



The Impact of the Second Homes on the Physical and Economic Development of Rural Settlements (Case Study: Hendeh Khaleh Rural District in Someh Sara County)

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Abstract

Purpose- The main purpose of this study is to evaluate the impact of the second homes on the physical and economic development of rural settlements in Hendeh Khaleh Rural District of Someh Sara County.

Design/methodology/approach- The research method was descriptive-analytical. The main part of the data was obtained by a survey and interviews. The statistical population of this study is the villages of Hendeh Khaleh Rural District. Based on the estimation of the sample size using Cochran's formula, the sample size was determined to be 385 of the heads of households. The independent variable (second home tourism) and the dependent variables (physical and economic development of rural settlements) for Hendeh Khaleh Rural District were analyzed in SPSS software.

Findings- The findings of statistical tests show that second homes have caused physical and economic changes in Hendeh Khaleh Rural District. Second home tourism had influenced physical components, especially the indicators of "improvement of facilities and amenities", and "increasing the construction". The villages of Sofiandeh, Hendeh Khaleh, Now Khaleh Jafari and Akbari, Siah Darvishan, Lakesar had the highest number of built villas. The villages of Sheykhmahale, Kishestan, Lakesar, and Nargestan had the highest ranks in earning income from having houses to rent. The highest distance from the optimal limit regarding the physical components is for "increasing the construction" (1.89) and regarding the economic components is for "earning income from having the house to rent" (1.83).

Practical implications- Providing a comprehensive review of all related literature, this study may help the researchers in choosing the appropriate method for planning the development of second home tourism as a strategy of development policies.

Originality/value- This research is the first study conducted about the impact of the second homes on the physical expansion in Hendeh Khaleh Rural District, which examined the relationship between the creation of the second homes and physical and economic development together.

Keywords- Second home Tourism, Physical development, Hendeh Khaleh Rural District, Someh Sara County.

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1. Introduction

Tourism is a promoter for reconstruction and development in rural areas. In recent years, tourism has been employed in Europe to deal with the economic and social challenges of marginalized rural areas or villages facing a decline in traditional agricultural activities (Sharpley, 2002). Rural tourism is one of the most popular types of tourism (Ghadiri et al., 2010), and it pays attention to creating new opportunities in service performance through shaping spaces, reconfiguration and reconstruction processes (Figueiredo, 2011; Crouch, 2006). In an industry point of view, it offers a combination of different aspects of rural life experience and socio-economic activities (Maksimovic & Urosevic, 2015; Zhang, 2012). The rural tourists aim to enjoy using the local products and the rural natural environment (Sgroi et al., 2014; Ionela et al., 2015). In the last decade, rural areas have been increasingly identified as tourist destinations (Snieska, 2014; Kim & Jamal, 2015), which offer many opportunities for visitors. Studies have confirmed that rural tourism can improve physical, mental and moral well-being (Popescu et al., 2014). In recent years, a new practice of tourism, rural second homes, is employing, which sets up in a rural area and evokes the sense of living in a calm and healthy environment. The tourism based on rural second homes illustrates the improvement of living standards and implies an "urban social class recreation" in an urban life-style (Roca et al., 2011, as cited in Einali, 2015).

In terms of tourism, the concept of second homes is pursued in two ways. The first path is to stress the land use changes leading to land price changes and the second is to control and monitor construction dispersion (Gerber & Tonner, 2018). Second homes for tourists are accommodations that are bought by households living from other places, and are mainly built in places where have more favorable climatic conditions (Gallent & Tewdwr-Jones, 2020). Increasing the elderly population is one of the reasons for the expansion of second homes. These people apply living and building second homes to enjoy a peaceful environment (Wong et al., 2017; Zhang, 2016). Second homes are occupied temporarily for a

period of time for recreational and leisure purposes (Rezvani, 2012). The expansion of second homes is an important part of tourism development in rural areas (Anabestani, 2009). It seems that urban areas influenced the expansion of tourist resorts (Marjavaara & Nordin, 2008), and an alternative to urbanization and its consequences. Scientific studies verify that second homes are part of urban tourism in rural areas for leisure, especially in the north world. It is also a consequence of the industrial transformation and raised living standards and leisure (Sharpley & Tarfe, 2002). Modern lifestyle is recognized by the leisure, recreation, and entertainment time as well as a structural element of land use and space organization changes (Roca et al., 2009 as cited in Einali, 2015). Second homes effects vary from place to place in terms of tourism. This has been discussed by Müller et al. (2004); They believe these differences of second homes impacts depend on location (Marjavara, 2008). In the studies today, second homes are pivotal to contemporary tourism (Muller & Hall, 2004). Similarly, second homes are a significant type of tourism in rural areas of Gilan Province that is rapidly expanding in many areas, particularly in Someh Sara County. Someh Sara County has 144 villages (Statistical Center of Iran, 2016).

Hendeh Khaleh Rural District is selected as the study area for understanding the impact of the construction of second homes on physical and economic development. Hendeh Khaleh (comprising eleven villages) is a rural district in Tulem District of Someh Sara County in Gilan Province. It is located in the south of the county and has a population of 11,812 inhabitants. The northeast part of this rural district is connected to Anzali Lagoon. This area is distinguished by the favorable climate, gardens, proximity to Anzali Lagoon and Hendeh Khaleh Lagoon, a destination for seasonal birds that migrate to this place in fall. A great variety of birds next to a large city like Rasht have caused to attract the urban tourists, and led to construction of villas and second homes, in recent years. As a result, the arising tourism functions in the area brought about some changes and this research aims to study the land use transformation and the economic development.

