



EVALUATION OF ENVIRONMENTAL IMPACTS OF SECONDARY HOUSING

İKİNCİL KONUTLARIN ÇEVRESEL ETKİLERİNİN DEĞERLENDİRİLMESİ

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ABSTRACT

After the Industrial Revolution, rapid of urbanization, the increase in economic opportunities and leisure time, and the spread of transportation opportunities have led to the development of secondary housing. People who want to get away from the noise and crowds caused by the cities have started to travel outside the city to regions where the sea, clean air and natural resources are located, especially in the hot months. As the number of people going on these temporary trips increased, the number of secondary housing also increased. The economic, social, cultural and environmental effects of secondary houses, which were not considered important in the period of the first developments, started to be noticed over time and the number of studies on this subject gradually increased. This study is a review article focused on the environmental effects of secondary housing, especially on the coastline.

Key Words: Secondary house, tourism, environment

ÖZET

Endüstri Devrimi sonrası kentleşmenin hız kazanması, ekonomik olanakların ve boş zamanın artması, ulaşım imkanlarının yaygınlaşması ikincil konutların gelişmesine sebep olmuştur. Şehirlerin sebep olduğu gürültü ve insan kalabalığından uzaklaşmak isteyen insanlar şehir dışında deniz, temiz hava ve doğal kaynakların bulunduğu bölgelere özellikle sıcak aylarda tatil yapmak amacıyla seyahat etmeye başlamıştır. Bu geçici seyahatlere çıkan insan sayısı arttıkça ikincil konutların sayısı da giderek artmıştır. İlk gelişimlerin yaşandığı dönemde önemli görülmeyen ikincil konutların ekonomik, sosyal, kültürel ve çevresel etkileri zaman geçtikçe fark edilmeye başlanmış ve bu konudaki çalışmaların da sayısı giderek artmıştır. Bu çalışma ikincil konutların özellikle kıyı şeridindeki çevresel boyuttaki etkileri üzerine yoğunlaşmış bir derlemedir.

Anahtar Kelimeler: İkincil konut, turizm, çevre

1. INTRODUCTION

Shelter is a compulsory need for human beings and therefore people have built sheltered structures throughout history. These structures have changed over time, and have found a place today as a phenomenon that includes socio-economic and environmental factors in addition to the need for shelter. Housing is defined as a special place (Tekeli, 1996) that provides opportunities for individuals to live in society as a means of future security, a tool in the reproduction of social relations, and a cultural structure that produces the urban environment. The number of these places has increased with urbanization and the increase in the human population and has become a social status symbol.

Especially after the 1960s, the transformation of tourism into a necessity rather than a luxury, and the widespread use of transportation facilities made it easier for people to move away from cities and move towards quieter areas. The increase in the number of people who want to have a holiday, especially in the coastal areas, and the encouragement and support of this process by the administrations have led to the formation of secondary residences.

In the period when secondary houses were started to be built, the social, economic, cultural and environmental effects of these houses were not noticed and the development process continued rapidly. Today, it is seen that the number of secondary residences continues to increase and moves towards the inner regions. With the support of environmentally sensitive tourism types such as eco-tourism and highland tourism, the plateaus and other natural areas, which are increasingly known, have started to be filled with secondary residences. The environmental effects of secondary houses, which are concentrated in natural areas, have become visible.

2. LITERATURE

In the literature, terms such as recreational homes, vacation homes, summer homes, cottages and weekend homes refer to the concept of secondary housing (Hall and Müller, 2004) but cannot fully express it. What is meant by the term secondary in the concept of secondary house is not the order of the house owned by the person, but the purpose assumed in use (Arkon, 1989).

Secondary housing has emerged as a result of factors such as the increase in economic opportunities, the development of transportation, increased leisure time and fashion, which is a factor in this regard, in parallel with the industrialization and urbanization movements (Özgüç, 1977). Although the development of secondary houses gained momentum after the Industrial Revolution, the studies date back to earlier times. Studies in this context date back to the 1930s, when the number of secondary dwellings on the outskirts of growing urban areas increased and analyzed in Early Scandinavian studies (Ljungdahl, 1938; Sund, 1948; Müller and Hoogendoorn, 2013). As the economic, social and environmental effects of secondary houses increased, academic studies increased and more comprehensive definitions were made (Keleş, 1980; Çubuk 1981; Özkan, 1982; Arkon, 1989; Kutlu, 1999; Gündüz, 2003; Ovalı, 2006; Bakırcı 2007; Manisa, 2007; Manisa and Görgülü, 2008; Gökdeniz et al., 2009; Uçar, 2009).

