

**THE GROWTH OF SECOND HOMES IN PORTUGAL:
SPATIAL PLANNING AND DEVELOPMENT POLICY CONCERNS**

Zoran Roca

TERCUD – Territory, Culture and Development Research Centre, Universidade
Lusófona, Lisbon

Maria de Nazaré Roca

e-GEO - Geographical and Regional Planning Research Centre, Universidade Nova
de Lisboa, Lisbon

José A. Oliveira

TERCUD – Territory, Culture and Development Research Centre, Universidade
Lusófona, Lisbon

Abstract: The growing omnipresence of second homes in all parts of Portugal and the environmental, economic, cultural and other change this phenomenon induces in land use and local development have become frequent discussion topic among policy- and opinion-makers. However, this phenomenon has not yet become part of the national research agenda in Portugal. The recent spatial and sectorial development policy agendas in Portugal have been marked by the importance given to second homes in national tourism, but the impacts of second home expansion have been perceived quite differently. For example, in the National Strategic Plan for Tourism, residential tourism is considered as one of the top-ten priorities to be promoted, while in the National Programme for Spatial Planning Policy it is recommended to control its expansion because of the effects it can have on the sustainability and management of land use and landscapes. Clearly, effective management of the existing and future impacts of second homes expansion is hardly possible without grasping with the specificities of their spatially diverse origins and character.

This paper presents findings from a currently ongoing major pioneer research project - on the effects of the second homes phenomenon as a constitutive element of post-productivist land-use patterns in Portugal, designed and being carried out by a team of geographers, specialists spatial planning, territorial development and public policy research. First, a spatial typology of second homes at the national level will be brought forward, which largely confirms the literature on major areas of second home expansion in other countries of Europe and beyond, such as the rural-urban fringe, vacation resorts and the natural and cultural amenity rich countryside. Second, it will be pointed out to what way and extent positive and negative impacts of second homes expansion on land use and local/regional development and related planning issues are perceived by local development agents in a regional case-study area selected for this research project.

Keywords: second homes, residential tourism, spatial organization, development planning, Portugal