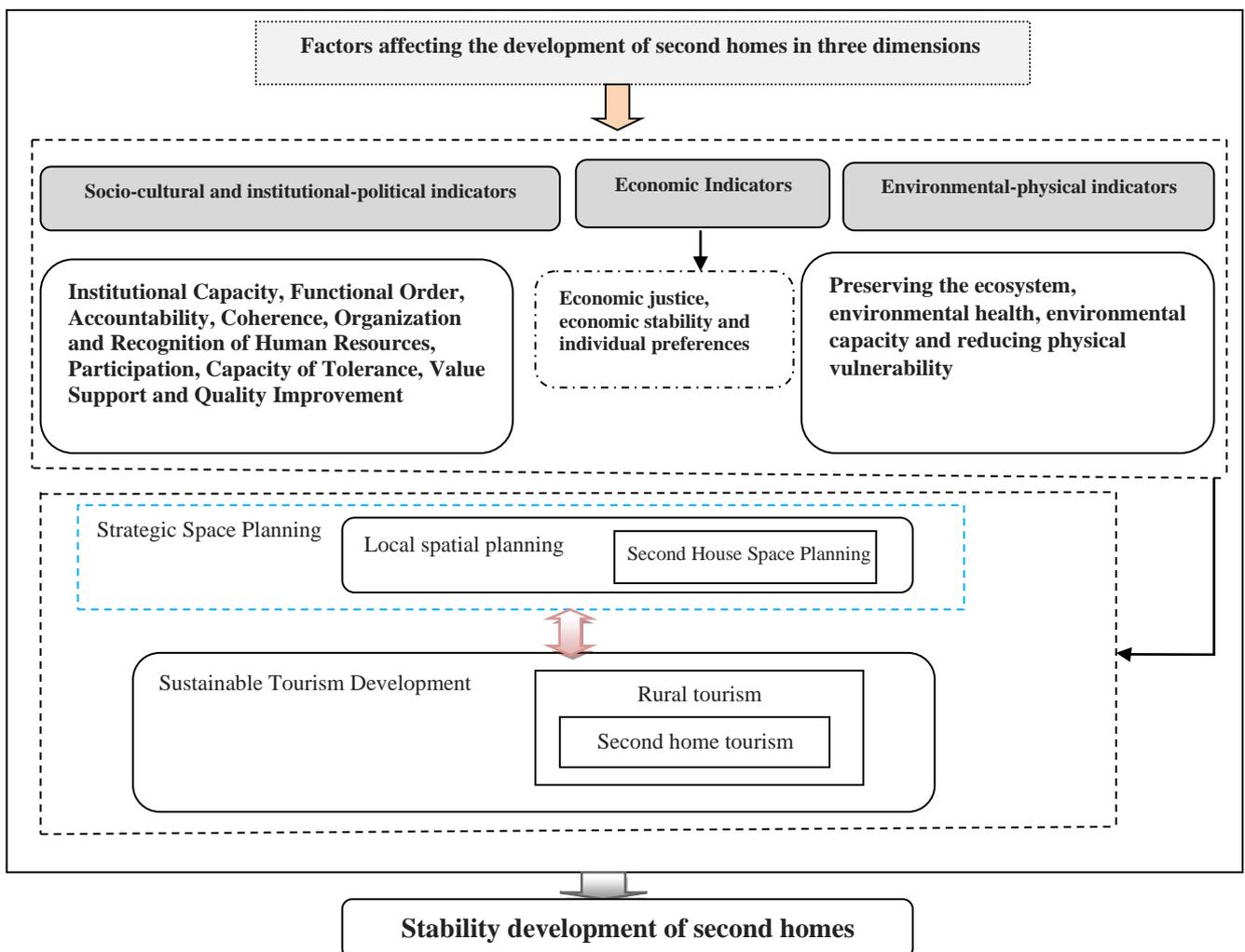


Figure 1. Conceptual pattern of the factors influencing spatial planning and the pattern of second home development

### 3. Research Methodology

#### 3.1 Geographical Scope of the Research

Nine villages were considered as the tourism destinations in forest areas of Mazandaran province and were selected as the understudy

villages including: Javaherdeh ( Ramsar), Brese (Tonekabon), Reis Kola (Nour), Kandelus (Noshahr), Baliran (Amol), Shayade (Babol), Lajim (Savadkoh), Asiabsar (Behshahr) and Suchlama (Neka).