Most of the people in the area are engaged in agricultural activities and offering the properties rented by travelers. There are also related industries such as warehousing and rice milling. In addition, the other active jobs are fish farming pools, piers, hunting wild birds, real state agencies, etc. Given the characteristics and recognizing the consequences of second homes, this study tries to answer the following questions:

- To what extent has the second homes tourism in Hendeh Khaleh Rural District affected the physical and economic development of rural settlements?

- Is there a significant difference regarding second homes effect among the studied villages?

2. Research Theoretical Literature

The development of tourism helps reduce business challenges, motivate development and create conditions for other economic, industrial, commercial activities in rural area (Drăgulănescu & Druțu, 2012). Because of its diversity, tourism has a considerable impact on the life of the local community, and they are significant to the business environment and economic development (Dann et al., 2019). Second homes are often used for vacation or as an investment (Gossling et al., 2019). The importance of second home tourism has been admitted in many countries and is noticed in the tourism planning process (Guttentag et al., 2018). This type of tourism plays an important role in regional development (Koens et al., 2018).

Rural tourism is a tool for renewal of energy and reconstruction through the physical and economic development (Petersen, 2010). This activity is the main driving force in economic and physical development (Ahmed & Jahan, 2013), and repetitively is mentioned as an important source for improving the economic status of rural areas (Goebel et al., 2012). Both concepts of rural development and tourism development are interrelated factors that the development of one has a positive effect on the other (Arntzen et al., 2007). In rural development, the factors of rural tourism development and the relationships among them should be assessed (Streimikiene & Bilan, 2015; Jay & Scott, 2011). Tourism development in rural areas comprises different patterns (Rezvani et al., 2012), and rural second home tourism in most developing countries is a method to develop rural areas (Hall & Muller 2004,

Nagaraju and Chandrashekara 2014). The development of second homes comes with spatial-physical transformations, which makes challenges and opportunities for the regions (Hall et al., 2018). Due to the development of the tourism industry and the expansion of second home tourism, studies have recently been conducted to analyze their impacts (Decrop et al., 2018). Because of variety in environmental conditions and characteristics, assessing the effects of second homes vary greatly from place to place (Furunes, 2019).

Vacation homes, recreational homes, summer homes, cottages, and weekend homes are some of the terms that indicate the relationship between the location of immovable resource and the territorial position (Hall & Muller, 2004). Today, the terms refer to houses that urban citizen provide in a pleasant weather area, especially in summers and for leisure and relaxation, located mostly on the slopes of hills with a beautiful natural landscape in a modern and luxurious style (Firuznia et al., 2011). The common part of the definitions is that the residence of second homes must be from other places where the second homes are established. Second homes also alter the social, economic, and rural welfare indicators (Roberts & Hall, 2001), increase land prices (Einali et al., 2014), diversify rural economy, develop the infrastructure and handicrafts (Ramjit, 2015), reform the economic structure (Theodoropoulou & Kaldis, 2008; Andereck et al., 2005), help to maintain the population in rural areas, improve and boom the housing market (Wang, 2006), promote selling the additional crops, diversify the villagers' sources of income through new services such as restaurants (Peng 2006; Sharpley, 2002), strengthen the traditional building texture as well as remodel them to a new structure, and design a new landscape (Anabestani, 2011). These are followed by temporary or permanent employment, increasing the local shops, and the attraction of other services and facilities (Beeton, 2006). Even though this is for supplying the tourists' needs, it adds up to the host society in a multidimensional nature (Dwyer et al., 2009), and consequently creates the wealth (Hoogendooren et al., 2005). Second homes promote physical expansion, and leads to decrease in rural emigration. Since second home tourism is related to the natural environment and socio-economic activities, it might have positive and

negative consequences in the destination and the host community. These consequences are distributed unevenly (Marajavara, 2008). For instance, the construction of second homes and their consistency with the space identity of the village may be neglected, so the visual sense of the village may be damaged by interrupting the visual beauty and destroying the vegetation (Smith & Eadington, 1992). Second homes might provoke conflicts between the residents (host community) and the guest community (Farstad & Rye, 2013). In Iceland, for example, second home owners have different views on family and personal relationships with the host community (Rye, 2011). In the same vein, the owners of different nationalities may hold different views (Huijbens, 2012).

After reviewing the literature, we can confirm that there has been no research on the impact of second home construction on the physical and economic development of rural settlements in the context of Hendeh Khaleh Rural District in Someh Sara County. However, some studies have been conducted about the second homes in other areas and regions, which will briefly be mentioned below.

The findings of Mehdipour et al. (2022) in rural areas of Lahijan County show that the numbers of second homes in mountain and forest environment are more than coastal areas, so their impact on the physical aspects are more as well. Einali et al. (2020) studied the effects of second home tourism on the economy of rural households in Ijrud County, Zanjan Province. The findings confirmed a positive impact on economic indicators. 67% of the variance are explained with this factor together with other factors such as diversity of economic activities, land use change, population, improvement of tourism services and technology transfer. Rahmani Fazli et al. (2018) studied second homes in Mahmoodabad County and found that second homes had brought about the commodification of the rural space and caused issues such as increasing the price of land and housing, raising the renting price, and reducing the purchasing power of the youths. In addition to these economic factors, socio-cultural dimensions also had been affected. Among the effects are sense of rural privatization, spreading the use of luxurious goods and consumerism behavior in rural areas, although they improved the satisfaction about infrastructure and facilities. In

the environmental dimension the consequences are degradation of forest land, intensified the land use changes from agricultural use to residential, reduction of cultivation area, and renovation of rural houses. Sharifinia et al. (2018) showed that second homes are influential in improving the quality of social life, reducing social inequalities, enhancing the social welfare, increasing local facilities and services and recreational amenities, enriching the cultural experiences, their awareness as well as participation of villagers.

