

Second home landscape transformation in the mature tourist destinations of the Mediterranean coast

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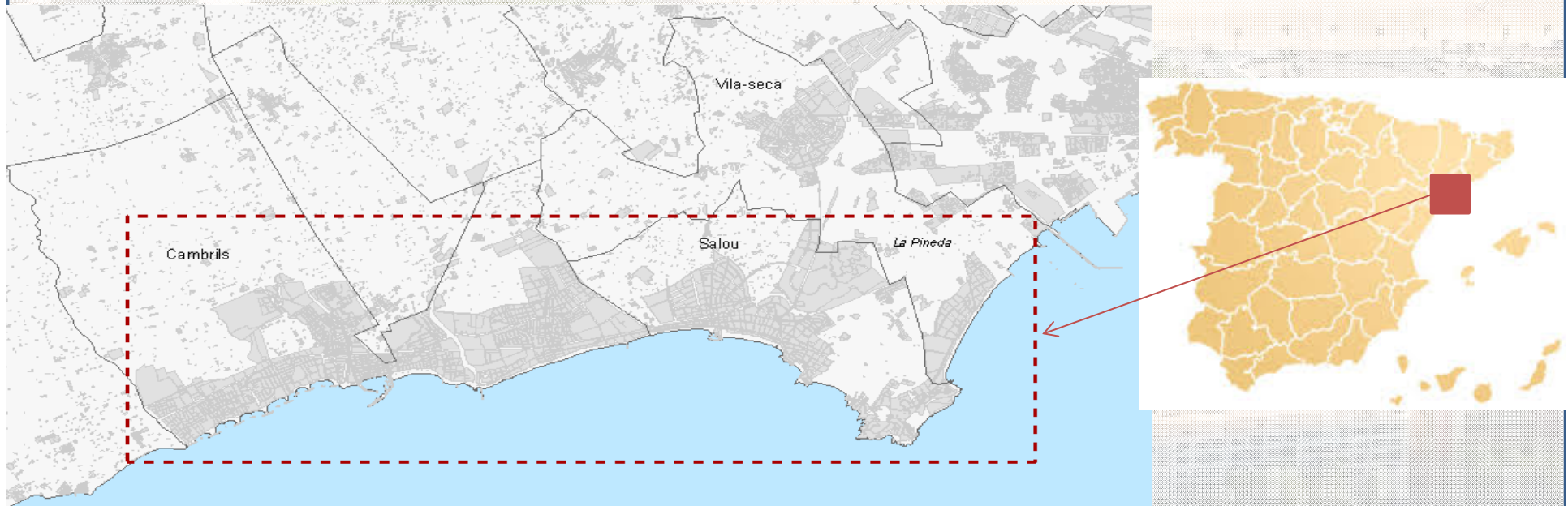
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Objectives

- To analyze the role of second homes in the development of tourist cities.
- To measure the transformation of second home areas into permanent living cities.

Study area

- The central Costa Daurada [51.6Km², 62.623 inhabitants], Catalonia



- 4.5 millions tourists per year
- 40% of tourists in private houses
- 77% of properties are second homes (estimated 2001)

Conceptual approach

- The evolution of residential tourism spaces (Lundgren, 1974; Miossec, 1977).
- The tourism urbanization as a specific type of cities (Mullins, 1991).
- The evolution of tourism spaces to a conventional city (Williams & Hall, 2002; Équip MIT, 2002).

Methodology and data

Analysis of the evolution of urban development parameters of second home areas derived from urban planning development documents