Keleş (1980) defines secondary houses as housing units that are used for a person's rest or short-term trips apart from his/her permanent home; Çubuk (1981) defined secondary housing as a private real estate investment that is used during vacation times to use the opportunity to rest and is located outside of urban living conditions. In another definition, secondary residences are defined as fixed properties, which are built in regions with high physical attractiveness, used for recreational purposes at certain times of the year by purchasing or renting, provided that they reside and work in another place, and show the characteristics of a real estate investment (Manisa ve Görgülü 2008).

The concept of secondary housing is defined in the Encyclopedia of Tourism as housing used for entertainment purposes only. In another definition, secondary residences are living spaces formed in areas with natural, historical and cultural riches in order to allow people to spend their spare time or to live comfortably and peacefully during retirement (Uçar, 2009).

The French National Institute for Economic Research and Statistics (INSEE) defines second housing as “a second home is a residence used for short stays (weekends, leisure or holidays)”. In this definition, furnished accommodation rented for tourist accommodation is also classified as second home.

It is known that secondary houses have been used since ancient times, but there have been some changes regarding the purpose and characteristics of use. In this context, one of the first examples of second houses was built in BC. They are resting houses built by the ancient Babylonian ruler Shulgi for the nobles to pay taxes (Ongan, 1988). BC Mesopotamian rulers and nobles had reserved green areas where they would set up tents on the mountain slopes and flood plains to escape the heat of summer and rest at the same time (Kısa, 1998). In Egyptian and Roman times, the emperor and high-ranking rulers migrated to their summer palaces in cool towns during the hot seasons of the year. For example, Naples was the summer resort of Rome (Alkan, 2014).

In Turkish societies, the distinction between summer and winter housing dates back to ancient times. Summer palaces built during the Principalities and Ottoman periods are shown as examples of secondary residences (Kısa, 1998). It is also known that vineyard and highland houses were used as summer houses in Anatolia. Especially in the summer months, the villagers' livestock activities and the city-dwellers' tradition of going to the highlands to relax and get away from the crowd has been going on since ancient times.

In France and England, summer houses started to be built by rich and noble families in the 18th and 19th centuries, and thus, summer house circles began to appear around big cities in many countries (Özgüç, 1977). Especially in London, Paris etc. big cities are surrounded by second houses used in the summer months (Öztoprak 1995).

The development of secondary housing differs from country to country and is linked to urban structuring and living differences. For example, in countries where multi-storey apartment type residences are the majority, holiday homes are more numerous (Kısa, 1998). In Scandinavian countries such as Sweden, Denmark and Norway, secondary home ownership is a habit (Demarkuz 1993); In England, families living in suburban houses with gardens do not need secondary home ownership (Manisa 2007); It is seen that holiday homes are handled independently from tourism in America, England and other countries (Kutlu 1999).

3. FINDINGS AND DISCUSSION

3.1. Development of Secondary Housing in Turkey

Until the 1950s, when the migration to Istanbul had not yet begun in Turkey, the building density in the summer resort settlements remained the same (Salah, 2013). The timeshare and timeshare holiday system implemented in the French Alps in the 1960s has become one of the fastest growing applications in the tourism sector (Selvi, 2003). In Turkey, the number of secondary residences has increased rapidly, especially on the Marmara, Aegean and Mediterranean coasts. The most important reason for this is that increasing urbanization and population growth with industrialization increase the desire of people to move away from the city, to be alone with nature and to rest.

In the same years, learning that the sea has a healing effect and the significant development of tourism caused people to prefer coastal areas rather than plateaus and vineyards. This situation stopped the development of secondary houses in the interior and directed them to the coasts. The first examples of this period are the mansions in the Bosphorus (Taner, 1982).