Bigdeli et al. (2018) indicated that the expansion of second home tourism had the greatest impact on the quality of life of residents in both economic as well as physical-infrastructure dimensions. Lotfinia et al. (2019) showed that the second homes in spatial-physical dimension had the positive effects such as renovation of buildings and enhancement of physical design of the village, improvement of construction materials, reduction of deserted lands, improvement of facilities and amenities for the village. Khoshnood et al. (2017) showed that this type of homes has been an effective factor for job creation, income growth, and public welfare of the villagers. Anabestani et al. (2016) verified that the effect intensity of the second home architecture variable on the physical development of rural settlements is estimated about 24%, which implies the low correlation of the style of second home architecture with the physical development of rural settlements. Ghadiri (2016) explored the effects of second homes on rural-urban areas of Firuraq urban area in Khoy County. The study indicated that the second home tourism in the economic dimension had affected the income and savings level, in the socio-cultural dimension caused cultural growth and maturity, and in the environmental and physical dimension led to a change in the residential structure and the texture and natural landscape of the region.

The second home owners' attitude in Washington (US) state is to maintain privacy, which pertains to a pattern of spatial isolation, and evidently is influenced by environmental considerations. In a study titled "Twenty years of Nordic second-home tourism research: a review and future research agenda", Müller confirmed that this research topic has been thriving and influential in Scandinavia. Nelson et al. (2021) also showed that the tourism environment of the second homes is capable in changing migration and lifestyle.

Casado-Díaz et al. (2020) argued that the literature on second homes encompasses several subtopics, and among them, the sharing of second homes can have positive consequences for the tourism industry. The expansion of second homes is intertwined with the geographical environment and economic and social development (Belarmino & Koh, 2019). The results of Müller et al. (2018) confirmed that the creation of second home tourism has brought about significant changes in the physical economy in the suburbs. Soto et al. (2017) focusing on the role of second homes and urban landscape patterns stated that the second homes had been quite effective in shaping and changing the landscape of urban areas. Nouza et al. (2018) concluded that the influenced factors by second homes are landscape and environment, distance, personal communication, accessibility, belonging, inheritance, price, leisure and recreation, social activities, etc. Brida et al. (2009) asserted that in Romania, tourism is an influencing factor for the development of the rural economy and an alternative to dependence on agriculture, and it provides both employment opportunities and an appealing environment for the rural youth. Boyarkina (2014) pointed out that the motivational factors of second home tourism include driving factors (retirement, stress relief, healthy leisure and recreation, having investing capital) and traction factors (attractiveness for investment, geographical location for tourism, political, legal, social and economic, ecological environment stability, local people acceptance, safety and landscape). Farstad and Rye (2013) examined how local people and second home owners simultaneously protect and try to develop their villages. Nevertheless, the influx of second home owners is the reason for the conflict over the land use in the village.

In fact, the density of the rural area is associated with second homes, and ultimately more production. Kondo et al. (2012) confirmed that the desire of second home owners is to maintain privacy and escape to the open environment. There are patterns of spatial isolation among second homes in the study area. They have potentially significant environmental consequences. Second home owners also seek to protect their investment in rural areas. Rye (2011) showed that local residents have mostly positive opinion about expansion of second homes. The high growth rate of the construction of second homes substantiates the increasing support of local people for investments. Hall and Müller (2004) showed that the expansion of second homes has played an important role in increasing employment and increasing rural incomes.

A quick review of the previous studies on second homes underscores their physical and economical effects. Therefore, given the spread of rural second homes in Hendeh Khaleh Rural District in Someh Sara County, we examine both physical and economic effects of the emergence and expansion of second houses. It should be noted that no studies have been conducted on the impact of second home tourism in the study area. To this end, the present study can be used for ensuing planning projects for second home tourism in Hendeh Khaleh Rural District.

3. Research Methodology

3.1 Geographical Scope of the Research

Hendeh Khaleh (with eleven villages) is a rural district in Tulem District of Someh Sara County in Gilan Province, which is located in the south of the county. From the north, this rural district is adjacent to Anzali Lagoon. The population is estimated to be 1,683 people (597 households).

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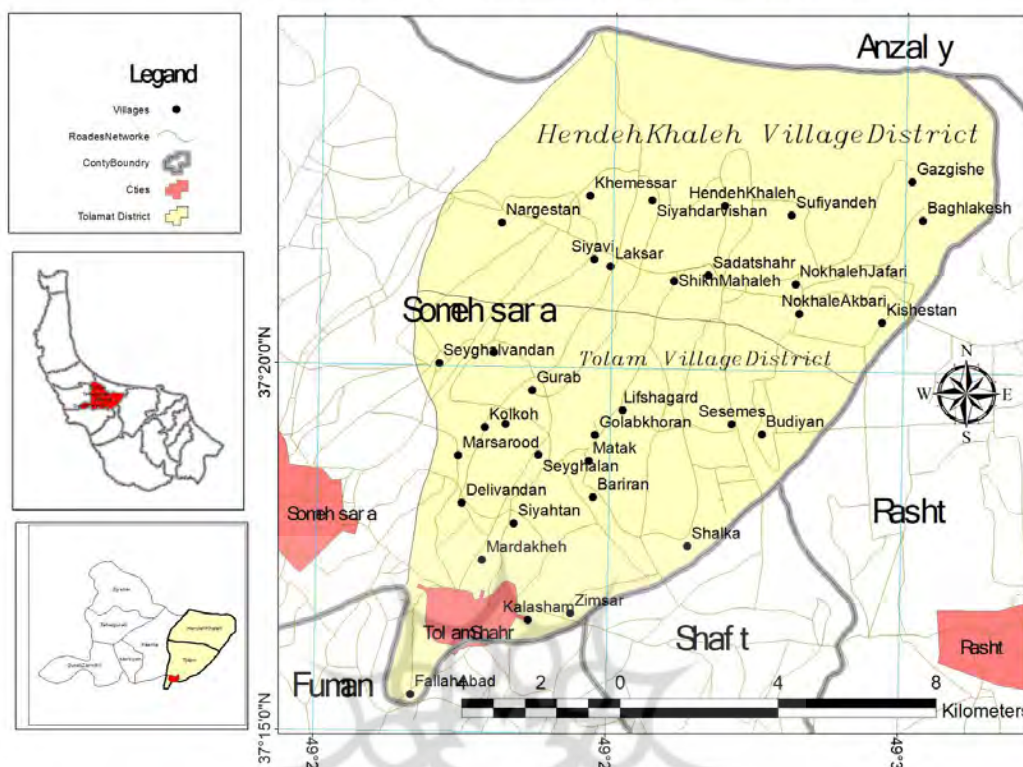


