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F A C U L T Y O F G E O G R A P H Y
D O C T O R A L S C H O O L O F G E O G R A P H Y**

P h D T H E S I S

**SECOND HOMES – AS A PROMOTER OF PLANNING, DEVELOPMENT AND
TOURIST CAPITALIZATION. CASE STUDY: APUSENI NATURE PARK AREA**

- PhD THESIS SUMMARY -

Keywords: residential tourism, spatial analysis, spatial patterns, rural-mountain space

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INTRODUCTION

Second home development is an increasingly widespread phenomenon throughout the world. In recent decades seasonal and / or temporary mobility related to the use of personal property entirely or partially for recreational purposes has grown unprecedentedly. Against this background, although the forms of seasonal or temporary dwelling dates back to ancient times, their contemporary version generates new opportunities and challenges in terms of spatial planning and integrated development of the phenomenon.

Therefore, on account of the processes of economic restructuring and socio-demographic transformation, rural areas - especially peripheral, remote or mountainous ones - requires intelligent solutions from political decision makers in order to find a set of realistic alternative regarding the diversification of the current local economic system.

However, at national level, the topic of second home tourism is relatively new one and approached tangentially in the broad context of Tourism Geography.

Thus, the main objectives of this paper are as follows:

- To develop a conceptual and theoretical framework based on official recommendations on tourism statistics and on international experiences in the field of residential tourism, respectively;
- To identify the main stages within the evolution of residential tourism in light of spatial, structural and functional characteristics;
- To recognize the quantitative dimension of the phenomenon at international, national and local level;
- To estimate the relationship between space-time development of second homes and the primary tourism resources in the study area;
- To estimate the relationship between space-time development of second homes and the secondary tourist resources in the study area;
- To emphasize the relationship between space-time development of second homes and the main types of rural landscapes as well as their possible socio-cultural, economic or natural consequences;
- To find solutions for „capitalizing” on and integration the second home tourism into the general tourism system in the study area.

In order to achieve these goals, the research follows a case-study design on the Apuseni Nature Park that, according to the Apuseni Nature Park Management Plan (Apuseni Nature Park

Administration, 2006, p. 9), lies on a surface of 75,784 .00 ha on the corner of three counties (Cluj, Alba and Bihor) (Fig. 1).

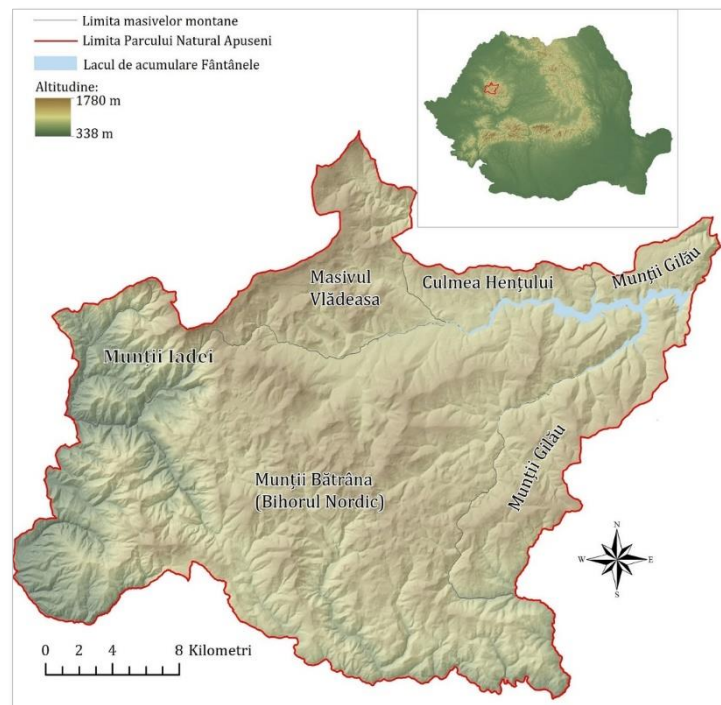


Fig. 1 Physical-geographical location of the study area

1. CONCEPTUAL AND THEORETICAL FRAMEWORK

The first subchapter (1.1) deals with the conceptual issues of the second home term both internationally and nationally. Therefore, the subchapter revealed the variety of notions used as synonyms for the umbrella term of second homes and also their transitional character between the conventional housing unit and the tourist accommodation.

In summary, the research uses the term second home (vacation home) that was defined as all formal and informal structures, mobile and static, which are not the usual residence of any of the owning household, used for recreational and / or tourist purposes, except timesharing or other forms of shared ownership.

Another important topic addressed in the first chapter was related to the location factors, spatial and functional patterns of second home (subchapter 1.2.) encountered in the international experience.

The impact of residential tourism on the natural, socio-cultural or economic environment in accordance with the international literature was also discussed in subchapters 1.3., 1.4., 1.5. The

section addressed topics such as the following: the effect of soil sealing, uncontrolled urban sprawl, social segregation, commodification, rural gentrification, non-recurring income particular to second home development (sale of land and / or buildings), the risk of monopolizing tourist settlements and removing small local entrepreneurs from the market, etc.

Finally, the subchapter 1.6. deals with the question of residential tourism in the light of spatial planning and management of protected areas. Against the background of the heavy and late awareness of the phenomenon by public and private authorities, institutions and organizations, the issue of second home development appears only sporadically in the agenda of sectoral, strategic and spatial planning policies. Moreover, at present, second homes are not subject to any tourism development strategy.

2. SCIENTIFIC RESEARCH METHODOLOGY

The key research question of this study was to identify the space-time dimension and particularities of residential tourism from a typological, structural and functional perspective. Therefore, the methodological approach taken in this study is a mixed quantitative-qualitative one.

The content of the research is based on literature review, statistical and cartographic documentation using in particular the historical, cartographic and spatial modeling methods such as hierarchical or non-hierarchical Kernel Density spatial interpolation, Euclidean distance analysis, Principal Component Analysis (PCA), cluster analysis, modified suitability analysis and pairwise comparison matrix.

3. A HISTORICAL REVIEW OF SECOND HOMES' TOURIST PATTERNS IN THE GEOGRAPHICAL AND HISTORICAL REGION OF TRANSYLVANIA

The objective of this chapter was to identify the main second homes' patterns from Roman Empire to contemporary times in parallel with the evolution of tourism (as a general form) in the geographical and historical region of Transylvania (which includes two of the three counties included in the Apuseni Natural Park - Cluj and Alba) (subchapters 3.1, 3.2., 3.3., 3.4, 3.5.).

In chronological order the main patterns of seasonal dwelling for main or secondary recreational purposes were as follows: 1) *villae rusticae* (the leisure characteristics were of secondary importance compared to the economic ones); 2) hunting mansions or castles, practiced both as a form of recreation and for the provision of food; 3) mansions or medieval castles used as secondary residences - a similar form to the *villae rusticae*; 4) mansions or castles received as a gift

by foreign voivodes for political and strategic reasons; 5) castles and mansions built by foreign princes as residences for rest or political asylum; 6) ecclesiastical castles or mansions used as summer residences; 7) mansions or castles built to be used as summer residences; 8) secondary residences built within the spa resorts; 9) vacation homes built by the cultural personalities in the countryside; 10) vacation homes in the vicinity of the large urban centers belonging to the wealthy population; 11) vacation villas in the mountain resorts; 12) rest homes of the institutions; 13) cottages built by the cultural personalities in the mountain regions; 14) castles - the summer residences of the Royal Family; 15) Royal hunting houses; 16) Royal Family Ski Houses; 17) villas within spa resorts; 18) hunting cottages of the communist period personalities; 19) protocol houses of the communist period personalities; 20) cottages for rest and cultural activities for miners; 21) creation houses for writers and philosophers.