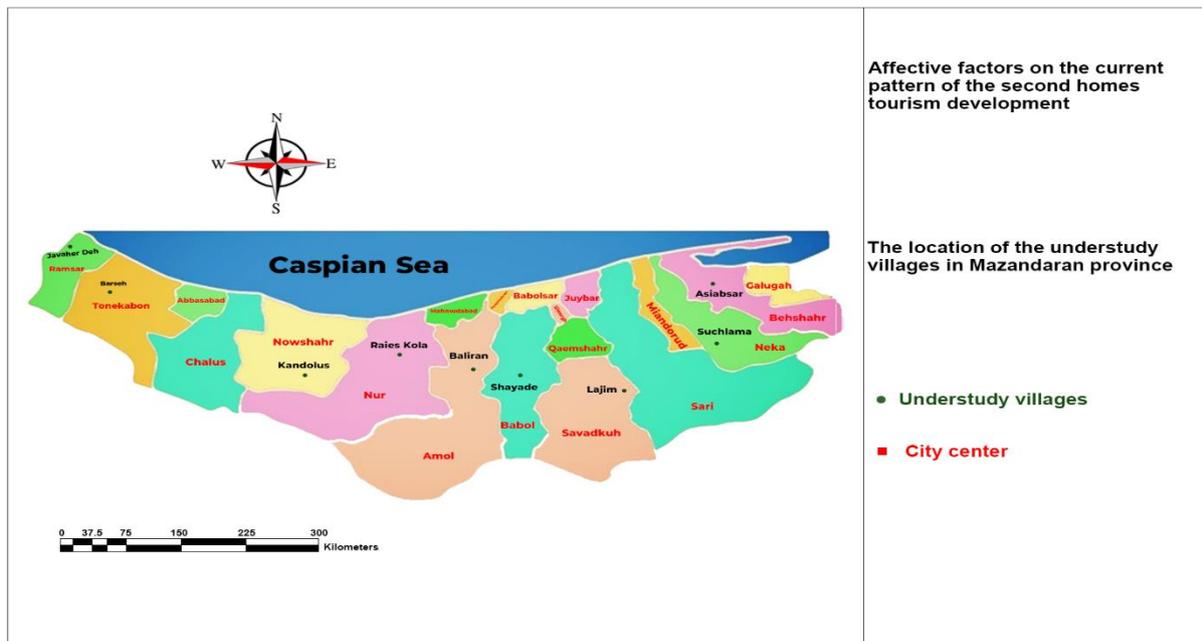


Figure 2. Location of the understudy villages in Mazandaran province

#### 3.2. Methodology

This is a descriptive-analytical survey based on quantitative and observation methods. The statistical population consisted of 1980 rural households and all members of the Islamic Council and nine rural municipalities. Given the nature of the research, the sample size of the rural head of households was selected using the Cochran formula equivalent to 321 household heads. Also, local managers at the level of studied villages were numbered 18 individuals and their views on the indicators were obtained. According to the Cochran formula, the number of the sample population studied was 321 households. Considering that in correlation and descriptive surveys, the minimum sample size should be 30, at least 30 households were selected for field operation for the villages with a sample size of less than 30 households.

Thus, 379 households were selected. In this paper, the validity and reliability of the questionnaire were evaluated using SPSS software. The validity of the explanatory items affecting second home

development was 0.701 using KMO test. Also, the results of the structural validity test showed that Cronbach's alpha coefficient obtained from a questionnaire designed to assess the impact of factors on second home development in the villages under study was 0.948, confirming the reliability or validity of the questionnaire. Figure (2) shows the location of sample villages in Mazandaran province.

On the other hand, in order to select indicators to measure the factors affecting second home development in three dimensions, the indicators were indicated by reviewing the literature. Then, they were analyzed in terms of frequency of repetition in different sources and 169 main indicators were extracted. Then, a questionnaire was prepared using these indicators. Finally, a survey was carried out on experts (16 university professors) who had the required knowledge, and appropriate and localized set of indicators to measure the factors affecting second home development were selected and presented. The views of the target group on factors affecting

second home development were obtained. Moreover, to determine the effect of different factors on three dimensions of the current development pattern of second homes, and to determine the differences between the factors affecting three dimensions (socio-cultural, institutional-political, and economic and environmental-physical), ANOVA test was conducted. Tukey test was used to determine the extent of impact of each of the factors.

Then, 452 operational components were obtained using the documentary studies, and the most frequent components were selected. Finally, 169 components were selected in three economic, environmental-physical and socio-cultural and institutional-political dimensions.

