

Understanding and Managing Amenity-led Migration in Mountain Regions,  
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**Recreational home agglomerations  
in rural areas in Norway  
as emerging economic and political space.**

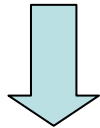


Country	Pop. Density (pers/km <sup>2</sup> )	Land area (km <sup>2</sup> )	Agricultural land	Forests
France	102	549000	57 %	27 %
Austria	91	83850	49 %	44 %
Switzerland	158	41293	49 %	25 %
Netherlands	402	37334	64 %	8 %
<b>Norway</b>	<b>4,2</b>	<b>324000</b>	<b>3 %</b>	<b>46 %</b>
Sweden	8,5	411600	9 %	59 %
Scotland	5,1	77080	48 %	13 %



Driving factors:

- Growth in number of households
- Growth in household wealth
- Organisation of labor and the personal command of time
- The personal command of space
- Urbanisation
- Restructuring of forestry and farming

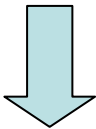


We get a growing middle class

- in terms of households – the prime actors on the housing market
- with surplus wealth and
- with a remarkable personal command of space and time.

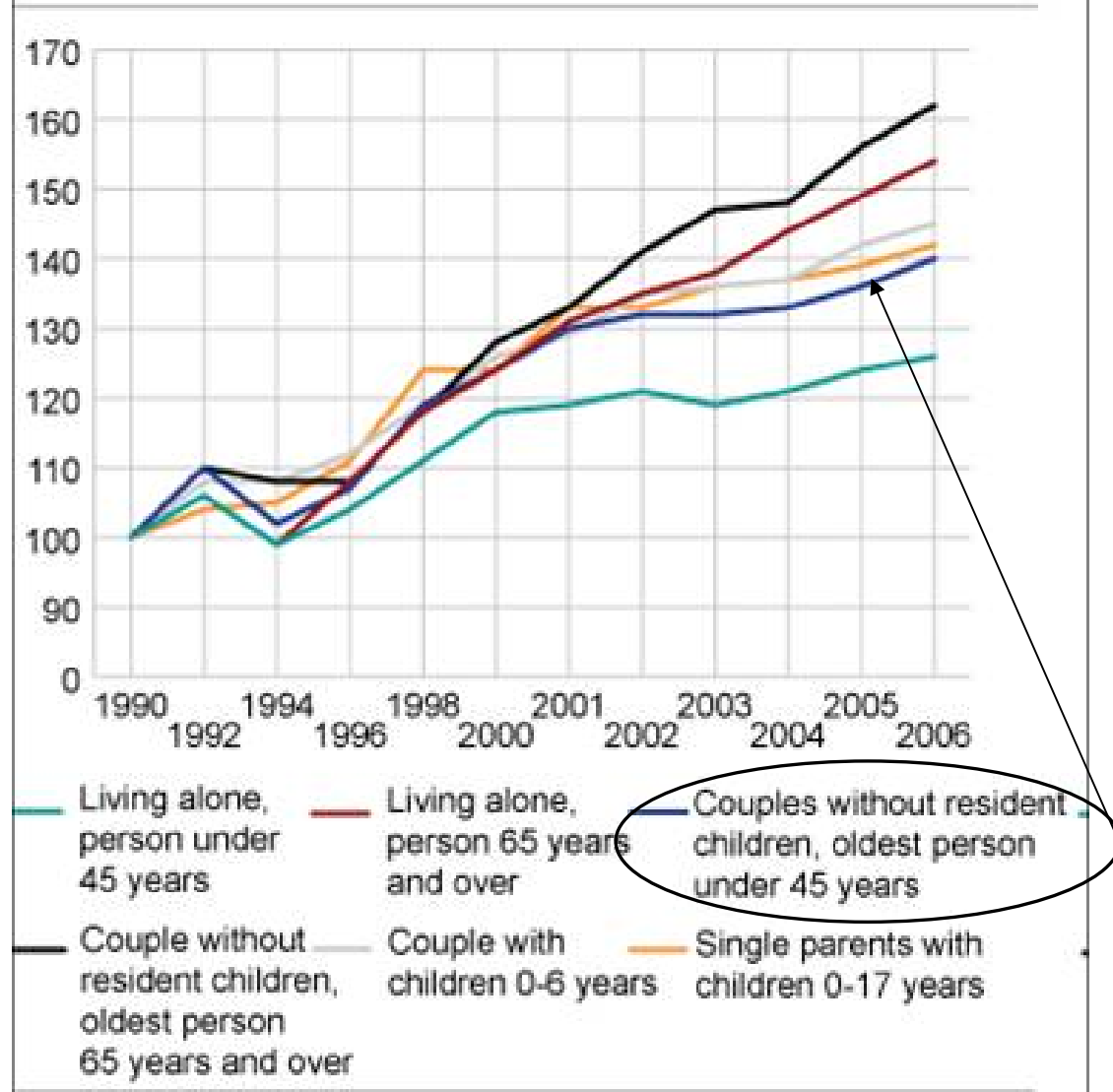
And we have rural societies

- exposed to a drain of urbanization and
- work force cutting in rationalization in primary production, but
- susceptible to cashing in on amenities in their “surplus” landscapes.