Regarding the current dimension of the phenomenon, in European countries that provided such data were 7435896 secondary and seasonal housing phenomenon (including vacation homes; subchapter 3.6.) in 2011 (Table 1).

Table 1 highlights the first position of France, that in 2011 had more than 3 million secondary or seasonal dwellings, including the well-known “résidence secondaire” used for recreational purposes.

Table 1. Number of secondary or seasonal dwellings in European countries

Nr. Crt.	Country	Dwellings reserved for seasonal or secondary use
1	France	3 175 662
2	Greece	1 351 845
3	Portugal	1 133 300
4	<i>Romania</i>	<i>880 216</i>
5	Croatia	334 009
6	Denmark	212 361
7	Czech Republic	169 468
8	Cyprus	78 670
9	Ireland	70 517
10	Malta	29 848

Data source: Eurostat (2011)

As of 2011 Romania census (National Institute of Statistics, 2011b), there were 879930 secondary homes and vacation homes reserved for seasonal or secondary use (except for those reserved for sale, rent, demolition or other situation). Among them, 341588 (38.81%) were located in urban areas and 538342 in rural areas (61.18%) (according to the National Institute of Statistics, 2011b).

Regarding the situation at village level, according to INS (2011) the study area included 5410 conventional dwellings, of which 540 vacation homes (second homes).

Following the processes of documentation and direct field observation, 964 vacation homes were identified. After applying the method of removing the vacation homes that were not built in 2006, 570 second homes were identified (Fig. 2).

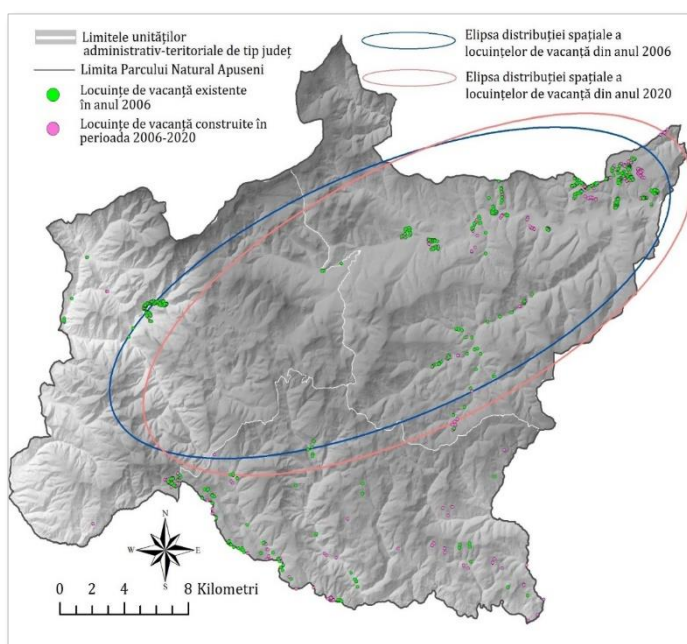


Fig. 2 Space-time distribution of vacation homes from 2006-2020.

4. THE SPATIAL RELATIONSHIP OF SECOND HOMES WITH TOURIST HERITAGE

In order to emphasize the local peculiarities of the study area, a detailed multidirectional analysis was required: recognition of the attraction and rejection factors of second homes development on the one hand, and identification of elements with potential for capitalization through residential tourism activities, on the other hand.

As such, the following subchapters presented the relationship between the space-time distributions of second homes (where possible) and the main components of the tourist offer in the Apuseni Nature Park.

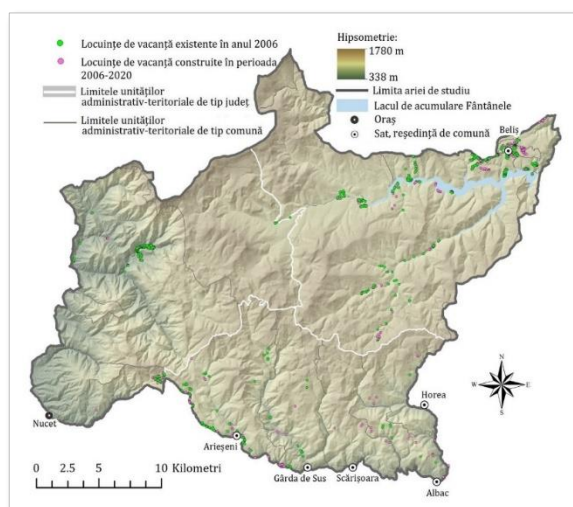


Fig. 3 The relationship between space-time development of second homes and elevation, in 2006 and 2020, in the case study

The first subchapter (4.1.) focused on the analysis of natural tourist resources, as a factor for the development of residential tourism. Thus, regarding the importance of elevation in the second homes localization process (Fig. 3), results showed that in both in 2006 and in 2020 the highest percentages of second homes were identified at altitudes between 978-1280 m (63.33 % in 2006 and 70.74% in 2020) - the category that recorded the highest percentage increases (88.91%). It was also noted that Bihor County comprises the second homes located at the lowest altitudes, whereas Cluj County comprises the second homes located at the highest altitudes.

The slopes have a general inclination between 0° to 70.71° (Fig. 4). The relationship between space-time distribution of second homes and slopes recorded the highest values in the flat and quasi-flat slopes or with an angle of up to 14.42° (in a proportion of 80% in 2006 and 79% in 2020). Anyhow, this phenomenon is common to all three counties included in the study area. However, the highest percentage increase (166.66%) was recorded in areas with slopes with values of 26.92° - 70.71° .

In terms of the positioning of the slopes, the highest number of second homes were recorded in the areas with sunny slopes with southeast exposure (19.29% in 2006 and 16.59% in 2020), followed by those located on the slopes with southwest exposure (15.78% in 2006 and 15.14% in 2020) and southern exposure (14.03% in 2006 and 14% in 2020) with large differentiations at county level. However, the largest percentage increase was recorded in the category of properties located within the shaded or semi-shaded slopes (Fig. 5).

In order to identify the space-time relationship between second homes and morphological tourism resources, 1069 morphological elements were digitized (e.g. caves, peaks, waterfalls, gorges, etc.). These were ranked according to particular criteria such as: the distance from the nearest approved tourist route, the status of protected area or the endowment with specific infrastructure.

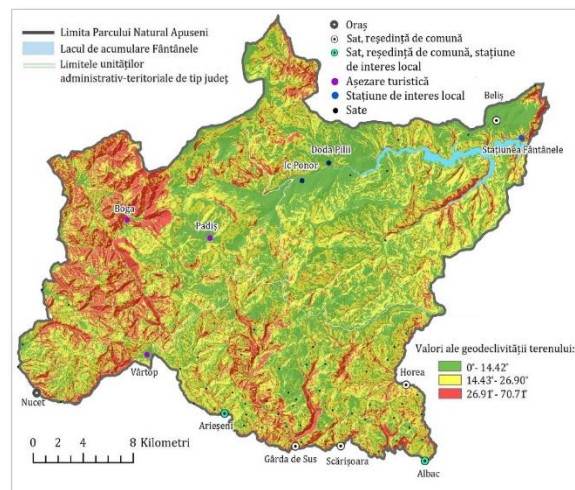


Fig. 4 Slopes within the study area

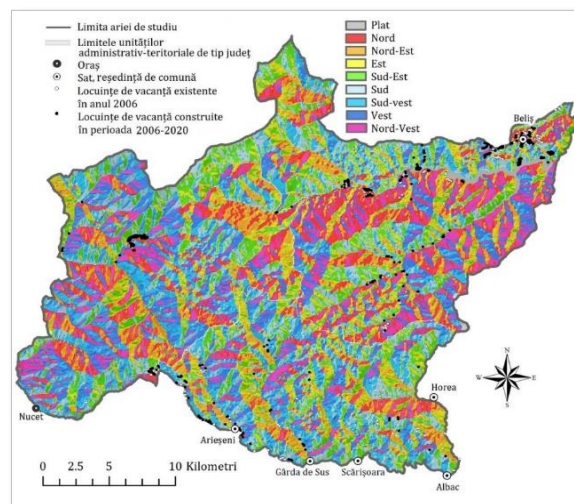


Fig. 5 The relation between space-time development of second homes and slopes exposure, in 2006 and 2020, in the case study

The spatial patterns in relation to the morphologic resources considered showed a similar trend between 2006 and 2020. As a result, the highest percentage of second homes were located in areas without morphologic tourism resources (52.63% in 2006 and 61.30% in 2020), category that also records the highest percentage increase (97%) in the reference period. Also, whereas most of the second homes in Alba and Cluj counties were located in areas without potential, most properties in Bihor county were located in areas with high potential (Fig. 6).