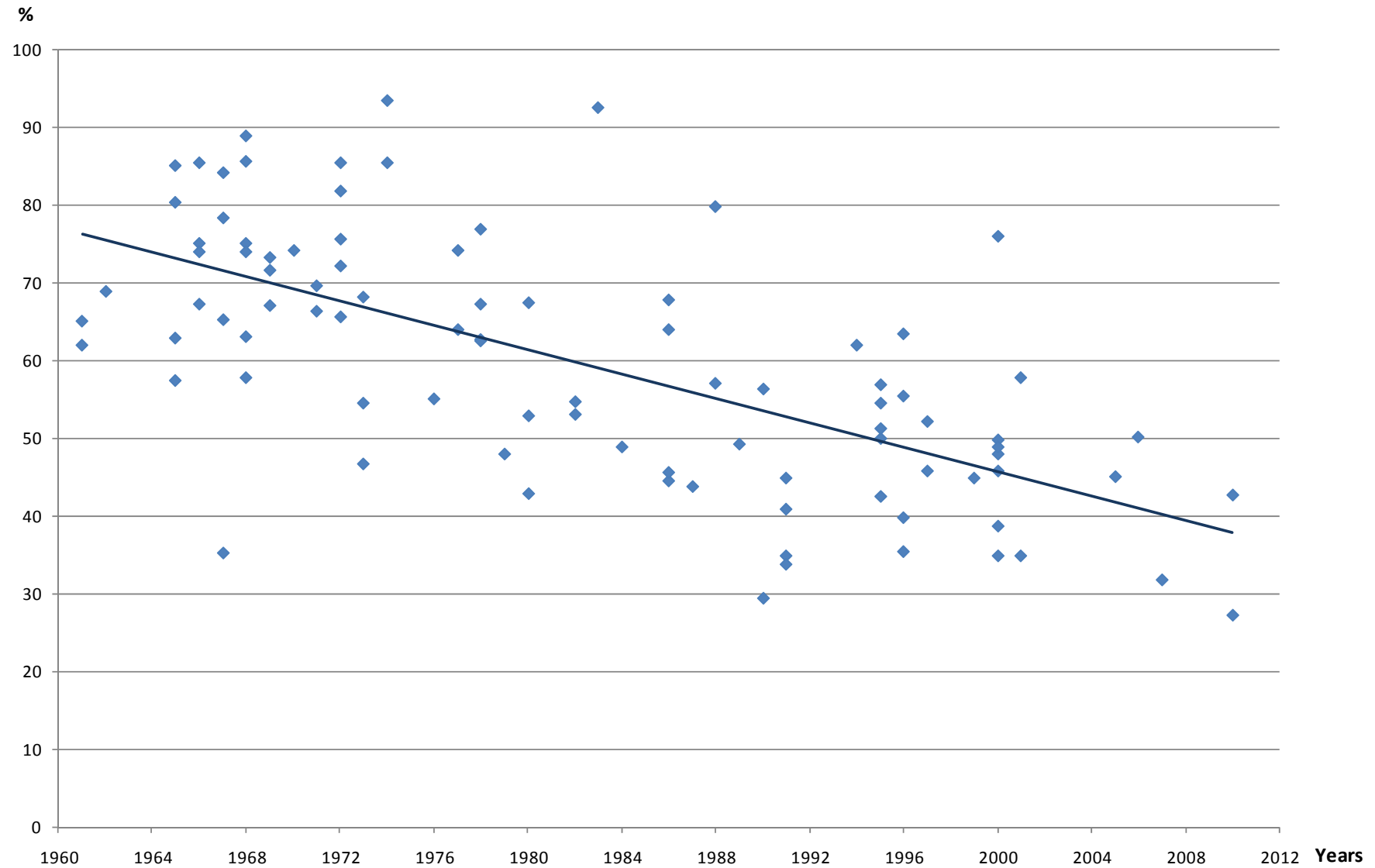
- The partial urban planning (in Spain) organizes in detail a small homogeneous area that should be urbanised and built in a relative short time.
- These planning documents define the urban form and functions: private use, public and collective equipment, local traffic network and open public spaces.

Methodology

- Evolutionary analysis of urban parameters.
- It only takes the second homes development areas.