Figure 1. Location of Hendeh Khaleh Rural District in Tulem District of Someh Sara County

3.2. Methodology

The research method was descriptive-analytical. The main part of the data was obtained by a survey and interviews, and the theoretical framework was achieved by a library method. The questions were first selected for a questionnaire which was subsequently responded by villagers. The statistical population of this study is the villages of Hendeh Khaleh Rural District. Based

on the estimation of the sample size using Cochran's formula, the sample size was determined to be 385 of the heads of households. The sample size was divided to two parts of village residents (100 questionnaires) and the owners of second homes (285 questionnaires). It should be noted that the physical and economic effects were the same for both groups.

Table 1. Descriptive data about sample villages in Hendeh Khaleh Rural District of Someh Sara County

Village	Number of households	Population	Sample size
Hendeh Khaleh	786	2564	70
Now Khaleh Jafari	672	1971	45
Now Khaleh Akbari	684	2135	57
Siah Darvishan	243	850	30
Lakesar	126	372	20
Sheykhmahale	326	934	32
Kishan	172	510	19
Nargestan	275	795	20
Sadat Mahalleh	148	452	20
Gazgisheh	105	289	15
Sofiandeh	345	610	25
Khomsar	43	119	15
Baqla Kesh	70	211	17

The validity of the questionnaire was alpha 0.863 and the reliability was assessed by the experts and university professors. The independent variable (second tourism) and the dependent variables

(physical and economic development of rural settlements) for Hendeh Khaleh Rural District were analyzed in SPSS software.

Table 2. The references used for the indicators in the study

Source: Anabestani et al., 2018; Ghaffari et al., 2014; Rezvani et al., 2012; Ayadi, 2014; Karimzadeh et al., 2016

Physical indicators	Increasing the construction, improvement of facilities and amenities, changing the type of materials and the style of architectural, managers attitude to the rural development, improvement of communication infrastructure and roads, expansion of services, reduction of deserted lands, construction of villas.
Economical indicators	Creating job opportunities, generating income, selling food, renting boats, increasing women's employment, earning income from having the house rented, employment in service sector

4. Research Findings

In this study, after collecting the data through the questionnaire, the Kolmogorov–Smirnov test was

applied to check if the data is normal, which is presented in Table 3. The studied indicators are normal at the significant level of lower than 0.05.

Table 3. Results of Kolmogorov–Smirnov test

Indicators	Statistic	Significance level
Physical	0.146	0.112
Economic	0.139	0.96

The impact of the second home tourism on the indicators of physical and economic development in Hendeh Khaleh Rural District is illustrated in Table 4. The numerical average in economic indicators affected by second home tourism indicates high average values for indicators of earning rent and creating job opportunities, increasing income from products and housing sales, and employment in service sector. Also, among the physical indicators affected by second

home tourism, the indicators of increasing the construction, increasing the construction supervision, managers' attitude to the rural development, improvement of communication infrastructure and roads, and improvement of facilities and infrastructures. The findings verify that the expansion of second home tourism in Hendeh Khaleh Rural District has led to the diversification of the rural economy and enhancement of investment in rural development.

Table 4. The impact of the second home tourism on the indicators of physical and economic development of rural settlements in Hendeh Khaleh Rural District

Cardinal utility= 3				
Economic components	Mean	T-statistic	Degree of freedom	Significance
Creating job opportunities	3.8	0.618	173	0.000
Creating income	3.4	0.498	173	0.000
Sales of food products	3.1	0.468	173	0.000
Renting boats	3	0.418	173	0.000
Increasing female employment	2.9	0.352	173	0.000
Increasing purchasing power	2.7	0.283	173	0.000
Land and housing transactions	2.5	0.220	173	0.000
Earning income from having the house rented	3.5	0.473	173	0.000
Income in service sector	3.6	0.523	173	0.000
Increasing the construction	3.4	0.452	173	0.000
Improvement of facilities and amenities	3.6	0.428	173	0.000
Changing the type of materials and the style of architecture	2.6	0.252	173	0.000
Managers attitude to the rural development	3.3	0.412	173	0.000
Improvement of communication infrastructure and roads	2.1	0.410	173	0.000
Services and post banks	2.5	0.221	173	0.000
Reduction of deserted lands	2.8	0.283	173	0.000

Table 5. Assessing the impact of second home tourism on physical development

Variable		Increasing the construction	Improvement of facilities and amenities	Changing the type of materials	Managers attitude to the rural development	Development of the infrastructure	Services and banks	Reduction of deserted lands
Physical development	Spearman correlation	0.448	0.452	0.383	0.523	0.488	0.492	0.353
	Significance level	0.000	0.000	0.000	0.000	0.000	0.000	0.000

According to the data presented in Table 5, the significance level of the test (sig.) is less than 5% and it can be said that with 95% confidence there is a significant relationship between the two variables of second home tourism and physical development in Hendeh Khaleh Rural District. The fit of the regression model, as shown in Table 6, proposes that in the households of the villages in Hendeh Khaleh Rural District, the variable of “improvement of facilities and amenities” with 0.528% positive effect on physical development and the variable of “creating job opportunities”

with 0.569% positive effect on the economic development were the most effective variables. After increasing the second homes and the service-related jobs, consequently the villagers become more capable economically to renovate their houses and they have progressively applied qualified materials. We used linear variance for 16 variables (economic and physical) and their impact in the studied villages, as shown in Table 6, in all the studied dimensions are significant.