In order to estimate the relationship between space-time development of second homes and the local meteorological particularities (subchapter 4.1.2), the climatic variables of the average monthly data from 1970-2000 were used (according to WorldClim 2.1 project). The results showed the following:

- From the general range of the minimum multiannual temperature that ranges between -2.159°C and 4.72°C , the spatial distribution of second homes were built between -0.589°C and 3.996°C ;
- From the general multiannual maximum temperature that ranges between 4.98°C and 14.4°C , second homes were built in areas with temperatures between 7.89°C and 13.71°C ;
- From the general multiannual average temperature that ranges between 1.40°C and 9.56°C , second homes were located in areas with temperatures between 3.71°C - 8.85°C ;
- From the general amount of average multiannual precipitation that ranges between 636 mm and 1109 mm, second homes were located in areas with precipitation between 670-936 mm.

With respect to the importance of the forest in the localization process (subchapter 4.1.3.), results indicated that the highest proportion of second homes were located in the immediate vicinity of forests, less than 100 meters in all three counties (61.57 % in 2006 and 59.12% in 2020), respectively. However, the highest increase percentage was recorded in the category of second homes located more than 200 meters (94.65%) (Fig. 7).

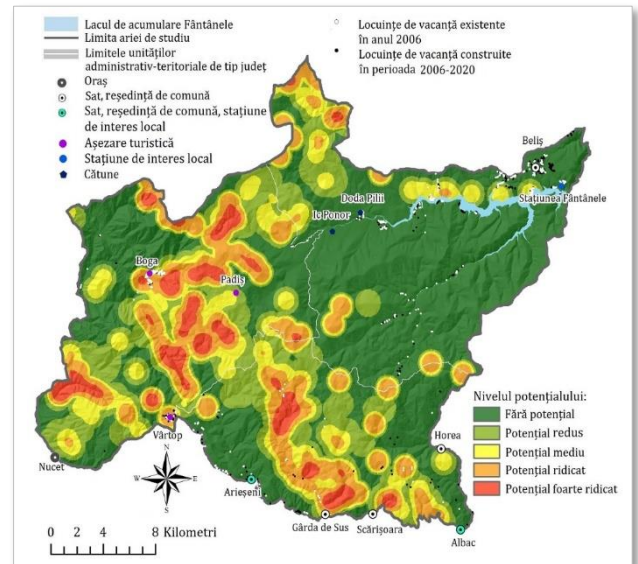


Fig. 6 The relation between space-time development of second homes and morphological tourism resources, in 2006 and 2020, in the case study

The permanent watercourses is also an important factor of attraction especially in the counties of Alba and Bihor (subchapter 4.1.4.). The results showed that both in 2006 and in 2020 the largest share of second homes was registered in the category those located more than 200 meters from the permanent watercourses (52.28% - 2006; 61.41% - 2020). Also, the category registered the highest percentage increase in the reference period (98.65%) (Fig. 8). However, the properties built on the river banks, namely at less than 100 meters, recorded a share of 41.22% in 2006 and 33.92% in 2020, with a percentage increase of 39.14% in the reference period.

Regarding the spatial distribution of second homes in relation to the Fântânele reservoir, the results showed, as expected, that compared to the total number of second homes, most of them are located at distances greater than 2000 meters (56.14% in 2006 and 51.65% in 2020 and with a percentage increase of only 55.62%). However, those located on the shores of Fântânele reservoir, namely at a distance of less than 100 meters, marked a significant increase of 85.96%.

The second subchapter (4.2.) referred to the analysis of anthropogenic tourism resources in the context of residential tourism. The section proposed the identification and evaluation of the main tangible tourism resources (historical, religious, cultural and sports buildings, etc.) and intangible tourism resources (fairs, exhibitions, art festivals, sports competitions, crafts, folk costumes, rural settlements and vernacular architecture) from a triple perspective: the ethnographic area Țara Moșilor (Alba county), the ethnographic area of Beiuș / Țara Beiușului (Bihor county), the ethnographic area of Mocăniștea Gilăului area (Cluj county) (Figure 9).

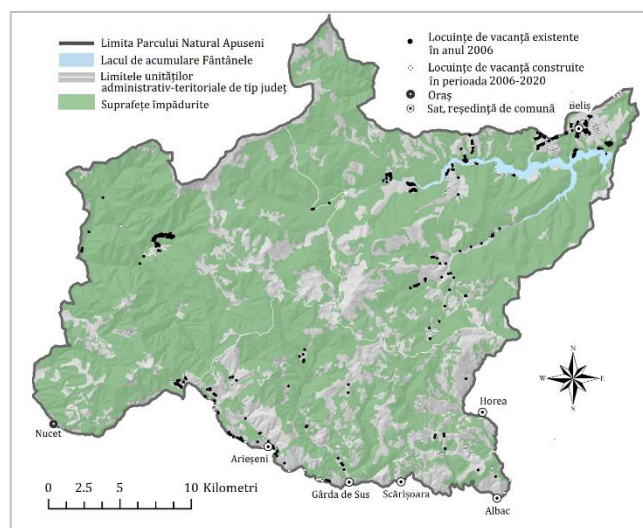


Fig. 7 The relation between space-time development of second homes and forests, in 2006 and 2020, in the case study

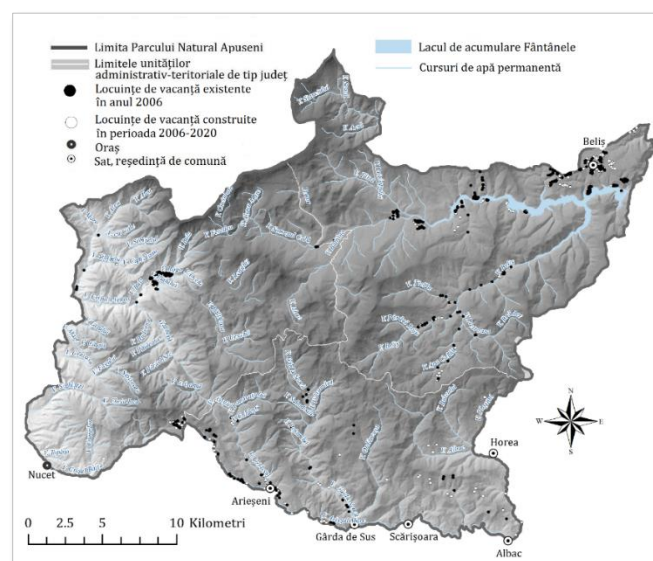


Fig. 8 The relation between space-time development of second homes and permanent watercourses, in 2006 and 2020, in the case study

Last but not least, the subchapter (4.2) estimated the relationship between the space-time development of second homes and the quantifiable elements of anthropogenic resources. As such, the classification of the considered elements took account of criteria such as: presence / absence in the List of Historical Monuments (LMI, Ministry of Culture, 2015b, e, k), proximity to approved tourist routes (in the case of material elements), the impact of cultural events (local, regional, national - in the case of intangible elements). Therefore, the results showed significant shares of second homes in areas without anthropogenic tourism potential or those with moderate potential (Fig. 10).