According to a survey of experts, all components (169) were approved; that is, the mean of all components was equal to or higher than the mean (2). The approved indicators from the experts' point of view were reported in the following Table 1. Finally, based on the research findings, the

current pattern of spatial planning indicators of second home development was presented. Therefore, the hypothesis of the present study is proposed as follows:

It seems that among the factors influencing spatial planning on the current pattern of second home development in the region in three dimensions (socio-cultural and institutional-political-economic and environmental-physical), the institutional-political factor has the highest effect among others in having:

- inappropriate mechanism for selection of second home sites and carrying capacity measurement in all three dimensions
- no respect for socio-cultural values
- individual preferences and individual economic benefits
- no respect for preserving natural landscape and protecting agricultural lands
- no respect for the indigenous context

**Table 1. Measurement indicators of factors affecting sustainable development of second home tourism**

Factors	Indicators	Number of components	Component validity of the KMO test	Reliability of the Components Cronbach's Test <sup>1</sup>
Institutional-political	Institutional Capacity: The Relationship Between Managing Organizations on How to Develop Second Homes	4	0.765	0.934
	Management and Planning (Functional Order): Organizations' Order and Legitimacy in Facilitating or Stricter Villas	11	0.684	0.918
	Management and Planning (Practicability): The Impact of Organizations' Complicity with Implementing Oversight Rules in the Development of Villas	10	0.616	0.922
	Management and Planning (Coherence): Coherence and coordination between relevant development agencies and licensing villas	6	0.732	0.957
	Management and Planning (Human Resources Management): The Impact of Using Creative and Educational Personnel (related disciplines) in relevant organizations on how to develop second homes	6	0.715	0.914
	Partnership	13	0.628	0.992
Social and cultural norms and values.	Tolerance capacity: Adoption of the socio-cultural characteristics of indigenous people on the acceptance of new owners	6	0.564	0.974
	Protecting Values: The Impact of Owners' Respect for Native Values on the Easier Development of Villas	19	0.641	0.943

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Factors	Indicators	Number of components	Component validity of the KMO test	Reliability of the Components Cronbach's Test <sup>1</sup>
life conditions	Quality Improvement: The Impact of Quality of Life in the Area on Attracting the Attention of Owners to Build Second Houses	16	0.567	0.956
Economic	Economic Justice: The Impact of the Economic Impact of the Region on the Possibilities of Attracting the Attention of Owners to Build Second Houses	9	0.670	0.902
	Economic stability: the impact of the situation on the prices of services and facilities in attracting the attention of owners to build second homes	5	0.714	0.924
	Individual preferences: The impact of respecting the public interest by landlords and natives in the development of a more comfortable villa	10	0.758	0.904
Observe the natural and physical capacity	Preserving the Ecosystem: The Impact of Observing Environmental Laws on the Level of Adoption of Secondary Home Development	13	0.695	0.915
	Environmental Health: The Impact of Observance of Health Laws and Health Facilities of the Region on Attracting the Attention of Owners for the Construction of Second Houses	9	0.594	0.916
	Environmental Capacity: The acceptance of the ecosystem-native physical characteristics on the acceptance of new owners	8	0.691	0.926
	Reducing the physical vulnerability: the impact of discipline and physical properties of native acceptance of new owners	11	0.727	0.934
			0.705	0.948

#### 4. Research findings

To test the research hypothesis, the impact of factors such as inappropriate mechanism for selection of second home sites and tolerance capacity measurement in all three dimensions (ecological, socio-cultural and economic), institutional-political factor, no respect for socio-cultural values, individual preferences and individual economic benefits, no respect for preserving natural landscape and protecting agricultural lands, and no respect for the indigenous context were evaluated.

Analysis of the current status of impact of spatial planning indicators of second home tourism from the statistical samples' viewpoint

The descriptive findings of Table 2 show that according to the research samples' viewpoints, socio-cultural and institutional-political dimensions with a mean of 2.51 had the highest impact on second home development in rural areas. Also, as

shown in Table 2, indicator of organizing and recognizing human resources with a mean of 2.76 had the highest impact on second home development.

It is worth noting that local managers scored 89.5% for the effectiveness of the indicator of organizing and recognizing human resources in second home development in the current situation. This means that local managers believe that lack of employment of skilled people with knowledge of rural tourism, notably second home tourism in the decision-making process, leads to unplanned second home development and the shortage of services and facilities in tourism destination in the current situation.

The practicality indicator, with a mean of 2.65 had the highest impact on second home development according to local managers.