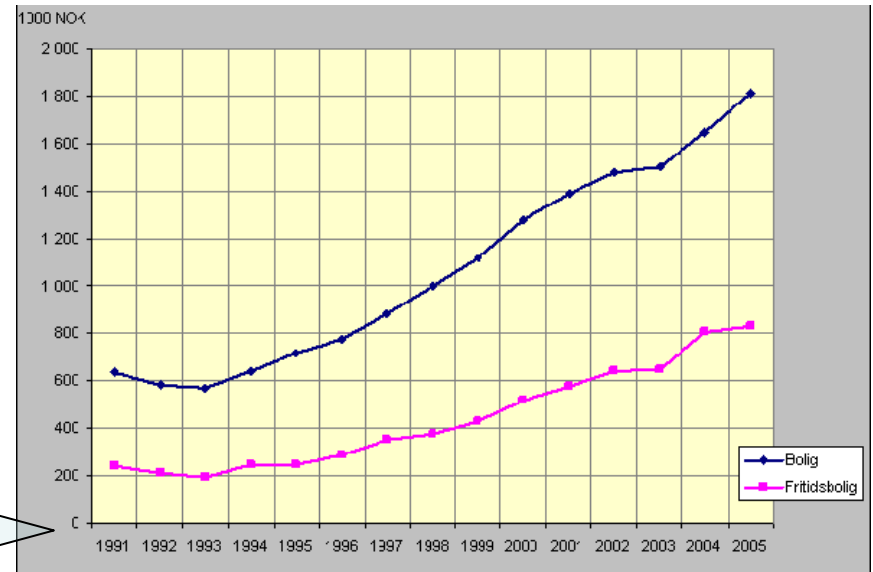
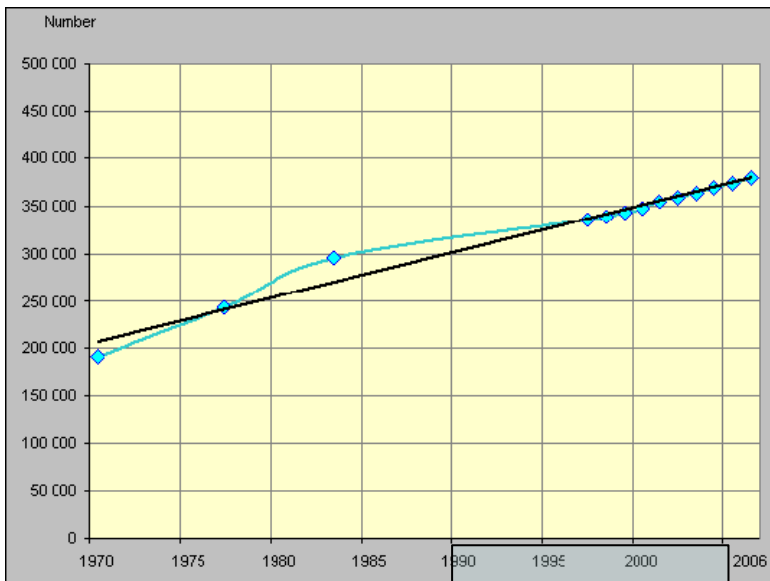