A third subchapter (4.3.) focused on the spatial relationship between second homes and tourist material specific as well as general and technical infrastructure.

Thus, totaling a number of 477 accommodation structures (classified and unclassified), each unit has on average 6.4 rooms and 14.7 beds, most of which are developed in Alba County (53.45 %) and, with a relatively similar percentage, in the counties of Cluj (23.48%) and Bihor (23.06%) (Tab. 2).

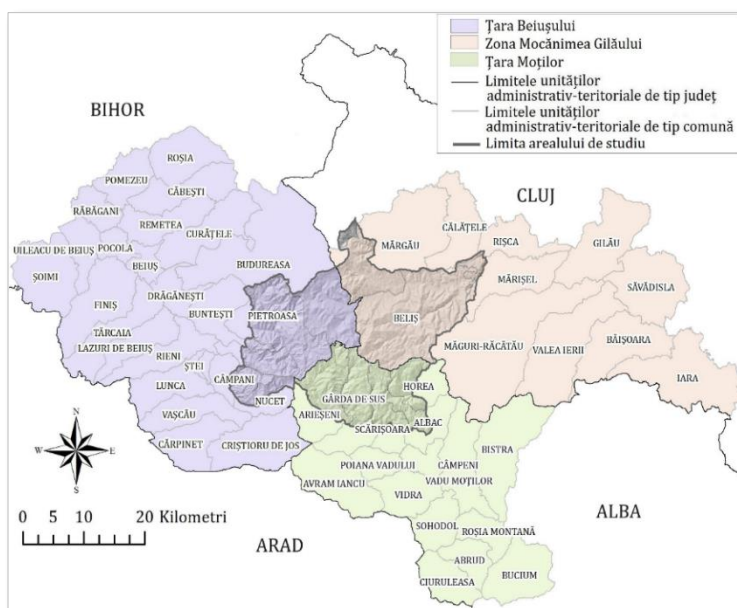


Fig. 9 Ethnographic areas according to the administrative-territorial limits. Delimitation of the Țara Moților, according to Boțan (2008); of the Țara Beiușului, according to Filimon (2012); of the Mocănișea Gilăului, according to the Ordinul Arhitecților din România (2019);

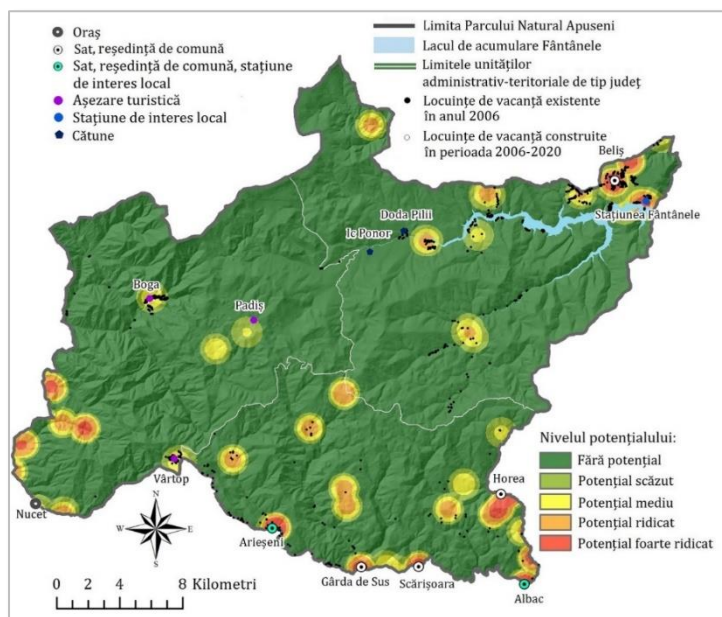


Fig. 10 Spatial distribution of second homes in relation to the quantifiable anthropic tourism potential, in the study area, 2020

Table 2 Number and share of classified and unclassified tourist accommodation units, at county level

Nr. Crt.	Classification status	Alba	% of TOTAL COUNTY	Bihor	% of TOTAL COUNTY	Cluj	% of TOTAL COUNTY	TOTAL
1	classified	96	37.64	45	40.90	38	33.92	179
2	unclassified	159	62.35	65	59.09	74	66.07	298
	TOTAL	255	100	110	100	112	100	477

Source of data on approved tourist accommodation units: MEEMA (2020a); Source of data on non-approved tourist accommodation units Ciupe (2020).

Referring to the classified accommodation units, most of them (86.03%) were grouped in structures with 3 and 2 stars, and from a typological point of view, most of them were tourist pensions (41.90%) or rooms for rent (32.40%).

Also, the reception capacity of the tourist accommodation structures totaled 7030 rooms, most of them available in non-approved units (55.66%) and with a slightly reduced share in the classified ones (44.33%).

In order to analyze the intensity of the development of the total tourist accommodation infrastructure (classified and unclassified units) in relation to spatial distribution of second homes, three criteria were taken into account: location from main roads (by categories), size (number of beds) and the comfort category expressed in number of stars.

The results indicated that most second homes were located in high-intensity (40.56%) (Fig. 11).

Moreover, whether the commercial tourist accommodation units are overlaid with the spatial pattern second homes development, it was possible to outline a complete image of the real capacity regarding the commercial and non-commercial tourist accommodation base (Fig. 12).

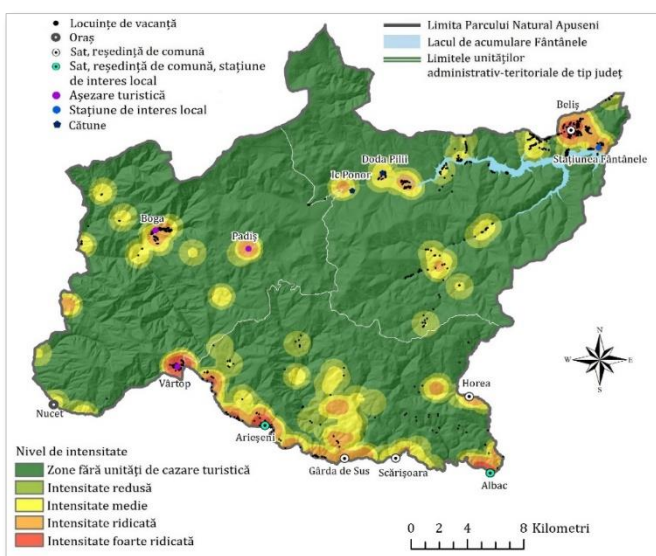


FIG. 11 Spatial distribution of second homes in relation to the intensity of development of total accommodation units. Source: Ciupe (2020), with modifications

The spatial distribution is visibly different between the two major categories of accommodation (commercial and non-commercial) (Fig. 12).

Another topic addressed was the analysis of tourist or non-tourist catering structures in the context of the phenomenon of second homes (subchapter 4.3.2.).

Throughout the analyzed area, the tourist reception structures with certified public catering functions totaled a number of 38 units with a capacity of 2780 seats. From a typological point of view, 20 (52.63%) of them are classic restaurants, 8 (21.05%) are buffets, 6 (15.78%) pension restaurants, 3 day bars (7.89%) and 1 fish restaurant (2.63%) (according to the Ministry of Economy, Energy and Business Environment, 2020b).