Table 6. Analysis of variance for the impact of second homes on economic and physical indicators of Hendeh Khaleh Rural District

Components	Sum of squares	Degree of freedom	Mean squares	F	Significance
Regression effect	15.431	6	5.420	17	0.000
Residual	33.423	117	0.113		
Total	48.85	123			

In the present study, the second home tourism variable is the independent variable and the physical and economic development variable is

the dependent variable, and the measurement of beta values are shown in Table 7.

Table 7. Assessing the impact of second home tourism on physical and economic development

Variables	Standard coefficient	Unstandardized coefficient	B	T	Significance level
	Beta	Standard error			
Intercept		0.453	2.049	6.15	0.000
Creating job opportunities	0.523	0.061	0.349	5.21	0.000
Income in service sector	0.431	0.052	0.183	4.31	0.000
Earning income from having the house to rent	0.391	0.049	0.152	5.19	0.000
Improvement of facilities and amenities	0.499	0.053	0.441	0.83	0.000
Managers attitude to the rural development	0.383	0.046	0.222	3.21	0.000
Increasing the construction	0.371	0.038	0.128	2.58	0.000

According to their beta coefficients, the job creation index with a value of 0.523 among the economic indicator and improvement of facilities and amenities with a value of 0.499 among physical indicators had the greatest impact in Hendeh Khaleh Rural District and contributed to investment in rural development.

In order to analyze the effects of second homes tourism on economic and physical indicators, the Wilcoxon test was applied. The application of this test is to evaluate the differences created before and after the expansion of the second home tourism in Hendeh Khaleh Rural District.

Table 8. Analysis of the significant differences created before and after the expansion of second home tourism in Hendeh Khaleh Rural District

Economic components	Economic and physical effects		Mean	Standard deviation	Z-Score	Significance level
	Economic components	Creating job opportunities	Before	1.822	0.6782	- 6.251
After			4.759	0.18681		
Employment in service sector		Before	1.473	0.54212	- 1.241	0.000
		After	4.223	0.17831		
Earning income from having the house to rent		Before	2.451	0.75211	- 6.521	0.000
		After	4.838	0.16312		
Physical components	Improvement of facilities and amenities	Before	1.473	0.65431	- 5.231	0.000
		After	4.523	0.15312		
	Managers' attitude to the rural development	Before	2.223	0.6431	- 6.231	0.000
		After	4.848	0.1445		
	Increasing the construction	Before	1.153	0.5821	- 4.83	0.000
		After	4.892	0.17921		

As shown in Table 8, there is a significant difference in all economic components, as the same for physical components from the respondents' opinion before and after the development of second home tourism in Handakhale Rural District. The most difference is for "earning income from having the house rented" in the economic component, and "increasing the construction" in the physical components. Establishment of second homes in

Handakhale Rural District date back to three decades ago. They are mostly villas and the majority of the owners are citizens of Rasht or Tehran. Respondents believed that with the creation of second homes, construction tourism has risen. The physical dimension has been greatly influenced by the expansion of second homes. Therefore, the development of the second homes has created significant changes at the rural level.

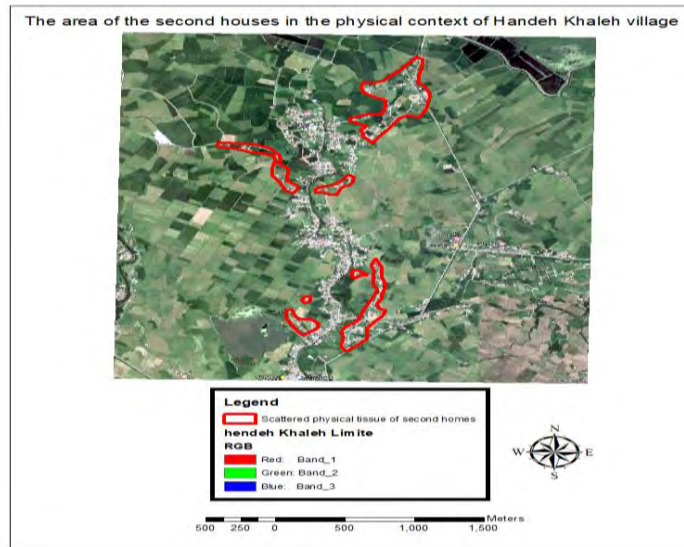


Figure 2. Physical expansion of second homes

The differences of the average values for economic and physical components are examined and presented in Table 9. This scale has been

evaluated for all dimensions higher than the cardinal utility (3).

Table 9. Significance of differences in the economic and physical components in Handakhale Rural District

The average cardinal utility of the test is 3					
Economic components	Creating job opportunities	Mean	T-test statistics	Significance level	The difference from the optimal limit
		4.759	30.43	0.000	1.75
Physical components	Income in service sector	4.223	29.17	0.000	1.22
	Earning income from having the house to rent	4.838	32.17	0.000	1.83
	Improvement of facilities and amenities	4.523	30.28	0.000	1.52
Physical components	Managers attitude to the rural development	4.848	34.11	0.000	1.84
	Increasing the construction	4.898	39.05	0.000	1.89

The differences for all of the above indicators were evaluated significant, so the development of second home tourism affected the improvement of economic and physical components in Handakhale Rural District. In addition, after the expansion of second homes and the ensuing services along with the agricultural sector, the rural economy were strengthened.