**Table 2. Percentage of local managers' view on the impact of tourism spatial planning indicators on second home development**

(Source: Research findings, 2018)

Indicators	Percentage of managers' opinion on spatial planning indicators of second home development in the current situation				Total average
	low	Medium	Much	Average	
The Relationship Between Managing Organizations on How to Develop Second Homes	6.3	19.4	74.3	2.7	2.63
Functional Order	8.8	30.9	60.3	2.59	
Practicability	3.8	29.3	66.9	2.65	
Coherence	12.6	38.7	48.7	2.51	
Human Resources Management	3.2	7.13	89.5	2.76	
Partnership	4.2	14.6	81.2	2.56	2.39
Tolerance capacity	4.1	43.3	52.6	2.3	
Protecting Values	7.3	37.7	55	2.49	
Quality Improvement	4.7	13.6	81.7	2.37	
Economic Justice	8.9	37.7	53.4	2.46	
Economic stability	46.6	17.3	36.1	1.93	2.16
Individual preferences	15.7	25.7	58.6	2.13	
Preserving the Ecosystem	13.58	45.02	41.4	2.35	2.35
Environmental Health	8.9	11.7	79.4	2.42	
Environmental Capacity	9.9	38.8	48.7	2.52	
Reducing the physical vulnerability	10.9	40.3	48.8	2.11	

As shown in Table 2, the highest mean impact of spatial planning indicators on second home development in the socio-cultural and institutional-political dimensions were 2.51. In addition, institutional-political indicators with a mean of 2.63 had the highest mean in spatial planning.

The results of the ANOVA test, which was used to determine the significant difference between the factors affecting the current pattern of second

home development from viewpoint of rural managers, indicates that considering values with significance level (95% confidence), the results were significant. In other words, from the perspective of rural managers, there is a difference between factors affecting the current pattern of second home development in most of the three dimensions and these factors had different roles in the current pattern of second home development (Table 3).

**Table 3. ANOVA results to determine the significant difference between the factors affecting the current pattern of second home development from the perspective of rural managers**

(Source: Research findings, 2018)

		Sum of squares	df	Average squares	F	sig
Examples studied	Intergroup	0.013	17	0.004	2.25	0.004
	Intergroup	0.028	17	0.001		
	Total	0.041	17			

Considering the significance level (0.004) which is less than 0.004, and from the perspective of rural managers, there was a difference between factors affecting the current pattern of second

home development from three dimensions (socio-cultural and institutional - political- economic and environmental-physical). Moreover, these factors had a different impact on the current pattern of

second home development. There was a difference between the responses of the groups to the impact of each of the factors mentioned in the current pattern of second home development.

The impact of each of the three factors on the current pattern of second home development was analyzed based on the results of the Tukey test. From the point of view of rural managers, considering the values at a significant level, with 0.95% confidence, the results obtained in each of the three dimensions were different (Table 4).

In other words, from the point of view of rural managers, there was a difference between the effectiveness of factors affecting the current pattern of second home development. From the

rural managers' point of view, there was a significant difference between indicators of economic, environmental, physical, socio-cultural and institutional-political factors.

Namely, from the point of view of rural managers, the institutional-political (socio-cultural and institutional-political) factors and other influential factors in economic, environmental, physical, and socio-cultural dimensions are not parallel and are quite different from each other. On the other hand, the pairwise comparison of these factors shows that each of them has a different impact on the current pattern of second home development in the villages studied.

**Table 4. The results of significant differences between the three factors affecting the current pattern of second home development from the perspective of rural managers.**

(Source: Research findings, 2018)

عامل (I)	(J) Factor	The average of two factors (I-J) difference	standard error	sig	Confidence interval 95%	
					Upper Bound	Lower Bound
Institutional-political	Socio-cultural	0.71333-	0.17821	0.000	0.2548-	1.1718-
	Economic	0.95333-	0.17821	0.000	0.4948-	1.4118-
	Environmental-physical	1.3334-	0.1788821	0.000	0.8848-	1.8018-
Socio-cultural	Institutional-political	0.71333	0.000	0.000	1.1718	0.2548
	Economic	0.000	0.000	0.000	0.2185	0.6985-
	Environmental-physical	0.63000-	0.17821	0.002	0.1715-	1.0885-
Economic	Institutional-political	0.95333	0.17821	0.000	1.4118	0.4948
	Socio-cultural	0.24	0.17821	0.000	0.6985	0.2185-
	Environmental-physical	0.39000-	0.17821	0.000	0.8485-	0.0685
Environmental-physical	Institutional-political	1.34333	0.17821	0.000	0.8488	1.8018
	Socio-cultural	0.63333	0.17821	0.000	1.0885	0.1715
	Economic	0.39	0.17821	0.000	0.8485	0.0685-