Overall, three main types were identified: public catering structures within classified accommodation units, general public catering structures within localities, resorts or tourist settlements and informal means of public catering through non-classified accommodation units. By ranking according to similar criteria applied to tourist accommodation units (reception capacity, classification category, level of road accessibility), it was found that most second homes (37.44%) were located in areas with a high intensity of development. However, 33.71% of them

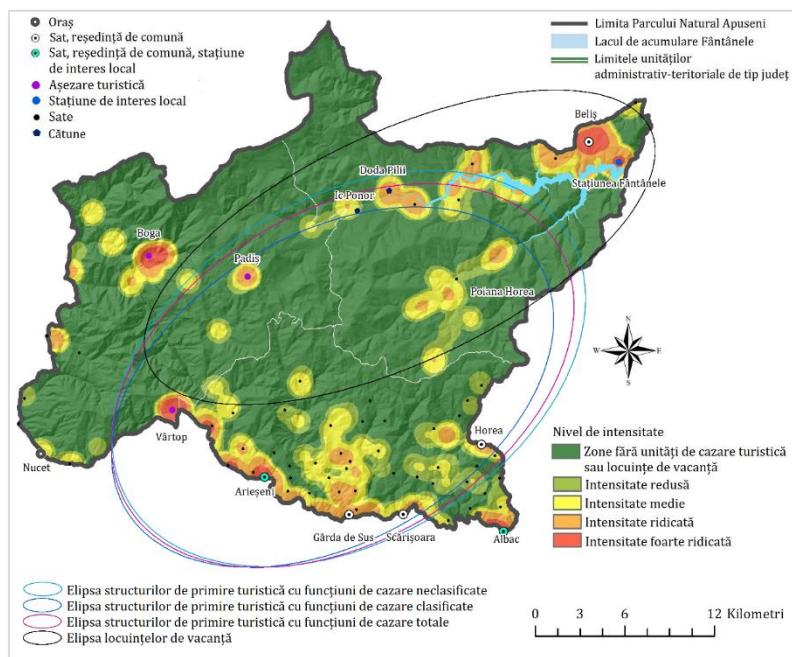


FIG. 12 Directional ellipses of second homes and the classified, unclassified and total tourist accommodation units. Source: Ciupe (2020), with modifications

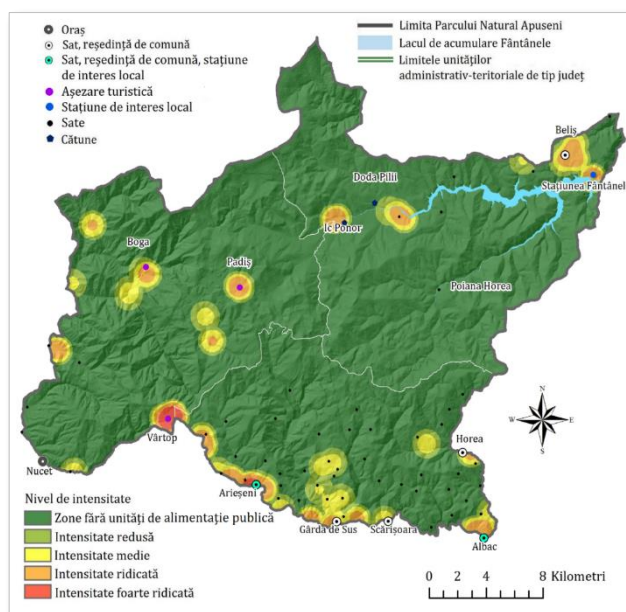


FIG. 13 Spatial distribution of second homes in relation to the intensity of the development of the public catering base

were located in areas without such tourism facilities (Fig. 13).

Transportation system play a key role in the evolution of residential tourism (subchapter 4.3.3.). However, this is not a determining criterion for the process for many of the second homes. For example, in 2006, no less than 74 second homes, representing a share of 12.98% of the total, could be accessed only through forest roads. If we add the 112 second homes located in areas with poor accessibility (i.e. in the vicinity of communal roads), the percentage increases to 32.47% of the total. Furthermore, the condition of communal roads, in most cases, is precarious.

Moreover, in 2020 the category of second homes with a very low level of accessibility increases by 60 properties, weighing a share of 13.90% of the total. Also, if we add the second homes located in areas with poor accessibility, the share increases to 35.47% of the total.

Even so, the level of spatial accessibility remains a precondition in the space-time evolution of second homes. In this respect, the presumption according to which the number of second homes decreases with increasing distance from the usual residence is also confirmed in our case (Figure 14). Thus, 95.82% of second home owners have their usual residence at a distance of up to 400 kilometers.

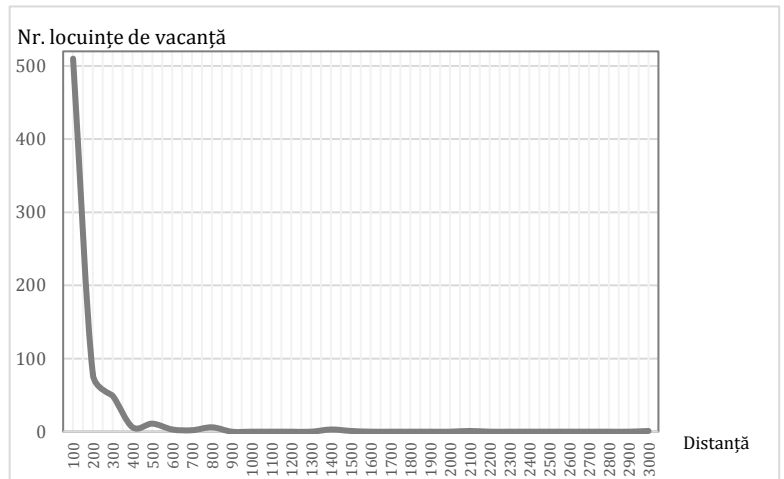


FIG. 14 Number of second homes in relation to the distance traveled to the usual residence;

In the international literature, second homes have been analyzed according to three space-time coordinates: day-trips zone; weekend zone; vacation zone. For the purpose of this study, the established thresholds (distance and time) were adapted to regional and local particularities (Figure 15).

The results showed that most of second homes (81.96%) were located in the weekend area (between 51-150 kilometers), followed by those located in the vacation zone (more than 150 kilometers), and finally, in the day trips zone (2.23%).

Regarding the ratio between the levels of accessibility of second home to the public roads (national, county, communal, forest) and the distance traveled to the usual residence (day trips zone, weekend zone, vacation zone), the results have indicated the following localization trends:

- In day-trip zone predominated second homes with good accessibility (proximity to roads) (53.33%);
- In weekend zone predominated second homes with excellent accessibility (35.45%);
- In vacation zone predominated second homes with very good (39.62%);

Regarding the approved tourist routes, it was found that the vast majority of second homes (63.33%) were located at distances greater than 1000 meters from the nearest approved tourist route both in 2006 and in 2020 (Fig. 16). However, the highest percentage increase was recorded in the category of second homes located less than 500 meters from the approved tourist routes.