Second home boom – boom in terms of invested capital

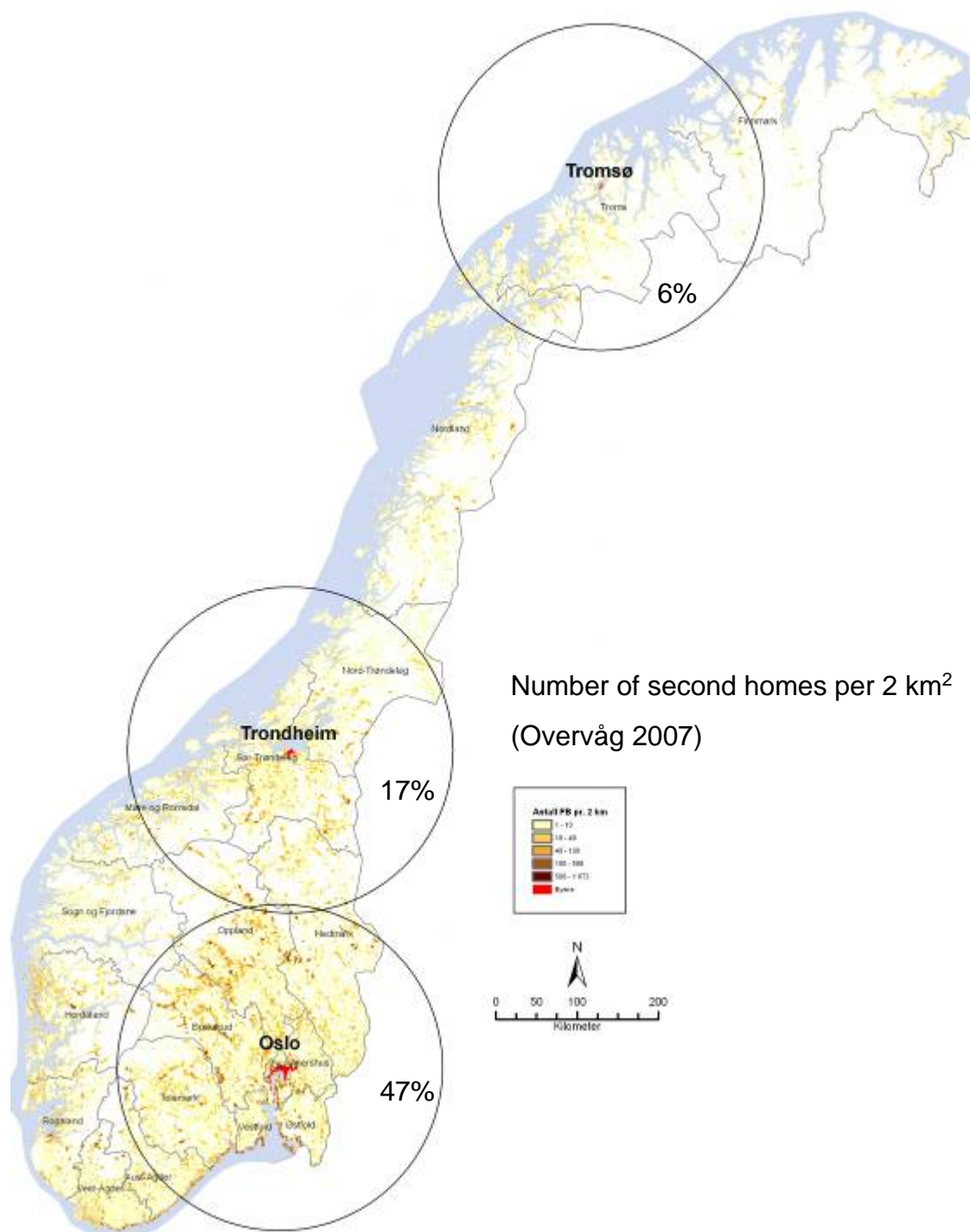
Development of after tax income for some types of households. Constant prices. 1990-2006. 1990=100