Also, according to rural managers, three homogeneous groups were formed to determine the extent of differences in the impact of each factor on the current pattern of second home development in terms of three dimensions. Environmental-physical factors with a mean of 2.3700 in the first group, socio-cultural factors (socio-cultural and institutional-political) with a mean of 2.3233 and economic dimensions with a mean of 2.0833 in second group, institutional-

political (socio-cultural and institutional-political) with a mean of 3.7133 and socio-cultural factors with the mean of 2.3332 in the third group had higher impact in the current pattern of second home development. Also, among the factors affecting the triple dimensions with respect to the obtained means, the effect of institutional-political factor (socio-cultural and institutional-political) is more than other dimensions (Table 5)

**Table 5. The rate of the differences among the factors affecting the pattern of second home development from the perspective of rural managers**

(Source: Research findings, 2018)

Factores	Number	Subset for alpha= 0.05		
		Homogeneous group first	Homogeneous group second	Homogeneous group third
Environmental-physical	18	2.37		
Economic	18		2.0831	
Socio-cultural	18		2.3233	2.3233
Institutional-political	18			3.7133
(sig)		0.0001	0.000	0.000

Therefore, in terms of rural managers, the institutional-political factor (socio-cultural and institutional-political) with the mean of 3.7133 and then, socio-cultural factor (socio - cultural and institutional-political) with a mean of 2.3233 had the highest effect on the current pattern of second home development. The socio-cultural and institutional-political dimension was the most influential dimension in the current pattern of second home development.

### 5. Discussion and Conclusions

According to the literature review, a number of studies on second homes, including the work of [Moruno and Blanco & Cabanillas, F. J. \(2014\)](#) provided a pattern for second homes based on the sustainability of economic, social and natural factors. Most of the studies have dealt with the positive and negative consequences of second homes in rural areas, evaluating the tourism sustainability of second homes, providing tourism sites based on the sustainability of social and economic indicators, and so on.

For example, [Moruno. \(2014\)](#) provided the pattern in rural areas of Spain in order to determine the appropriate location for the construction of second homes in the study areas. This pattern is a combination of evaluating the criteria of tourist, socio-economic and natural resources. They showed the best place to build second homes from an economic, social and natural point of view. In fact, it dealt with the site selection of second homes and examined only the environmental factors in the area from various dimensions and did not discuss the important factor, namely the impact of the planning factor on these factors.

Also, Johannena and Ruhonen introduced a spatial pattern and physical changes of social activities associated with second homes. In fact, they only described the change in the spatial pattern of second

homes and the change in the social pattern of second homes in Finland.

Finally, [Kim and Reagan \(1998\)](#) dealt with different aspects affecting home architecture. In fact, the principles of sustainable design and architectural pollution prevention were addressed. The spatial planning of second home development factors (socio-economic-cultural and environmental - physical is the missing link in the studies mentioned. The present study outlines spatial planning of second home development, paying attention to preserving natural landscapes, social and natural tolerance capacity, protecting agricultural lands, observing community interests, engagement of stakeholders and managers based on the spatial planning approach with emphasis on the institutional-political factor in the sustainable tourism development.

The results of the analysis of variance show that the institutional-political factor (socio-cultural and institutional-political) compared to other factors of the studied dimensions (socio - cultural factors of socio - cultural and institutional - political), economic, environmental, physical factors with a mean of 3.7133 had the highest impact on the current pattern of second home development (the research hypothesis is confirmed).

In addition, results indicate that the most important factor in the disorganization of the status of second homes in all aspects of sustainable tourism development is the lack of attention and weakness in the institutional-political factor that is confirmed by the lack of supervision over second home development in all aspects of tourism. This is related to the current pattern of second home development where brokers and intermediaries, are a major element of land and villa purchases in the understudy villages and generally in the rural areas of Mazandaran province.

These unknown brokers are an integral part of the land deals and the purchase of the villas, which, according to local people, these groups will benefit most from these deals. Brokers do not care about the benefit of the indigenous people and the owners of second homes and conclude an unfair deal. According to local people, they later find out that the price of the land or villa is much higher or according to owners, after purchasing the villa they find out that the villa purchased is completely different in terms of all the features (facilities, surroundings, village amenities, and so on) with the specifications stated by the brokers.

These brokers have no identities, thus, none of the locals and owners can follow this issue as a legal case. This was true in all the villages under study, but has not yet received the attention of relevant authorities and supervisory units of the city and the province. In these circumstances, business license holders have to go through a long process in different departments such as health, public places surveillance authority, municipalities, finance department, authentication and good conduct department. However, these brokers and intermediaries, regardless of their number and identity, continue to operate without concern and supervision.