As shown in Table 9, the highest distance from the optimal limit in the physical component is for “increasing the construction” (1.89) and in the economic components is for “earning income from having the house rented” (1.83).

The second home tourism was ranked based on the economic and physical components in the studied villages. As shown in Table 10, the villages of Hendeh Khaleh, Sadat Mahalleh, Siah Darvishan, Sofiandeh and Now Khaleh Akbari and Jafari were the most influenced ones by the economic indicators. According to the observations, the increase in service activities in rural areas such as supermarkets, travel agencies, and real estate consultants is quite noticeable. Given that the significant level is less than 0.05, so with 95% probability it can be said that the expansion of second homes has created employment for residents and increased income.

Before the establishment of second homes, the rural economy was mainly based on agriculture. After the creation of second homes, however, the service sector was added to it.

The villages of Sheykhmahale, Kishestan, Lakesar, and Nargestan had the highest ranks in earning income from having the house to rent.

In the impact of second home tourism on physical components, for the indicators of improvement of

facilities and amenities, and increasing the construction, the villages of Sofiandeh, Handakhale, Now Khaleh Jafari and Akbari, Siah Darvishan, and Lakesar had the highest number of built villas. In addition, the construction of second homes in these villages has created jobs in the construction industry.

Table 10. Ranking the impact of second home tourism on the diversity of economic and physical activities in Handakhale Rural District

	Village	Mean rank	The village rank
Economic components	Hendeh Khaleh	108.23	1
	Sadat Mahalleh	96.29	2
	Siah Darvishan	84.38	3
	Sofiandeh	83.12	4
	Now Khaleh Akbari	76.1	5
	Now Khaleh Jafari	74.2	6
Physical components	Sofiandeh	111.24	1
	Hendeh Khaleh	106.73	2
	Now Khaleh Jafari & Akbari	97.24	3
	Siah Darvishan	83.12	4
	Lakesar	77.15	5

The impact of second home tourism on physical and economic development in Hendeh Khaleh Rural District had the greatest influence in six indicators including job creation, employment in service sector, earning income from having the house to rent, improvement of facilities and amenities, managers' attitude to the rural

development, and increasing construction. Therefore, in order to investigate the effect of independent variables on the dependent variables, a stepwise multiple regression analyzes was applied (Table 11).

Table 11. Coefficients of determining the variables affecting the physical and economic development of Hendeh Khaleh Rural District

Model	Correlation coefficient	Coefficient of determination (R ²)	Adjusted coefficient of determination (Adjusted R ²)
1	0.704	0.52	0.521
2	0.821	0.812	0.812
3	0.869	0.873	0.873
4	0.862	0.843	0.848
5	0.873	0.812	0.819
6	0.871	0.810	0.817

The coefficient of determination (R²) based on the results of regression analysis is 0.817. In other words, about 81.7% of the changes in the dependent variable in the model are explained. The results show that the significance level in this model is equal to 0.000 or less than 0.05 (sig. <0.05), hence with 95% confidence, the fit regression model is appropriate.

The linear equation obtained from the regression analysis is as follows:

$$y = 0.574 + 0.212 X_1 + 0.256 X_2 + 0.208 X_3 + 0.623 X_4 + 0.758 X_5 + 0.183 X_6$$

The standardized beta coefficient for "increasing the construction" is calculated to be 0.758, which has the highest values compared to other variables. The influence of the construction factor

on the development of second home tourism is evident in the villages of Sofiandeh, Hendeh Khaleh, Siah Darvishan, Now Khaleh Jafari and Akbari. Therefore, because the P value is 0.000, so we can accept the research hypothesis and confirm that the prevalence and expansion of second home tourism in Hendeh Khaleh Rural District had a great impact on economic and physical components. The highest effect among economic components is the variable of “earning income from having the house to rent and creating job opportunities”, in physical components is the variable of “the increase in constructions and villas.”

5. Discussion and Conclusion

Urbanization has raised the expansion and formation of second homes. The second home tourism is a multidimensional matter, and in this study its physical and economic effects in Hendeh Khaleh Rural District of Someh Sara County were discussed. Attracting tourists and subsequently the growing demand for accommodation are the issues that has emerged in recent decades in the area.

In Gilan Province, Hendeh Khaleh Rural District has many attractions due to its geographical location. A major group of tourists attracted to this area are hence the eco-tourists who try to establish second homes in the place. The second home tourism is likely to have physical and economic effects. As in Hendeh Khaleh Rural District, second homes have brought about significant changes in some dimensions, especially the economic aspect. This is in line with the previous studies of [Einali et al. \(2020\)](#), [Bigdeli et al. \(2018\)](#), [Müller et al. \(2018\)](#), and [Larsson et al. \(2019\)](#). The findings show that tourism in second homes has caused physical and economic changes in Hendeh Khaleh Rural District. The higher numerical average of the economic indicators affected by the second homes indicates the high impact this dimension. Beta coefficient of job creation index in the economic indicator was 0.523, and beta coefficient of improvement of facilities and equipment in physical indicators was 0.499, which had the greatest impact in Hendeh Khaleh Rural District and contributed to investment in rural development. These results are consistent with the findings of [Müller and Hall \(2004\)](#), [Rye \(2011\)](#), and [Casado-Díaz et al. \(2020\)](#).