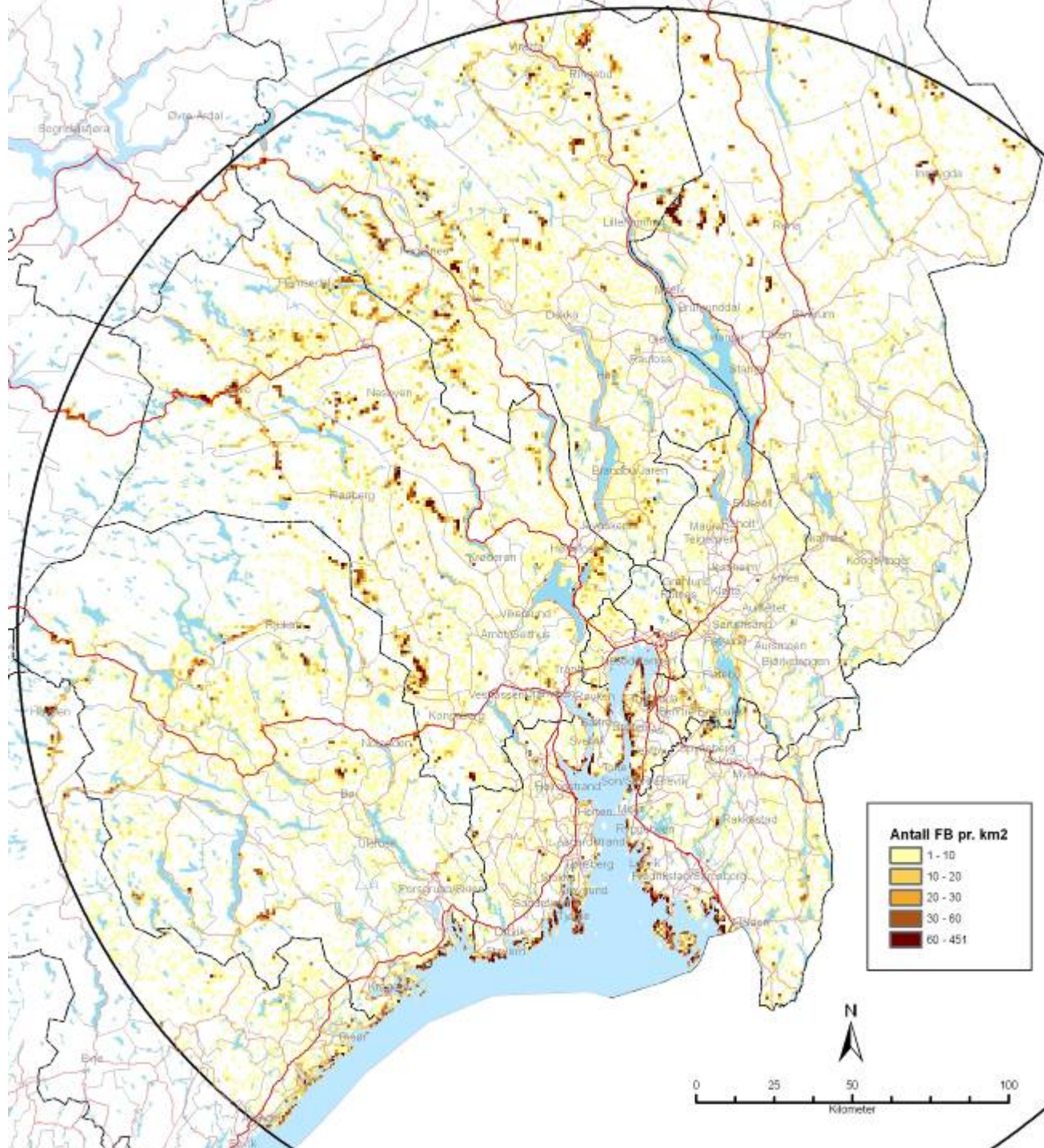


- The number of recreational homes in Norway has doubled IN NUMBERS in a near linear growth since 1970: from 190 000 to 380 000 in 2006
- Recreational homes INVESTMENTS have grown more aggressively. Mean value of recreational homes traded in the market today soar around 100.000 \$. New recreational homes typically requires an investment of 300.000 € to 400.000 €