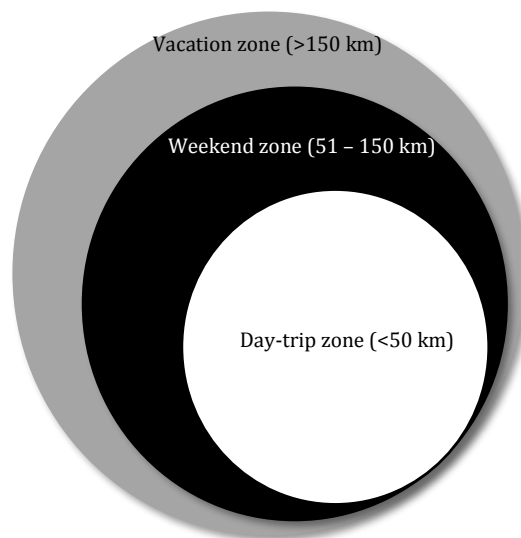


FIG. 15 Conceptual delimitation of areas specific to day trips zone, weekend zone or vacation zone

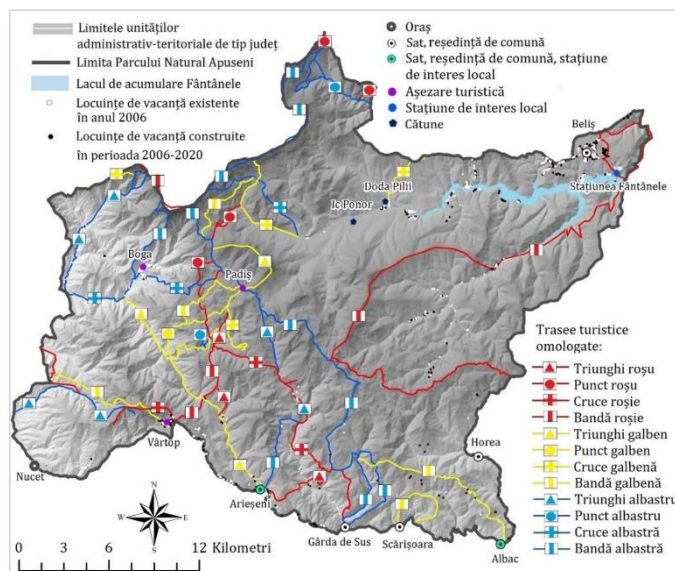


Fig. 8 The relation between space-time development of second homes and approved tourist routes, in 2006 and 2020, in the case study

Concerning winter sport tourism, the results indicated that, in 2006, 88.59% of the second homes were located at distances greater than 8 kilometers (not a surprising situation considering the spatial extension of the study area and the uniqueness of the ski slopes). However, the category of second homes located near the Vârtoș ski area (i.e. up to 1000 meters) recorded the highest percentage increase of 210.52% in the year 2020.

The animation, recreation and entertainment products and services (subchapter 4.3.4.) identified in the study area were represented by private events and discos, amusement parks, sports equipment rental, etc. They were ranked according to the type of trading structures (unclassified accommodation

units, classified accommodation units or structures with specialized profile). The results obtained reveal a significant percentage of second homes located in areas with recreational and leisure products and services at high (27.59%) or very high (24%) development intensity (Fig. 17).

Regarding general services (subchapter 4.3.5.), three categories of retail were identified: 22 kiosks located at the roadside offering souvenirs, syrups, fruits, vegetables, textiles for sale; 64 grocery or mixed buffet shops (40 in Alba county, 9 in Bihor county and 15 in Cluj county); 311 offers for sale of traditional food products through classified and unclassified tourist accommodation units (dairy or meat products, vegetables, syrups, jams, berries, mushrooms, etc.) (257 in Alba county, 24 in Bihor county and 30 in Cluj county).

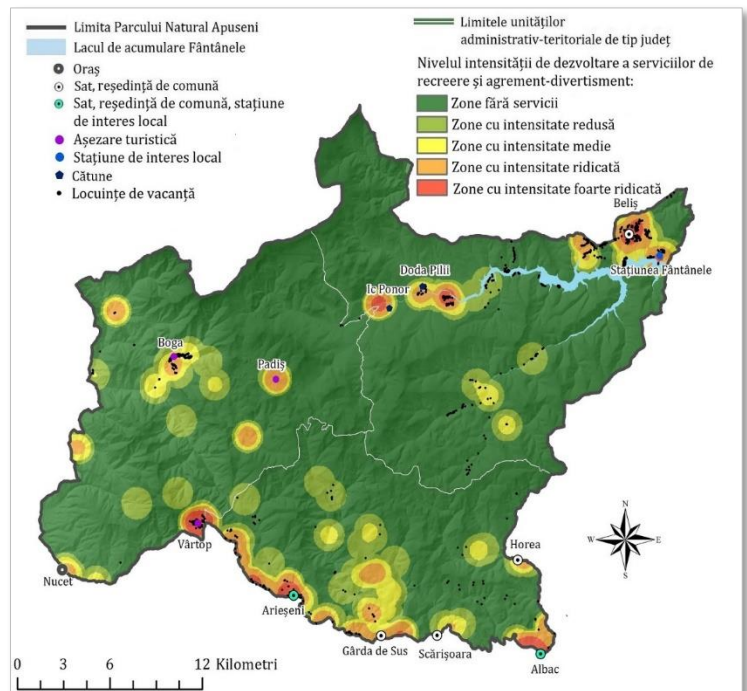


FIG. 17 Spatial distribution of second homes in relation to the intensity of development of recreational and leisure services

Following the results obtained, it was found that, in a proportion of 27.57% of the total, the largest number of second homes were located in areas with high or very high density (24.27%) of retail services (Fig. 18).

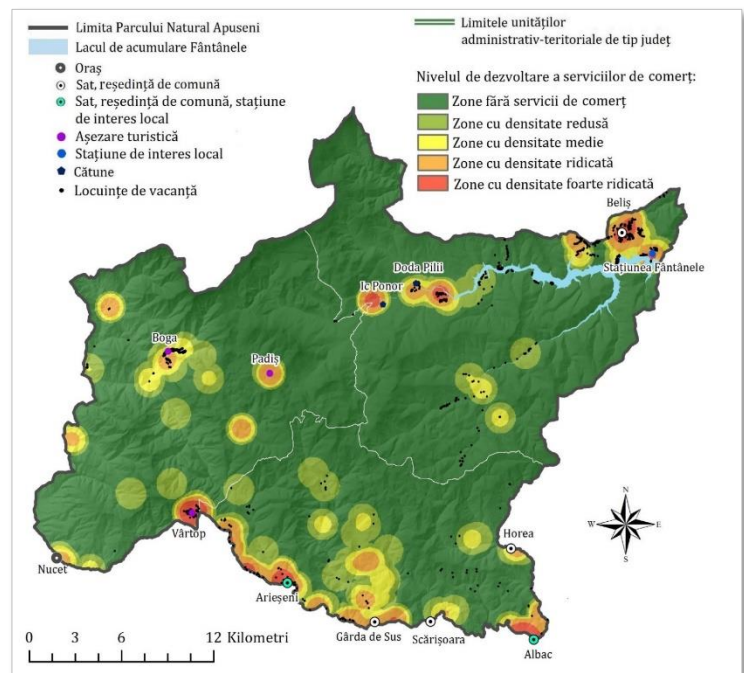


FIG. 18 Spatial distribution of second homes in relation to the intensity of retail services

5. RURAL LANDSCAPES AND SECOND HOME PATTERNS

Following the Principal Component Analysis and the cluster analysis resulted in 19 types of rural landscapes.

Type 1. "Peripheral developments of the localities, on the background of the intensification of the winter tourism and mixed tourism opportunities" - covers 2.25 km² (0.3% of the total analyzed area) of the municipality and resort of local interest: Arieșeni (no. 7 in Fig. 3). Considering the proximity to the Vârtop ski resort, the village is the second most developed location for winter sports services (e.g. ski equipment rental, ski instructor courses, etc.). In addition, the overall capacity of restaurants and tourist accommodation units is significantly higher compared to other areas. Moreover, the accommodation providers offer additional services to equestrian activities (i.e. riding lessons, horse-drawn cart, carriage or sledge rides). The high density of locals' constructions is doubled by the presence of general infrastructure (shops, post office, human dispensary, etc.) and material and immaterial cultural elements (e.g. church, country fair), which increase the opportunities for religious and cultural tourism. Also, the most common agritourism services in this pattern are the processing and the sale of local products, as well as the educational farm. This type

of landscape comprises six second homes (i.e. 0.6% of the total) with great accessibility to a wide range of local products and services.