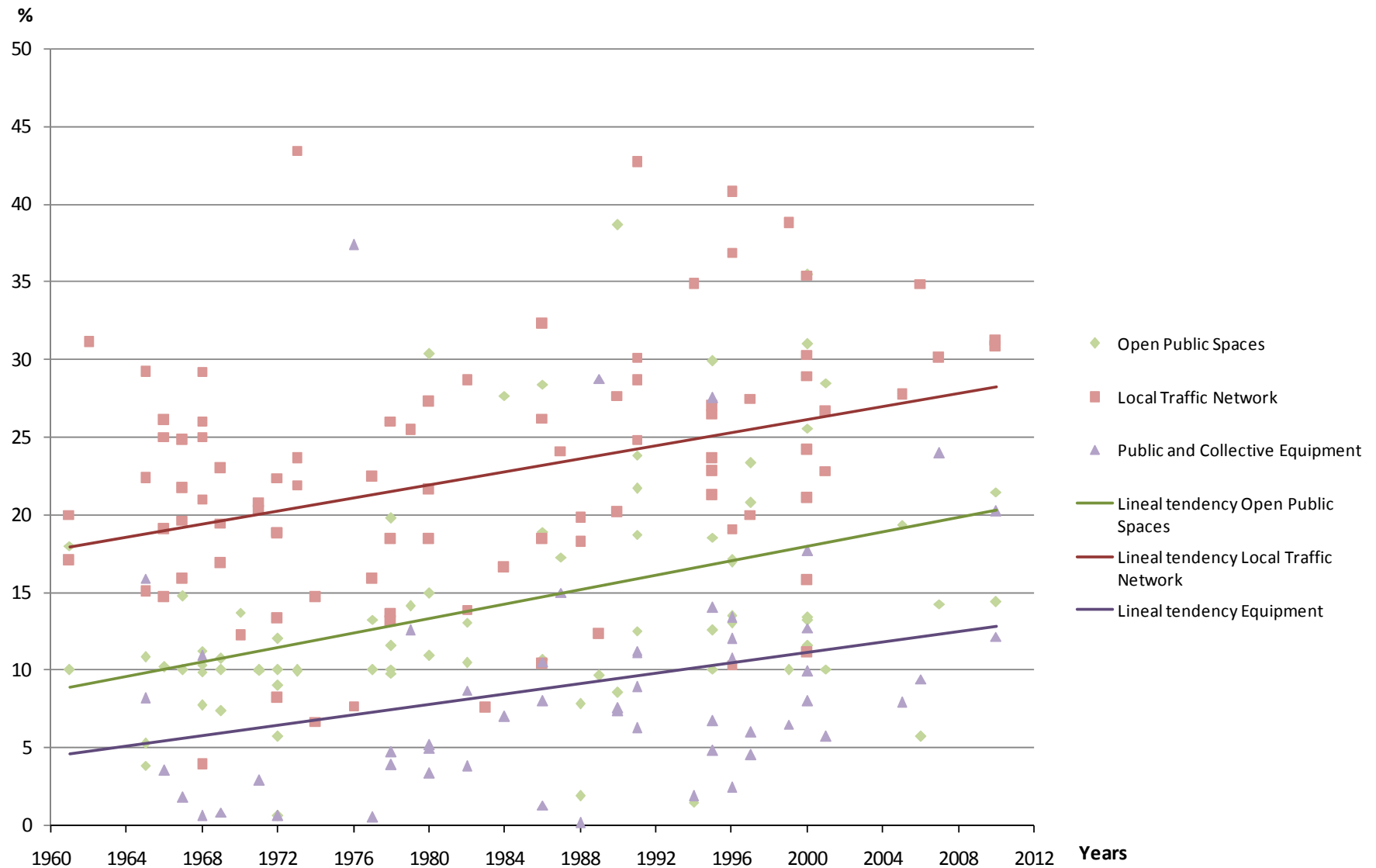
Results (1)