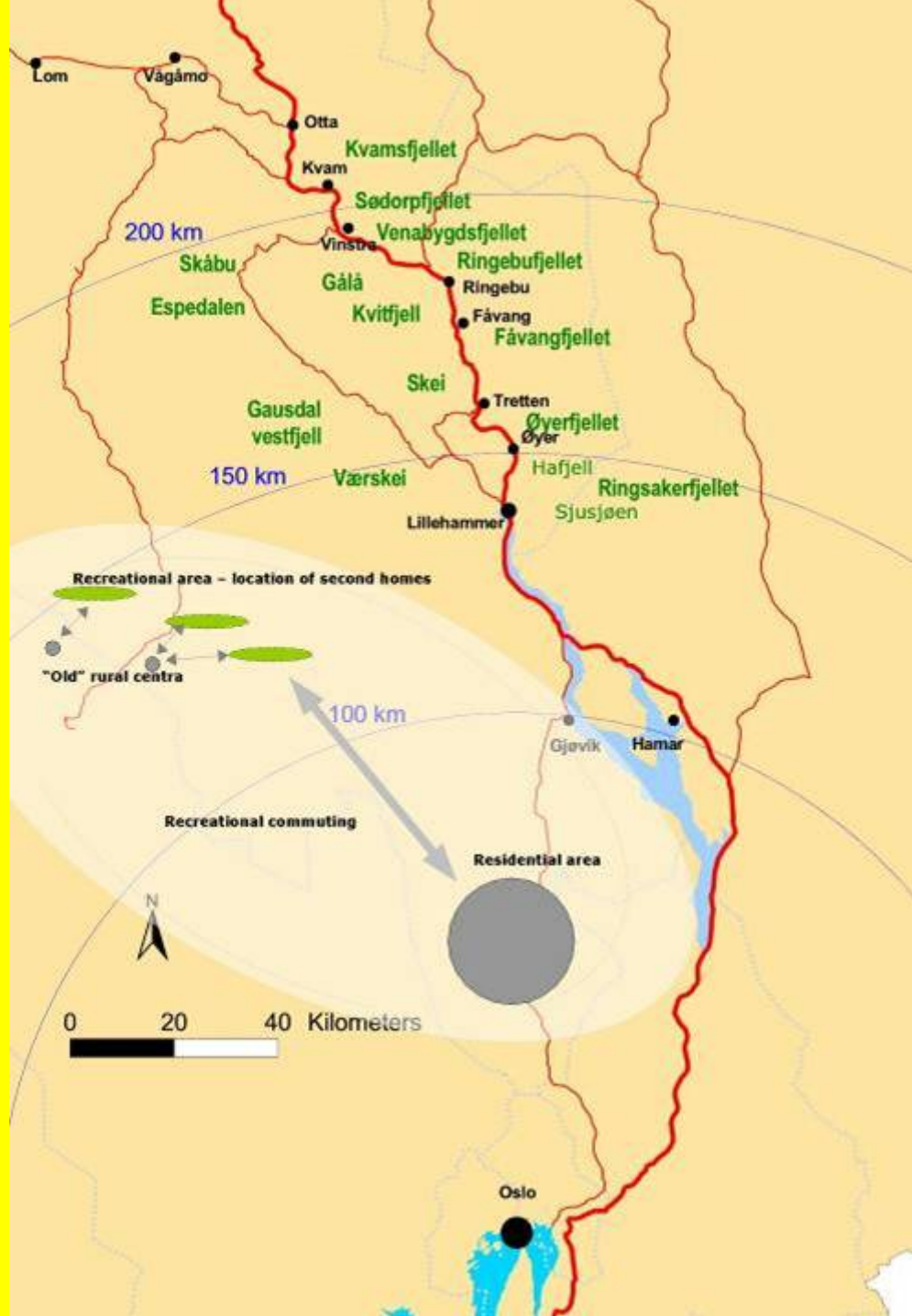




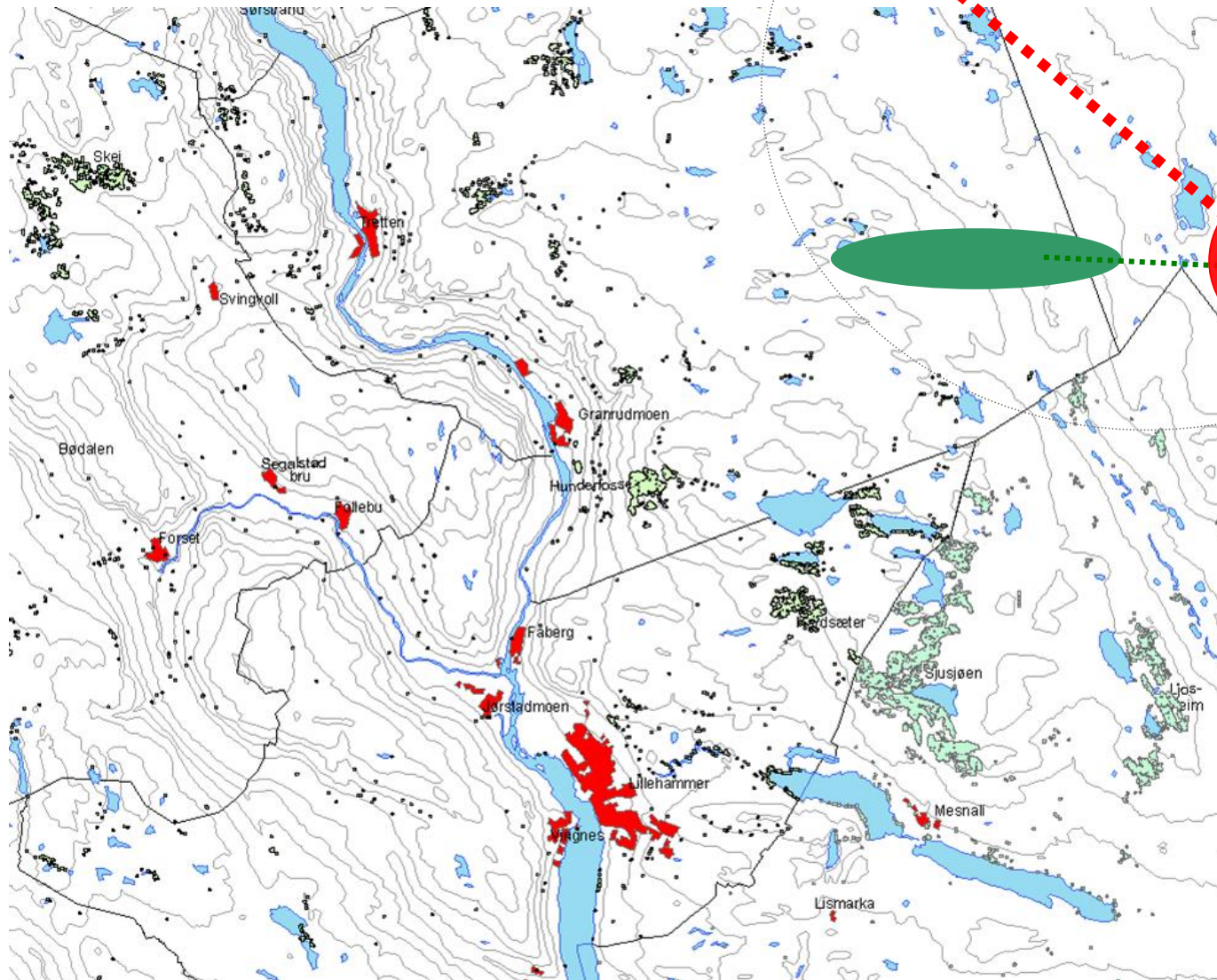




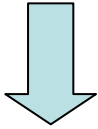
(Overvåg 2007)



# Development and recreational land use pattern in a mountain region

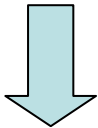


Second home boom – boom in terms of invested capital - and then what?



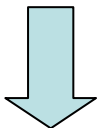
In Norway, marginal permanent migration.

Second homes remain a second home, mainly used for recreational purposes.