On the other hand, land and villas are sold without any supervision and at the will of the people. The multifaceted rental of villas and the price of land and villas are a major concern for the local people, and especially for the homeowners because nonindigenous brokers, who are not supervised by any union or affiliation, do not follow any specific criteria for price determination.

Building villas, national land and natural resources takeover, unauthorized forest use change into construction, dumping of waste in the forest and illegal road construction for accessing to the villas are some of the most important causes of trespassing on the forests of Mazandaran province, all of which result from the lack of proper management and supervision. Due to the extensive deforestation caused by illegal construction of numerous villas, soil in the area remains uncovered, resulting in erosion by the minimum amount of rainfall. As a result of this erosion, floods occur, dam reservoirs are filled with sediments, facilities and infrastructure of the surrounding villages and towns are seriously damaged, and due to the loss of fertile surface soil, the agricultural crop area is reduced.

In addition, sediment enters the river and springs, causing severe water pollution. Trespassing on forests and land use change has caused many environmental problems in the region, but unfortunately no protection of conservation forest is carried out by the managers and authorities, so this thinking has led to the decline of forest lands around tourist villages.

Considering the description of the spatial planning status of second home development in the study villages and its relation to sustainable development of the tourism destination, the transformation and change in second home development planning mechanism can be regarded as a solution to reduce or eliminate the problems of unplanned second home development.

Given that in recent years, environmental protection policies and rural contexts in the process of second home development was considered as one of the governmental priorities, unfortunately the results of this study indicate that the first step in implementing these policies that is the development of the legal framework for second home development has not been considered enough.

Among the most important requirements in second home development is giving loans to rural areas and helping to build second homes in rural areas to sustain the indigenous population. Implementing the strategy indicates its low success rate because these loans helped the migrated non-indigenous or indigenous people to construct second homes in the village, thereby creating a wave of high demand for land in rural areas, so that indigenous people sell their land because of financial problems or the temptation to bid for the land. This results in the lack of land in the village and the migration of young people out of the village due to unemployment and the inability to buy land in the village, and this is an unexpected result (that is different from staying the indigenous population in the village).

Therefore, findings show that the macro-government policies in the field of rural tourism in general and in the field of second home tourism in rural areas in particular, must consider all the effective factors such as socio-cultural, institutional - political-economic, environmental- physical factors and develop legal frameworks for second home development and implement targeted, coherent and comprehensive programs.

A formulated theoretical framework shows the relationship between indicators of socio-cultural and institutional - political- economic and environmental

-physical factors. As stated earlier, all the indicators affecting second home development were approved by experts. Next, to test the research hypothesis, these indicators were considered by the population (local managers). Indicator test results (in the form of hypotheses) were explained.

Findings show that the political-institutional factor is the most important factor in the present situation. As a result, this is the best way to improve the status of second homes. In fact, the most important way to improve the current situation is to transform and modernize the management and planning mechanism of second homes at all levels of the country.

Unfortunately, the performance of the current management and planning mechanism of second homes in the country has failed to solve various problems of second home tourism. There are no

legal requirements for supporting the execution process of home development in rural areas of the country, or because of lack of supervision, it has failed to bring about a change in second home development.

Therefore, considering the importance of sustainable development of suitable second homes in rural areas, which is also mentioned in the theoretical research framework, it seems that the institutional-political factors are the most important and most influential factors in planning sustainable second home tourism development.

Finally, based on the theoretical indicators obtained in the present study and the evaluation of local managers on the current status of the indicators in the villages under study, the current pattern of spatial planning of second home tourism development is as shown in [Figure 3](#).