Type 2. “Cultural pasture landscape” - comprises 4.5 km² (0.5% of the total analyzed area). The area impresses with the genuine mixture of natural grassland with permanent sheepfolds, bordered by coniferous forests. Nevertheless, there are other cultural elements such as a traditional fair and a monastery. Based on land-use regulation and the nature and landscape protection measures respectively, no form of second home ownership has been identified in this type of landscape.

Type 3. “Wild or ordinary rural areas” - covers 1,19 km² (13.7% of the total analyzed area) and has two façades. On the one hand, it is an uninhabited area, at high altitudes, with harsher climatic conditions, and with large proportions of grassland bordered by coniferous forests (northwestern border of the study area). On the other hand, it is an area with households scattered on mountain plateaus with grassland bordered by coniferous forests. To a lesser extent, some areas include permanent sheepfolds. In this pattern, tourism facilities or services of any kind are underrepresented. However, there are 82 second homes (8.5%) located in the areas of native settlements. These settlements belong to the so-called ‘disappearing regions’ (Müller, 2004a) and shall comprise, in certain areas, inherited or acquired converted former permanent rural housing.

Type 4. “Winter sports landscape” - comprises 4.5 km² (0.5% of the total analyzed area) and encompasses the Vârtop ski resort. The pattern holds the most developed tourist infrastructure in the entire area (three ski slopes equipped with ski lift or chairlift, winter sports equipment rental, about 1,205 accommodation places and 836 restaurant seats, etc. – according to MEEBE, 2020a, 2020b; Ciupe, 2020). The resort is located at high elevation in a setting with coniferous forests but also, to a small extent, mixed ones. This pattern belongs to the hot spot tourist areas (Müller, 2004) represented mainly by popular winter resorts, where the purpose-built second homes (in our case, 59 – meaning 6.1% of the total) are more likely to be rented to traditional tourists, relatives or friends.

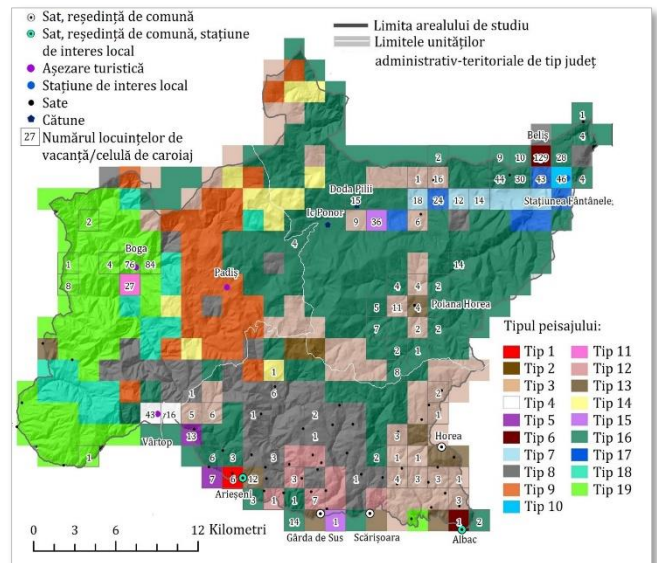


Fig. 19 Spatial distribution of second homes in relation to the rural landscapes in the Apuseni Nature Park

Type 5. “Areas with low intensity of mixed tourism opportunities” - covers 4.5 km² (0.5% of the total analyzed area) of the area between Arieșeni and Vârtop resorts. This gives it an intermediate character between the two landscape types (type 1 and type 4). There are a number of 20 (2.1%) purpose-build second homes located in areas with high road accessibility primarily due to the entertainment and winter sports facilities.

Type 6. “Commune centres with developed cultural, religious tourism, and agrotourism” - includes a total of 4.5 km² (0.5% of the total analysed area) of two rural municipalities: Beliș (Cluj county) and Albac (Alba county). The common features in the pattern are: the nucleated structure of the settlements, the high score of services and facilities particular to historical, cultural and religious tourism, agritourism (the latter earning the highest score in Albac), and equestrian tourism. The most surprising aspect is the discrepancy in the share of second homes between the two villages, namely, 129 in Beliș village compared to only one in Albac.

Considering the second home owners’ place of origin from the two locations, Beliș village falls in the weekend zone, whereas Albac village in the vacation area. As such, the hypothesis according to which distance influences the number of second houses is confirmed for these circumstances.

Type 7. “*Natural amenity-rich, lakeside landscapes*” - contains 13.5 km² (1.6% of the total analysed area) of natural landscape in which the water element is present in a large proportion (i.e. Fântânele reservoir). Tourism facilities and services of any kind are less-developed in these areas. There are 44 second homes (4.6%) located on the lake shore, attracted by the tranquillity and scenery specific to the area.

Type 8. “*Amenity-rich rural area*” - comprises 96.7 km² (11.1% of the total analysed area) of the areas with dispersed villages, high proportions of mixed forest, and high density of approved tourist paths. Other tourism facilities and services are poorly represented. This type of landscape accumulated a total of 15 second homes located in inhabited areas (1.6%).

Type 9. “Touristic, ecologically-important areas” - covers 65.25 km² (7.5% of the total analysed area) in the areas with the highest average elevation, with a large share of reservations and natural monuments, and integral protection area, as well as with a high density of approved tourist paths complemented by great opportunities for speleological tourism. As in the case of type 2, due to the spatial planning regulation, the second homes are completely missing in these settings.

Type 10. “Lakeside resort landscapes” - includes 2.25 km² (0.3% of the total analysed area) of the Fântânele lakeside resort. The pattern stands out with the highest score regarding the festival and event tourism. Apart from that, tourist infrastructure related to fishing and nautical tourism is well represented (e.g. boat rides, boat rentals). However, the possibilities for accommodation and

public catering are very limited. The resort is located in a natural setting, away from permanent settlements, in a mixture of elements such as water, coniferous forest and, to a lesser extent, mixed forest. This pattern comprises 46 high standard second homes (4.8%).

Type 11. "Forested, remote areas with low tourism infrastructure" - includes 2.25 km² (0.3% of the total analysed area) of the southern part of the holiday village Boga. This natural landscape is distinguished by low average elevation, and high proportion of broad-leaved forest. Also, there are very moderate opportunities for event tourism (e.g. Boga Gastronomic Festival), water sports (organized rafting on the Crişul Pietros Valley) and trekking tourism. Despite this, the capacity for tourist accommodation and public catering are under-represented. This pattern includes 27 second homes (2.8%).

Type 12. "Cultural and ecological remote landscapes" - comprises 18 km² (2.1% of the total analysed area) of areas with mixed forest and relatively high density of approved tourist paths. The structure of the settlements is generally dispersed. In this pattern, the opportunities for recreational activities specific to cultural, religious and historical tourism, agritourism, and speleological tourism are at average levels. This type of landscape hosts 11 second homes (1.1%).

Type 13. "Densely built-up rural villages with moderate opportunities for cultural tourism and agritourism" - covers 20.25 km² (2.3% of the total analysed area) of the nucleated settlements (see nos. 3, 5, 6 in Fig. 3). In these areas, opportunities for agritourism or cultural activities prevail. However, due to the densely build-up areas, there are only 16 (1.7%) second homes.

Type 14. "*Protected wild areas with minimal human impact*" - comprises 24.75 km² (2.8% of the total analysed area) of areas with the largest share of the surface of nature monuments and nature reserves covered by coniferous forests at relatively high altitudes and harsh climate. There is only one second home (0.1%).