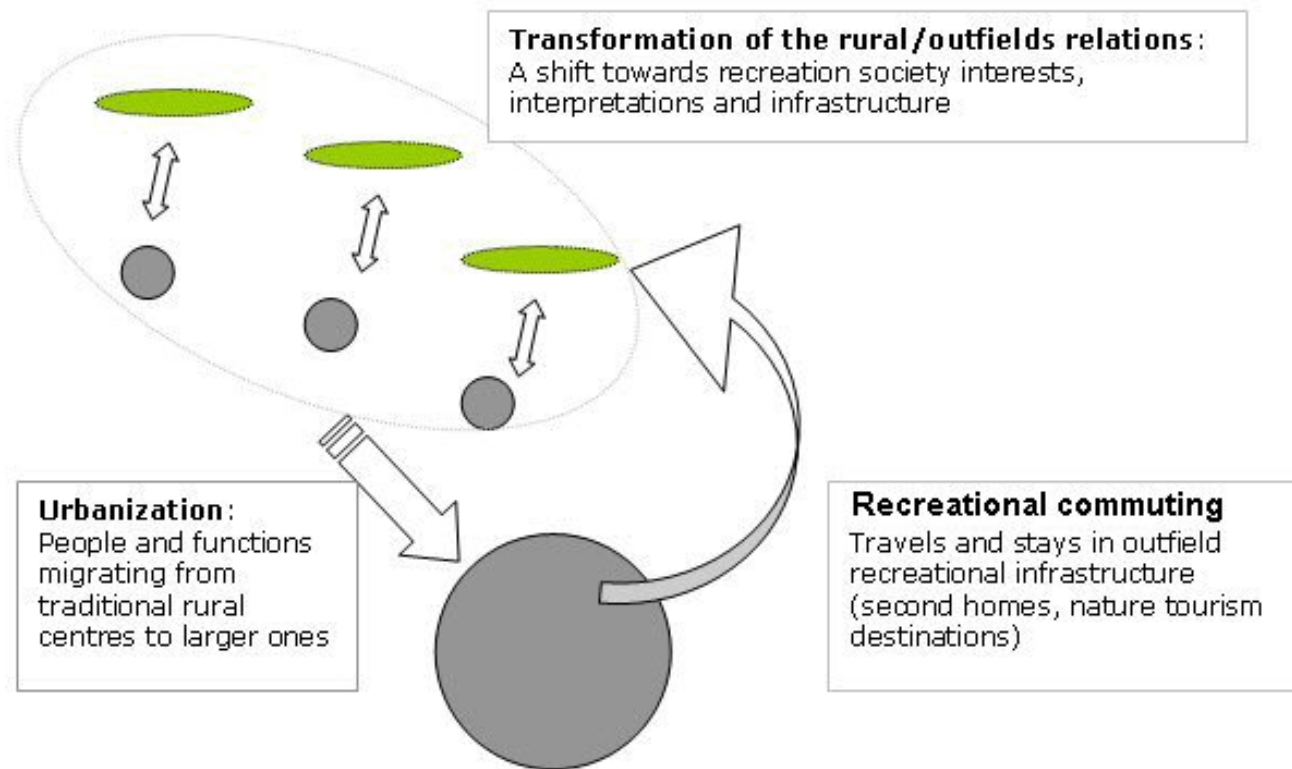
But

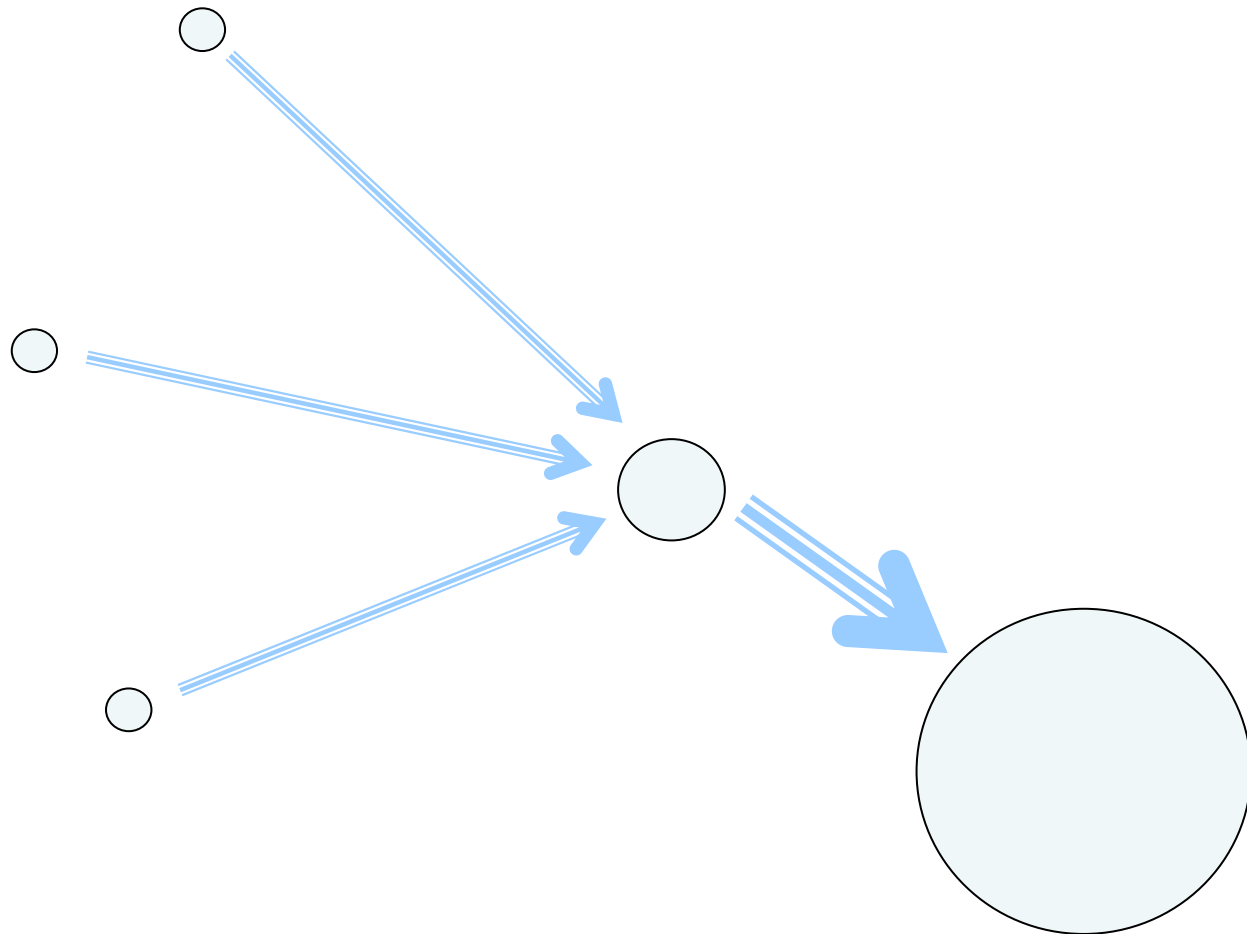
- a new life style is emerging
- and so are new relations between rural and urban regions