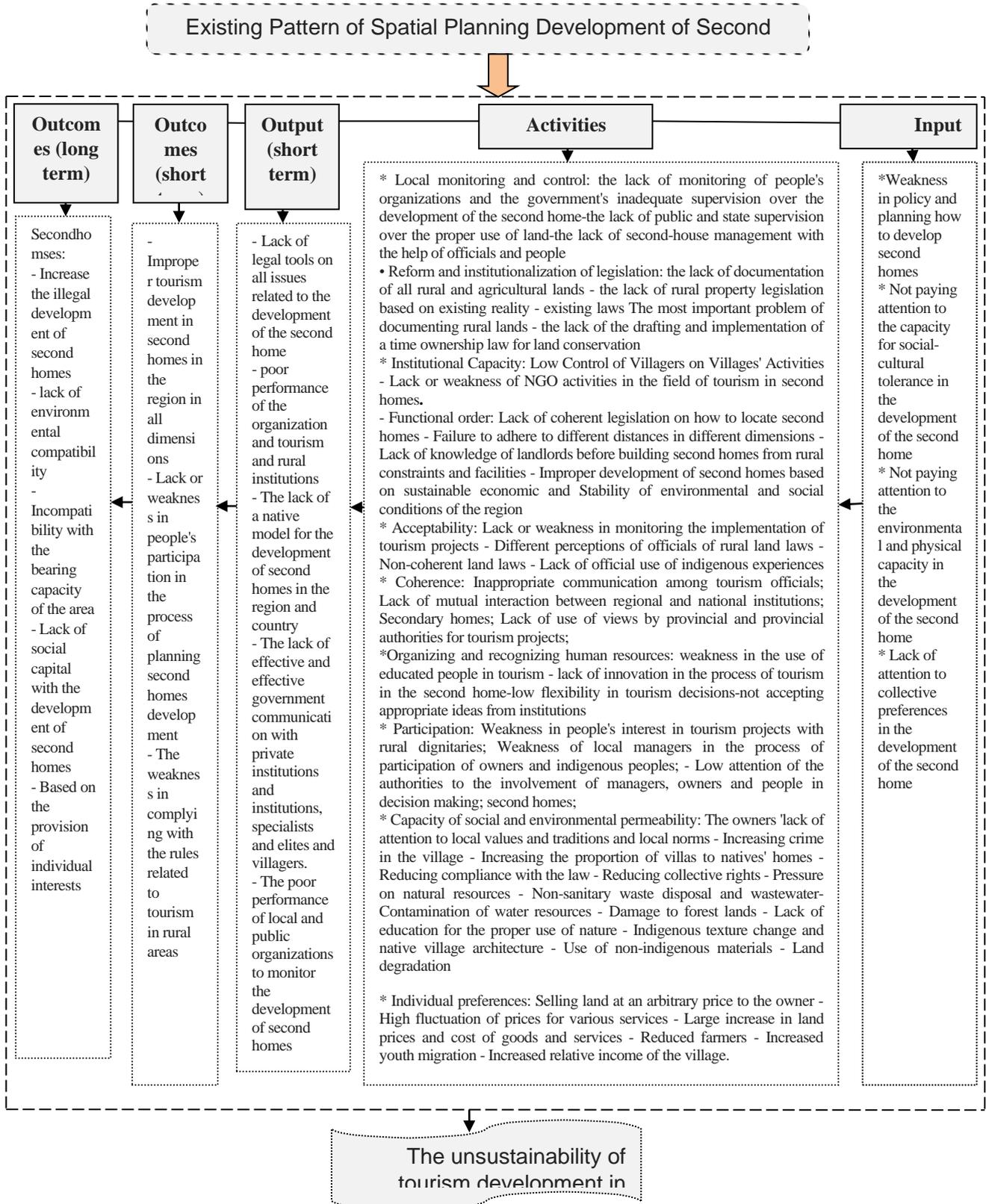


Figure 3. The current pattern of spatial planning of second home development in the forest villages under study

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Faculty Humanities, Tarbiat Modarres University, Tehran, Iran.

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## بررسی عوامل برنامه ریزی فضایی موثر بر الگوی توسعه گردشگری خانه‌های دوم در روستاهای جنگلی استان مازندران

قدیر فیروزنیا\*<sup>۱</sup> - الهه انزایی<sup>۲</sup> - عبدالرضا رکن‌الدین افتخاری<sup>۳</sup> - مهدی پورطاهری<sup>۴</sup>

۱- دانشیار جغرافیا و برنامه‌ریزی روستایی، دانشگاه پیام نور، تهران، ایران.

۲- دانش آموخته دکترای جغرافیا و برنامه‌ریزی روستایی، دانشگاه تربیت مدرس، تهران، ایران.

۳- استاد جغرافیای روستایی، دانشگاه تربیت مدرس، تهران، ایران.

۴- دانشیار جغرافیا و برنامه‌ریزی روستایی، دانشگاه تربیت مدرس، تهران، ایران.