Type 15. "*Ordinary villages with opportunities for festivals and other cultural events*" - covers 4.5 km² (0.5% of the total analysed area) of the permanently inhabited areas that stand out primarily through opportunities for tourism of events and festivals (e.g. Smida Jazz Festival). However, as in type 6, the factor underlying the difference in the number of second homes between the two cases (36 compared to 1) is the distance from the main residence.

Type 16. "*Forested, remote amenity-rich area*" - comprises 324 km² (37.2% of the total analysed area). The average elevation is high, relatively harsh climate, and larger surfaces of coniferous forests. The constructions of the locals and the tourist infrastructure are negligible. This type of landscape attracted 227 (23.5%) second homes located in the vicinity of permanent settlements.

Type 17. “*Lakeside areas with minimum tourism infrastructure*” - extends over 13.5 km² (1.6% of the total analyzed area). The pattern comprises significant areas of Fântânele Reservoir in which, compared to type 7, rafting is the main activity that may be practiced. A total of 67 (7%) second homes are built on the lakeside.

Type 18. “*Karst landscapes*” - comprises 36 km² (4.1% of the total analysed area) of areas with the highest potential for speleological tourism, low average elevation, and high proportion of broad-leaved forests. There are no second homes.

Type 19. “*Broad-leaved forests, remote natural areas*” - comprises 110.25 km² (12.7% of the total analysed area) of areas with the lowest average elevation, the mildest climatic conditions, a significant proportion of broad-leaved forest, and a reduced density of tourist infrastructure. In the pattern, there are 176 second homes (18.3%), of which most are in Boga Holiday Village (northern side).

5. SECOND HOMES – AS A PROMOTER OF PLANNING, DEVELOPMENT AND TOURIST CAPITALIZATION. CASE STUDY: APUSENI NATURE PARK AREA

The last chapter focused on to assess the characteristic and related tourist services and goods that are compatible with second home tourism in the studied area, and also that capitalises on the local character; to identify the spatial relationship of second homes with the intensity of tourist services mentioned above. To achieve this goal, an amended and tailored suitability method was applied to the characteristic and related tourist goods and services, formal and informal, public, and private. Thus, four major criteria and forty sub-criteria were considered: the food and beverage serving services criterion (with eight sub-criteria), the rental services criterion (with three subcriteria); the recreational, culture and sporting and other related services criterion (twenty-four sub-criteria) and the retail trade services criterion (five sub-criteria). The last component also includes the density of locals’ constructions on the background of those mentioned by Czarnecki (2014) regarding the “informal” channels of distribution through which the locals sell products directly from the household, and therefore, are difficult to identify separately.

Regarding the spatial distribution of second homes with respect to the resulting potential areas (Figure 3), the largest proportion is located in areas with high capitalisation potential (38.3%) of local resources, namely in the holiday village of Boga, along the Arieş valley and inside the scattered villages. The second-largest share of second homes is contained in the very high potential category with a percentage of 27.9%. Most of them are located in commune centres (e.g. Beliș,

Arieșeni), but also in ski resorts of Vârtop and Fântânele. Second homes located in the moderate potential category are found in a proportion of 18% and generally refer to those located within the dispersed and scattered villages. The low potential category includes a proportion of 9.2% of total second homes and is represented especially by villages with a continuous depopulation and demographic ageing process (e.g. villages such as Runc, Costești, and Sohodol of Alba County). The areas with very low potential (with a share of 2.5%) are specific to the spatial extensions of second home developments in the vicinity of native settlements. However, there is a percentage of 4% of second homes located outside the area with tourist service opportunities. Generally, this type of second homes is found in remote areas or on the shore of the Fântânele Reservoir.

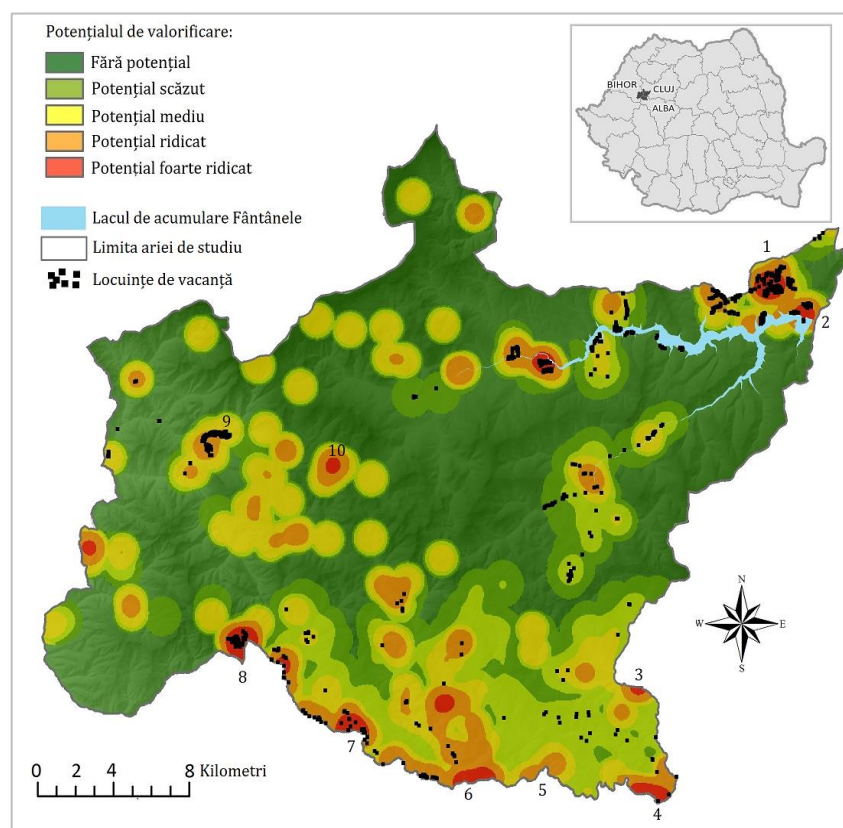


Fig. 20 The relationship between the spatial distribution of second homes and the final classified heat map of the characteristic and connected tourist services in Apuseni Nature Park. 1 –Beliș; 2 –Fântânele; 3 – Horea; 4 – Albac; 5 - Scărișoara; 6 – Gârda de Sus; 7 – Arieșeni; 8 –Vârtop; 9 – Boga; 10 –Padiș.

Source: Ciupe (2021a), with modifications

CONCLUSIONS

Following the results obtained, it was found that the development pattern of residential tourism in the study area largely corresponds to the international experience in the field. Thus, a large variety of second homes was identified.

In relation to general tourism, the phenomenon of second homes in the studied area, seems to develop in a closed, autonomous system. Recreational activities that involve the use of second homes could be considered a type of “do-it-yourself” tourism, in which the owner designs and “sells” his own personalized “tourist products”. It is necessary to know the preferences and habits of second home owners for a possible diversification of the existing tourist offer, in order to integrate them into the local tourist market. Thus, the intensive second homes development in certain locations may suggest a potential tourist market, respectively an unsatisfied tourist demand against the background of insufficiently diversified tourist offer (Ciupe, 2020).

However, the paper has a series of limitations. For example, although it proposes a detailed spatial analysis of the relationship of second homes with the tourism heritage, to complete the overview of the peculiarities of residential tourism in the study area, additional surveys are needed applied to second home users, town halls and representatives of Apuseni Natural Park Administration. In this sense, even if the present research aimed to start such an approach, due to the low response rate received from the owners of second homes (for various reasons: absence, refusal, desire to keep their private identity), it was not possible to perform a survey analysis.

Thus, in order to identify the overall picture, it is necessary that future analyzes and evaluations regarding the structure, typology and spatial organization of the tourist accommodation units in a given area to include all existing forms (commercial and non-commercial), and the opinions of all actors involved, respectively.

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