In an attempt to characterize the process, we have coined it:

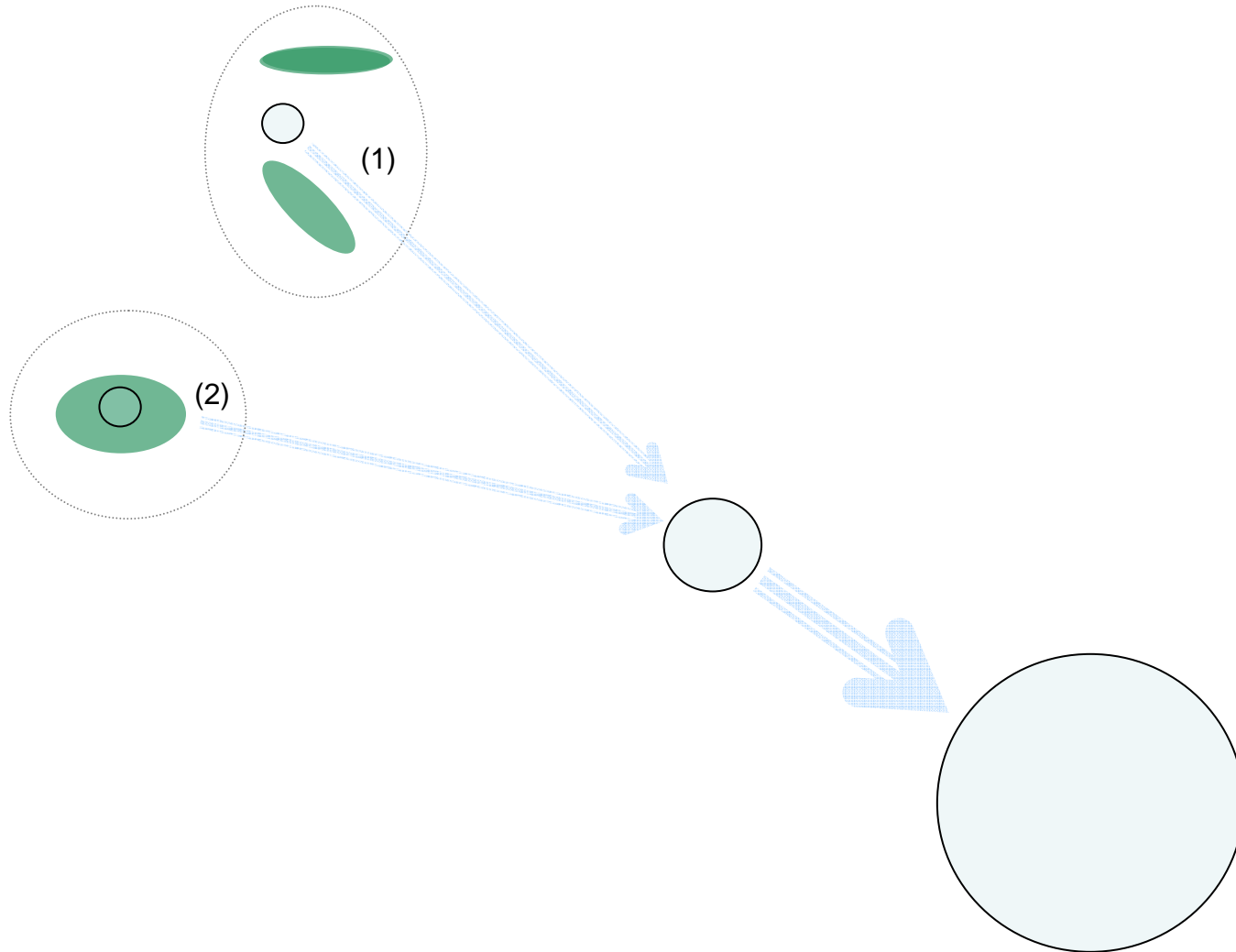
“Urban recreational sprawl”