To some extent, the mentioned cases turned the village of Hendeh Khaleh into a place for attracting tourists and helped strengthen the infrastructure. As a result, this area is continuously attracting more tourists, which requires the need for more private sector investment. Increasing infrastructure, improving the facilities and services and their accessibilities has created seasonal employment opportunities in Hendeh Khaleh Rural District. Furthermore, due to the growing need of second home residents to services and infrastructures, the area has faced some transformations. Therefore, for the households of the villages in Hendeh Khaleh Rural District, the variable of “improvement of facilities and amenities” with 0.528% positive effect on physical development and the variable of “creating job opportunities” with 0.569% positive effect on the economic development were the most effective variables. The highest distance from the optimal limit in the physical component is for the item of “increasing the construction” (1.89) and in the economic components is for the item of “earning income from having the house to rent” (1.83).

These results are consistent with the findings of [Rye \(2011\)](#). The villages of Hendeh Khaleh, Sadat Mahalleh, Siah Darvishan, Sofiandeh and Now Khaleh Akbari and Jafari were most influenced by the economic indicators. The influence of the construction factor on the development of second home tourism is evident in the villages of Sofiandeh, Hendeh Khaleh, Siah Darvishan, Now Khaleh Jafari and Akbari. The villages of Sheykhmahale, Kishestan, Lakesar, and Nargestan had the highest ranks in earning income from having the house to rent. In the impact of second home tourism on physical components, the highest number of built villas are reported in the villages of Sofiandeh, Hendeh Khaleh, Now Khaleh Jafari and Akbari, Siah Darvishan, Lakesar had. About 50% of second homes are possessed by non-local people. The architecture of these houses are not indigenous, and they are mostly villas. This also has led to land use changes and agricultural land use transformation to more profitable utilization.

Finally, it should be stated that the expansion of second home tourism in Hendeh Khaleh Rural District had a great impact on economic and physical components. There is a significant difference in all economic indicators, and physical

indicators from the respondents' opinion before and after the development of second home tourism in Handakhale Rural District. The highest difference is for the variables of "earning income from having the house to rent" in the economic component, and "increasing the construction" in the physical components.

According to the findings, the following policy and executive suggestions are proposed:

- Planning for Hendeh Khaleh Rural District to organize the second homes through providing the service to create entrepreneurship and markets for

agricultural products in the villages of Sofiandeh, Hendeh Khaleh, Now Khaleh Jafari and Akbari, Siah Darvishan, and Lakesar;

- Designing a management system for coordination and cooperation of local institutions and the participation of residents to support communication and infrastructure in the area;
- Organizing the land use according to emergent patterns of second homes.

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تاثیر ایجاد خانه های دوم بر توسعه کالبدی و اقتصادی سکونت گاه های روستایی

(مطالعه موردی: دهستان هنده خاله در شهرستان صومعه سرا)

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چکیده مبسوط

۱. مقدمه

روستایی و خانه های آخرفهفته از جمله این اصطلاحات می باشد که نشانه ی رابطه ی مکان یابی سرمایه غیرمنقول با موقعیت سرزمین- هاست. این واژه امروزه به خانه هایی اطلاق می شود که شهروندان در نواحی روستایی خوش آب و هوا و بیلاقی، برای گذراندن اوقات فراغت و استراحت، تدارک می بینند و بیشتر در دامنه تپه های مشرف به مناظر طبیعی زیبا و به سبک مدرن و لوکس با هزینه های بالا بنا می گردند. هسته اصلی تعاریف خانه های دوم این است که محل سکونت اولیه مالکان خانه های دوم باید در جایی دیگر باشد؛ جایی که حداکثر زمانشان را آنجا می گذرانند.

۳. روش تحقیق

روش پژوهش توصیفی - تحلیلی است. بخش اصلی داده های مورد نیاز از طریق مطالعات میدانی، توسط ابزار پرسش نامه و مصاحبه به دست آمد و بخش دیگر آن مانند چارچوب نظری با روش کتابخانه ای اخذ گردیده. برای مطالعات میدانی پس از طرح سوالات و تنظیم پرسشنامه، پرسشنامه در روستای مورد نظر به وسیله ساکنین محلی تکمیل شد.

در پژوهش حاضر از شاخص ها در زمینه اثرات و پیامدهای ابعاد کالبدی و اقتصادی انتخاب شده است. به دلیل تعداد زیاد خانوار از روش نمونه گیری استفاده گردید. جامعه آماری این پژوهش روستاهای دهستان هنده خاله است که براساس برآورد حجم نمونه با فرمول کوکران ۳۸۵ از سرپرستان خانوارهای محدوده مورد مطالعه برای پرسشگری و تکمیل پرسشنامه ها انتخاب شدند.

گردشگری کاتالیزوری کارآمد برای بازسازی و توسعه در نواحی روستایی است. در سال های اخیر در سراسر اروپا برای رفع چالش های اقتصادی و اجتماعی نواحی روستایی حاشیه ای یا روستاهایی که با کاهش فعالیت های کشاورزی سنتی رو به رو هستند، به گردشگری توجه شده است. گردشگری روستایی یکی از اشکال مردمی گردشگری در جهان به شمار می رود و در شکل دهی به فضاها، تجدید پیکربندی و فرآیند های بازساخت، ایجاد فرصت های جدید در عملکرد خدمات توجه دارد و به عنوان یک صنعت، ترکیبی از جنبه های مختلف تجارب زندگی و فعالیت های اقتصادی اجتماعی روستایی را ارائه می کند، هدف گردشگران روستایی کسب لذت از تولیدات محلی و محیط طبیعی روستا است.