The evolution of private use



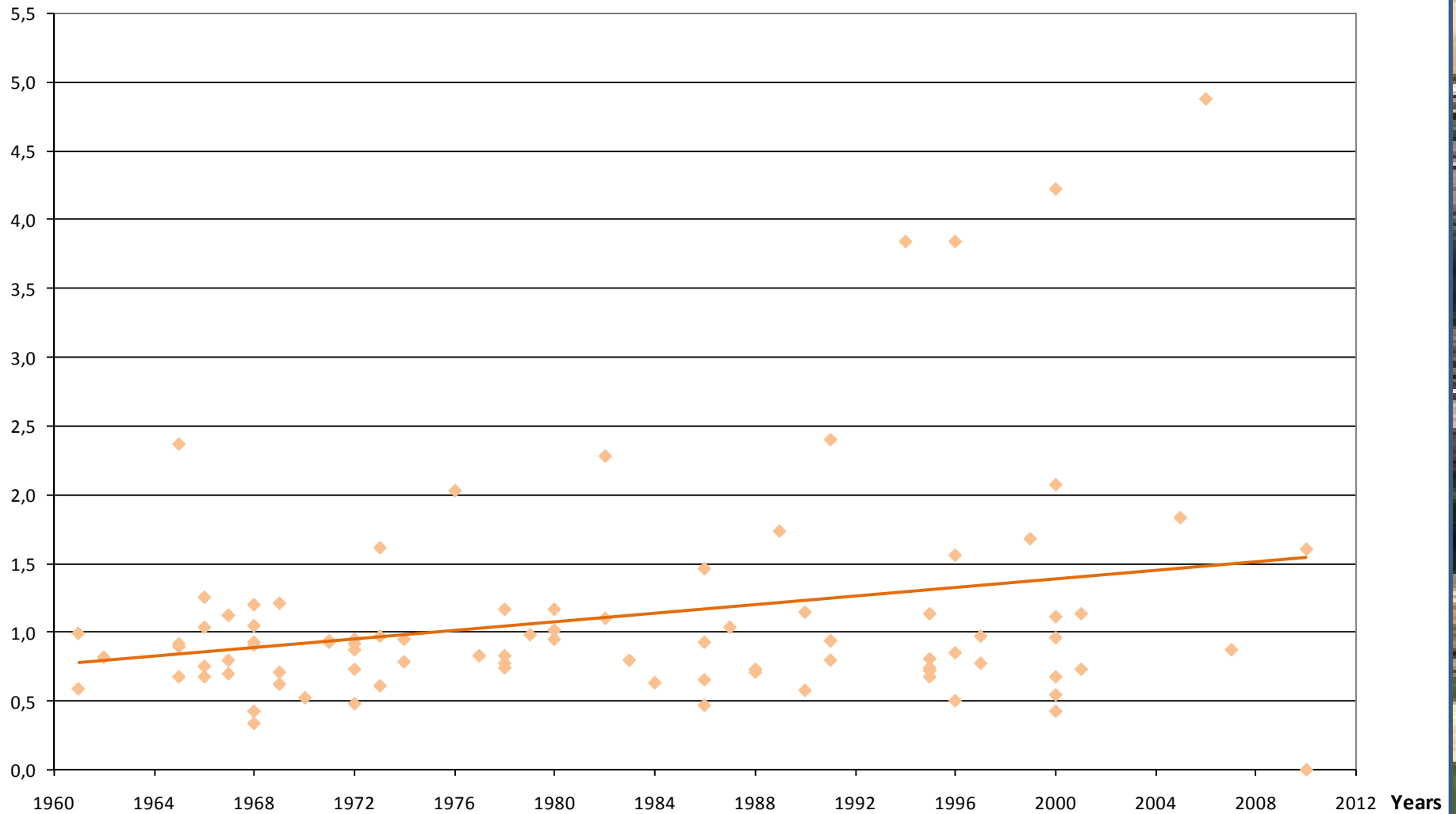
Results (2)