In the 1960s, with the zoning legislation in Istanbul, the large gardens of the Ottoman mansions on the Anatolian side and the Marmara coast were divided into parcels and 5-10-floor apartments were built in the garden belonging to a single mansion. With the enactment of the condominium law in the same period, each flat owner in the apartment was given the right to own a share in the land on which the building was built (Keyder, 2001). After this law, the build-and-sat period started (Çoban, 2012) and paved the way for the increase in the number of secondary houses on the coasts and the start of concreting.

By the 1980s, it was seen that coastal tourism was encouraged, important tourism investments such as hotels and holiday villages were made on the coastlines, and it became fashionable to have secondary residences used individually on the coasts. In these years, secondary houses have become indispensable for the coastline, and the people of the region have moved away from classical economic activities and started to earn income from secondary houses. Secondary housing has become an important source of socio-economic development for coastal areas.

In the 1990s, the demand for secondary housing and the production of housing decreased due to reasons such as the shrinkage in the construction sector, the increase in touristic facilities throughout the country, the cheapening of vacations, the 1999 earthquake and the 2001 crisis. (Manisa, 2007).

As a result of the changing economic policies and planning studies in Turkey as of 1990, the coasts have been filled with second homes in dimensions that will create an economic and ecological threat and idle capacity. The increase in second home production continued with an increasing momentum between the years 1990-2000 (Manisa and Gül 2009).

Since 2003, as a result of national and international policies, the construction sector and secondary housing productions have started to grow again. Reasons such as the decrease in housing loan interest rates, the enactment of the law enabling Europeans to own property in Turkey, and the decrease in inflation triggered this process in Turkey. While Europeans, who have the right to own property in Turkey, preferred Spain to buy holiday homes, they turned to Turkey, where housing prices are more affordable (Manisa, 2007).

3.2. Environmental Impacts of Secondary Housing

The economic, social and environmental effects of secondary houses are seen in the regions where they are located, so it is of great importance in terms of sustainable use of the natural environment. There are many secondary housing settlements in Turkey, mostly along the coastline and in its immediate vicinity. These houses are in different plan types, single houses (single-storey house, duplex, triplex) or apartments that contain many social activities in the form of apartments. Today, secondary houses have made great progress in terms of quality and quantity (Cengizoglu and Özyilmaz, 2016). These developments have brought along negative effects as well as positive effects such as increase in domestic tourism activities, increase in employment, new infrastructure and superstructure investments, tax revenue generation in regions where secondary residences are concentrated.

In some coastal areas where secondary houses are concentrated, it is seen that the local people move away from agriculture and animal husbandry and try to earn their living by producing and selling goods and services for the secondary house owners and foreign tourists who will come in the summer months. This situation creates pressure for the people of the region who are waiting for the season to make a living,

decreases in the quality of goods and services, and high increases in product prices are observed. Coastal regions, which turn into a cosmopolitan state especially in the summer period, can experience cultural degeneration and the unique cultural structure of the region is deteriorated.

Mathieson and Wall (1982) highlight 3 issues related to second home tourism. These are the disappearance of vegetation, the release of human waste and the damage to natural life due to aesthetics. There are also excessive resource use of secondary houses, direct pressures from new developments and building transformation, and indirect pressures from new developments (Bakırcı, 2007). Second homes, especially developed in coastal areas, have shown a significant and significant increase in the Mediterranean and Aegean coasts in Turkey since 1989. In addition, the number of second homes has increased considerably in the vicinity of cities such as Istanbul, Bursa, Kocaeli and Sakarya where the population has accumulated significantly, and in low areas on the coast of the Marmara Sea such as Erdek, Yalova, Kadıköy, Florya, Bayramoğlu, Kumburgaz, Tekirdağ, Gemlik and Silivri.

Ignoring that the ecological balance may be disturbed and directing the second houses to the shores in the name of the desire to be in touch with nature, causes the consumption of the features that attract people there, and as a result, the discourses such as unplanned urbanization and concretization in big cities, which force/exceed the limits of carrying capacity, enter the agenda of coastal cities. (Kılıçaslan, 2006).