۲. مبانی نظری تحقیق

توسعه خانه های دوم عامل موثر در تغییرات کالبدی فضایی است و چالش و فرصت هایی را فرا روی نواحی و مناطق قرار می دهد. به واسطه توسعه صنعت گردشگری، شکل گیری و گسترش گردشگری خانه های دوم و لزوم بررسی تاثیرات مختلف کالبدی و اقتصادی مورد توجه روز افزون قرار گرفته است. ارزیابی و بررسی تاثیرات خانه های دوم از مکانی به مکان دیگر بر حسب شرایط و ویژگی محیطی بسیار متفاوت است. در خصوص تعریف خانه های دوم ابهامات زیادی وجود دارد و تنوع اصطلاحات در خور توجه است: خانه های استراحت، خانه های تفریح، خانه های بیلاقی خانه های

* نویسنده مسئول:

دکتر اسماعیل نصیری هنده خاله

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در بین مؤلفه‌های اقتصادی مربوط به کسب درآمد از اجاره دادن مسکن روستایی است و نیز در ابعاد مؤلفه‌های کالبدی، افزایش ساخت و ساز بیشترین تغییرات را شاهد بوده است.

۵. نتیجه گیری

بیشترین تفاوت از حد مطلوب مربوط به مؤلفه کالبدی و تأثیر گردشگری خانه‌دوم بر افزایش ساخت و ساز (۱/۸۹) و در مورد مؤلفه‌های اقتصادی، بیشترین تأثیرپذیری از کسب درآمد از اجاره دادن مسکن روستایی (۱/۸۳) به چشم می‌خورد. که تأثیرپذیری عامل ساخت و ساز از توسعه گردشگری خانه‌های دوم در روستاهای صوفیانه، هنده‌خاله، سیاه درویشان، نوخاله جعفری و اکبری بسیار مشهود است. روستاهای شیخ‌محلّه، کیشان، لاکسار، نرگستان بیشترین رتبه را در کسب درآمد از اجاره دادن مسکن روستایی داشته‌اند. در زمینه تأثیر گردشگری خانه‌های دوم بر مؤلفه‌های کالبدی، در زمینه ابعاد تأسیسات و تجهیزات و افزایش ساخت و ساز، روستاهای صوفیان ده، هنده‌خاله، نوخاله جعفری و اکبری، سیاه درویشان، لاکسار، بیشترین تعداد ویلاهای ساخته شده در این روستاها ملاحظه می‌شود حدود ۵۰ درصد از خانه‌های دوم به افراد غیر بومی اختصاص دارد. اکثر خانه‌ها به سبک غیر بومی و عمدتاً به صورت ویلایی ساخته شده است. این نکته باعث شده تغییر کاربری اراضی و تبدیل اراضی زراعی به مسکونی و فروش آنها به افراد متقاضی نیز غیربومی هستند سود سرشاری را به دست آورند.

کلیدواژه‌ها: گردشگری خانه‌های دوم، توسعه کالبدی، دهستان هنده‌خاله، شهرستان صومعه سرا.


تشکر و قدرانی

پژوهش حاضر حامی مالی نداشته و حاصل فعالیت علمی نویسندگان است.

با توجه به حجم نمونه در قالب دو پرسشنامه ساکنان روستا (۱۰۰ پرسشنامه) و مالکان خانه‌های دوم (۲۸۵ پرسشنامه) اطلاعات مورد نیاز به دست آمد. لازم به ذکر است که پرسشنامه مربوط به اثرات کالبدی و اقتصادی در هر دو گروه مورد پرسشگری انجام گرفت.

۴. یافته‌های تحقیق

میانگین عددی در شاخص‌های اقتصادی متأثر از گردشگری خانه‌های دوم بیانگر بالا بودن مقادیر میانگین به دست آمده در شاخص‌های کسب درآمد از اجاره مسکن و ایجاد فرصت‌های شغلی، افزایش درآمدزایی فروش محصولات خرید و فروش اراضی مسکن، فرصت اشتغال در بخش خدمات است و در میان شاخص‌های کالبدی تأثیر پذیرفته از گردشگری خانه‌های دوم، شاخص‌های افزایش ساخت و ساز، افزایش نظارت بر ساخت و سازها، توجه مدیران به توسعه و عمران دهستان، توسعه زیرساخت‌های ارتباطی و جاده‌ای و بهبود تأسیسات از مقادیر میانگین بالاتر هستند. این یافته‌ها نشان می‌دهد که رواج گردشگری خانه‌های دوم در دهستان هنده‌خاله به تنوع بخشی اقتصاد روستایی و افزایش سرمایه‌گذاری در توسعه و عمران دهستان منجر شده است. بررسی مدل برازش رگرسیون نشان‌دهنده آن است که در سطح خانوارهای روستاهای مورد بررسی در دهستان هنده‌خاله، متغیر بهبود تأسیسات و تجهیزات با ۰/۵۲۸ درصد تأثیر مثبت بر توسعه کالبدی و متغیر ایجاد فرصت‌های شغلی با ۰/۵۶۹ درصد تأثیر مثبت بر توسعه اقتصادی روستاهای مورد مطالعه داشته است. با افزایش خانه‌های دوم و رونق مشاغل خدماتی، توان اقتصادی روستاییان برای نوسازی مسکن نیز افزایش پیدا کرده است و با استفاده از مصالح مرغوب به نوسازی آن اقدام کرده اند در همه مؤلفه‌های اقتصادی و زیرمجموعه‌های آن و نیز در کلمه مؤلفه‌های کالبدی و زیرمجموعه آن از دیدگاه پاسخ‌گویان در دوره قبل و بعد از توسعه گردشگری خانه‌های دوم در دهستان هنده‌خاله تفاوت معناداری وجود دارد. به طوری که بیشترین تفاوت

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