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### چکیده مبسوط

#### ۱. مقدمه

یکی از مسایل مدیریتی امروز در مناطق روستایی، چگونگی استفاده مناسب از اراضی و چشم‌اندازهای زیبای مناطق روستایی است. استفاده از اراضی روستایی ابعاد گوناگونی دارد، اما یکی از مهم‌ترین و در حال گسترش‌ترین استفاده از این اراضی، بعد تفریحی و گردشگری می‌باشد. این نوع استفاده از اراضی، از طریق ایجاد خانه‌های دوم در مناطق روستایی و اقامت طولانی‌تر گردشگر نسبت به انواع دیگر گردشگری، تأثیر زیادی در پایداری اراضی و نواحی روستایی گذاشته و می‌گذارد. در بسیاری از کشورها در شیوه مدیریت برنامه‌ریزی توسعه خانه‌های دوم تلاش می‌شود که با حداقل تأثیرات منفی بر محیط زیست مواجه شوند و از این رو هر نوع کاربری اراضی بر اساس برنامه‌های توسعه پایدار تعیین می‌شود، تا جایی که در بسیاری از کشورهای توسعه‌یافته و در حال توسعه، بدلیل اتخاذ مدیریت سبز، روند گسترش خانه‌های دوم توانسته است تأثیرات مثبت پایداری را در نواحی گردشگری داشته باشد. برنامه‌ریزی فضایی به عنوان برنامه مناسب خانه‌های دوم می‌باشد که برای اهداف جغرافیایی خاص یک راه حل دارد.

#### ۲. مبانی نظری تحقیق

این پژوهش بر مبنای رویکرد برنامه‌ریزی فضایی و توسعه پایدار گردشگری می‌باشد. در این میان، در مورد روند توسعه خانه‌های دوم و عوامل تأثیر گذار بر آن، نظریه‌های متعددی ارائه شده است که اغلب از مولفه‌هایی که شامل نظریه ظرفیت تحمل، مشارکت،

مدیریت زمین، مدیریت یکپارچه، حفاظت از محیط زیست، جهت تحلیل و تفسیر میزان اثرگذاری استفاده شده است.

#### ۳. روش تحقیق

روش تحقیق مقاله حاضر، توصیفی-تحلیلی و مبتنی بر شیوه‌های کمی و کیفی است. حجم نمونه شامل ۱۸ نفر از مدیران روستایی و ۱۹۸۰ خانوار روستایی ۹ روستای جنگلی هدف گردشگری استان مازندران می‌باشد. از آزمون آنالیز واریانس (ANOVA) برای مشخص کردن وجود تفاوت‌ها بین عوامل تأثیرگذار و سپس آزمون توکی برای مشخص کردن میزان تأثیر هر یک از عوامل تأثیرگذار استفاده شده است.

#### ۴. یافته‌های تحقیق

بر اساس آزمون واریانس، بین عوامل موثر در الگوی فعلی توسعه خانه‌های دوم تفاوت وجود دارد. بر اساس آزمون توکی از دیدگاه خانوار روستایی و مدیران در مقایسه زوجی عوامل یاد شده، بین شاخص‌های عوامل تأثیرگذار ابعاد اقتصادی و زیست محیطی-کالبدی و اجتماعی-فرهنگی و نهادی-سیاسی تفاوت معناداری وجود داشته است. به عبارت دیگر، از دیدگاه مدیران روستایی و خانوار روستایی عامل نهادی-سیاسی (از بعد اجتماعی-فرهنگی و نهادی-سیاسی) و عوامل تأثیر گذار دیگر در ابعاد اقتصادی و زیست محیطی-کالبدی و اجتماعی-فرهنگی در موازات یکدیگر نیستند و کاملاً متفاوت از یکدیگرند. همچنین از بین عوامل موثر در ابعاد سه‌گانه با توجه به میانگین‌های به دست آمده، از نظر مدیران روستایی و خانوار روستایی تأثیر عامل نهادی-سیاسی (از بعد اجتماعی-فرهنگی و نهادی-سیاسی) بیشتر از سایر ابعاد است.

\* نویسنده مسئول:

دکتر قدیر فیروزنیا

آدرس: گروه جغرافیا، دانشکده علوم اجتماعی، دانشگاه پیام نور، تهران، ایران.

پست الکترونیکی: Email: firoznia@yahoo.com

### ۶. بحث و نتیجه گیری

بر اساس تحلیل واریانس، عامل نهادی-سیاسی با میانگین بیشترین تاثیر را در الگوی فعلی توسعه خانه‌های دوم داشته است. شاید گفت اصلی‌ترین و مهم‌ترین عامل بی‌سامانی وضعیت خانه‌های دوم، کم توجهی و ضعف در عامل نهادی - سیاسی می باشد. از طرف دیگر قیمت اراضی و ویلاهای ساخته شده هم بدون هیچ گونه نظارتی به فروش می‌رسد. مهمترین راهکار

جهت اصلاح وضعیت فعلی، ایجاد تحول و نوسازی در سازوکار مدیریت و برنامه ریزی توسعه خانه‌های دوم می باشد.

**کلیدواژه‌ها:** توسعه پایدار گردشگری، برنامه‌ریزی فضایی، خانه‌های دوم، روستاهای جنگلی، مازندران.

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