According to the numerical data prepared by the General Directorate of Population and Citizenship Affairs, as of 2008, there are 546 thousand 454 summer-seasonal residences in Turkey. By regions, the building most used as summer-seasonal residence is located in the Black Sea region. While there are 169 thousand 282 summer-seasonal residences in the Black Sea region, this region is followed by Marmara 110 thousand 495, Aegean 87 thousand 106, Mediterranean 79 thousand 480, Central Anatolia 71 thousand 708, Eastern Anatolia 22 thousand 643 and Southeastern Anatolia with 5 thousand 740 residences (Milliyet Newspaper)

One of the most important reasons for these increases is that people living in big cities prefer coastal areas away from the traffic and noise of the city, which are natural attractive elements where they can make sea tourism. However, the intensity of demand and the increasing number of secondary houses have also urbanized the summer resorts and caused them to lose their old charm. In this context, environmental problems caused by secondary houses can be summarized as follows:

- ✓ Today, secondary houses have undergone a significant change, they have been bought very cheaply by summer houses for the purpose of rest and vacation, and they have turned into a real estate investment that can be rented daily or seasonally in the summer period without taxation and can be sold at very high prices when necessary. This situation creates an important rent especially for the coastlines and the unplanned construction is increasing in the region.
- ✓ Secondary residences, which are generally used in the summer season, constitute an inactive building stock for the other months. Significant increase in the population of the region in the summer season, decrease in clean water resources, increase in the amount of wastewater, pollution of groundwater, exceeding the carrying capacity of the region, sewerage, internet, etc. causes infrastructure and superstructure problems.
- ✓ In some coastal areas where secondary housing is concentrated, it is observed that the local people move away from agriculture and animal husbandry, and they tend to sell their agricultural lands at very high prices in order to build secondary housing. This situation causes the reduction of forest and natural areas in the region, even their disappearance in some regions, significant changes in the socio-economic structure of the region, and a decrease in soil fertility.
- ✓ Since second homes in particular consume more land than other recreational and touristic institutions, they have a negative impact on the coastal areas and the carrying capacity of the land, causing the conservation-utilization balance to result against nature (Kılıçaslan, 2006).
- ✓ Domestic wastes in the secondary residences area, which intensify in the summer months, can be an important source of water pollution in the coastal areas. This pollution causes the death of fish, turtle, dolphin and shrimp species and causes harmful effects on humans.
- ✓ Since the main purpose of seaside secondary residences is to benefit from the sea, these residences form a settlement along the sea shores. Especially the secondary houses, which were built before the Coastal Law was enacted and built very close to the coast, are easily worn out by the effects of the sea and the wind. In the regions where there are secondary houses extending parallel to the shore, it is seen that the

roads also extend parallel to the shore. In this case, the connection between the sea and the buildings is broken, the existing beaches are destroyed, and the visual quality of the beaches is reduced (Kılıçarslan, 2006).

3. CONCLUSIONS

The highland, vineyard areas, and single-storey secondary residences in forest areas, where people went to rest, spend time with nature, and stay away from the extreme heat in the first period, have turned into multi-storey structures that remain in cities, concentrated on the coastlines. When the regions where summer residences are concentrated on the coastline in Turkey are examined, it is seen that the secondary residences consist of multiple buildings within the complex, the beaches reserved for the sites are used, the infrastructure and superstructure problems encountered in the big cities are far from the natural life, the population is increasing gradually, and the environmental pollution is experienced.

The impact of secondary residences is not limited to the coast, either. Negative environmental effects of secondary houses are also observed in rural areas. The most important reason for this is the desire of holidaymakers who want to get away from the crowds of people, noise and concrete on the coasts, to prefer more natural areas. Today, the fact that everything is more natural and organic, the spread of this fashion, the increase in campaigns for environmental awareness, the fact that a more economical budget is sufficient than the coastal regions has caused the inner regions to become crowded. As this demand, supported by different types of tourism such as highland tourism and eco-tourism, increases, the same environmental damages are encountered. Increasing numbers of secondary houses in the inner regions cause damage to tourism resources, increase in concrete, decrease in visual quality, unplanned urbanization, increase in solid and liquid waste in the region, excessive use of natural resources, exceeding the carrying capacity, and pollution of the environment.

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