The evolution of public spaces



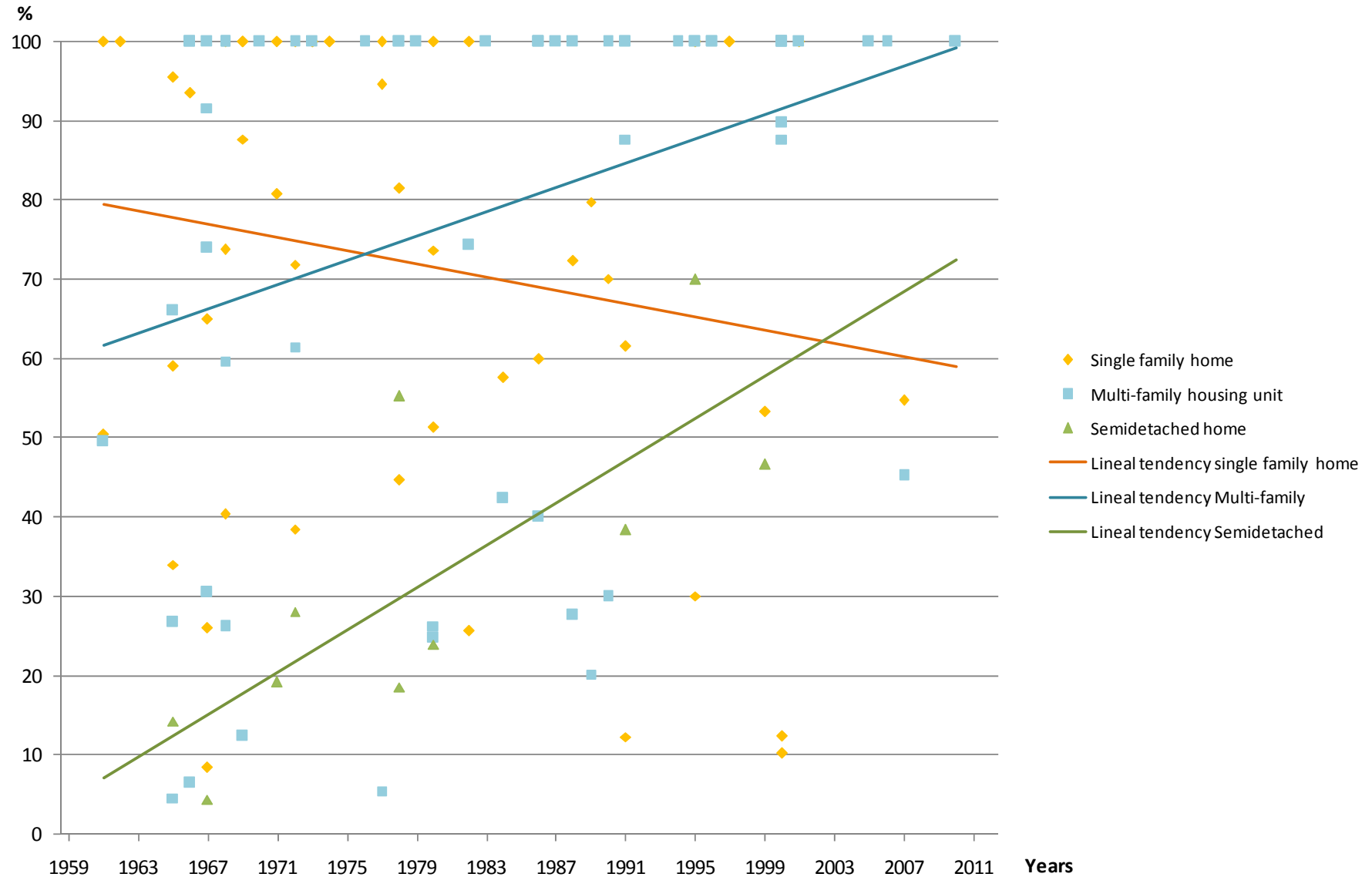
Results (3)

Evolution of the ratio between occupied and non occupied surface



Results (4)

Evolution of the building typology in residential tourism space



Concluding remarks

The analysis of the evolution of indices in the second home space in central Costa Daurada shows:

- Second home areas are transforming towards multifunctional and high quality residential spaces.
- A high density housing area and heterogeneous urban landscape prevails and increases in second home spaces.

Results show the evolution from second home tourism areas to conventional cities

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