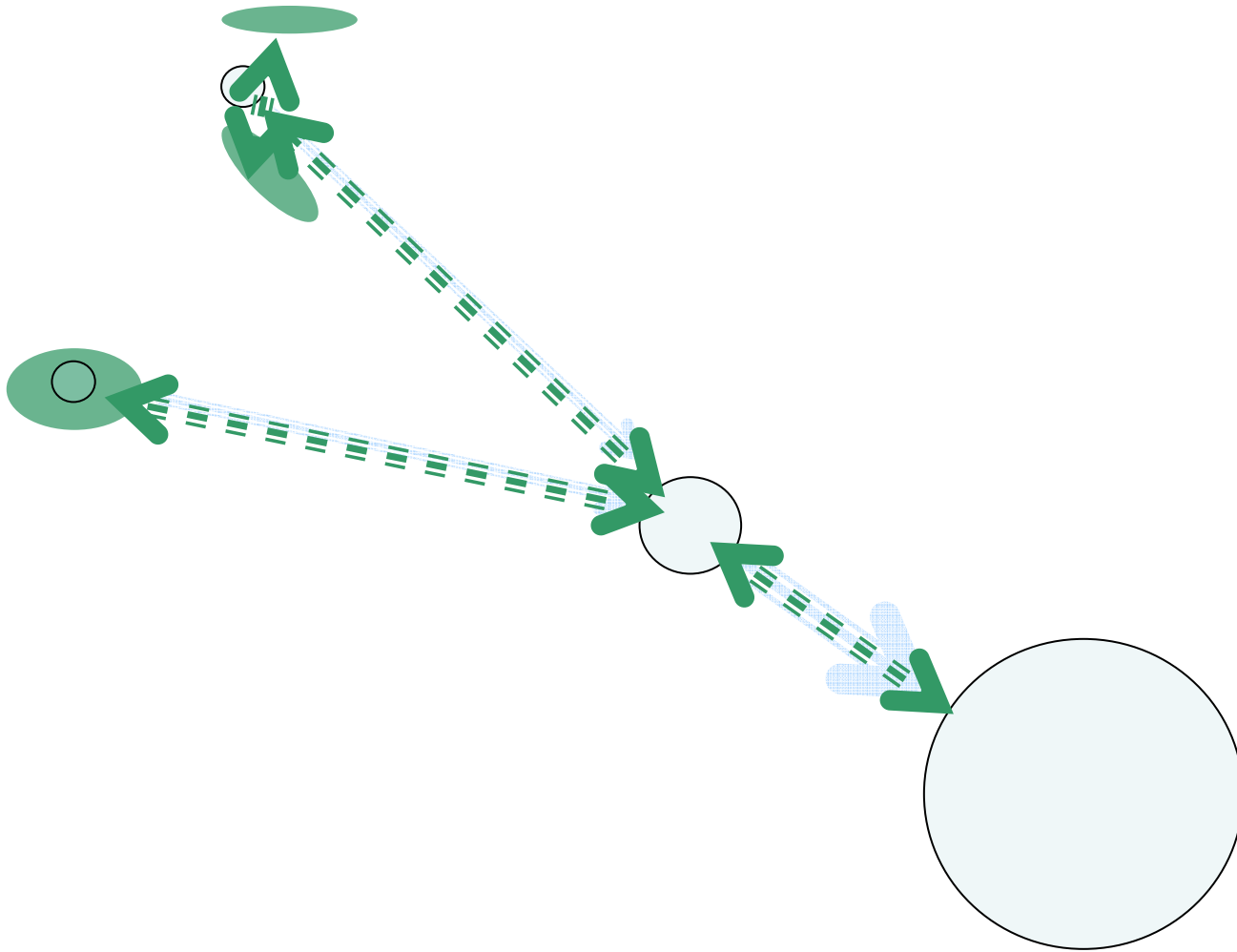
The all too familiar URBANIZATION, with features like:

- DRAINING rural societies of people and functions
- leaving the physical and social infrastructure in a DEPLETED state
- leaving reservoirs of cultural assets (cuisine, narratives, handicraft etc) in a NON-OPERATED “stand-still”
- generally with RETENTION of output from primary production etc but with less efficiency as a structure to distribute wealth through work



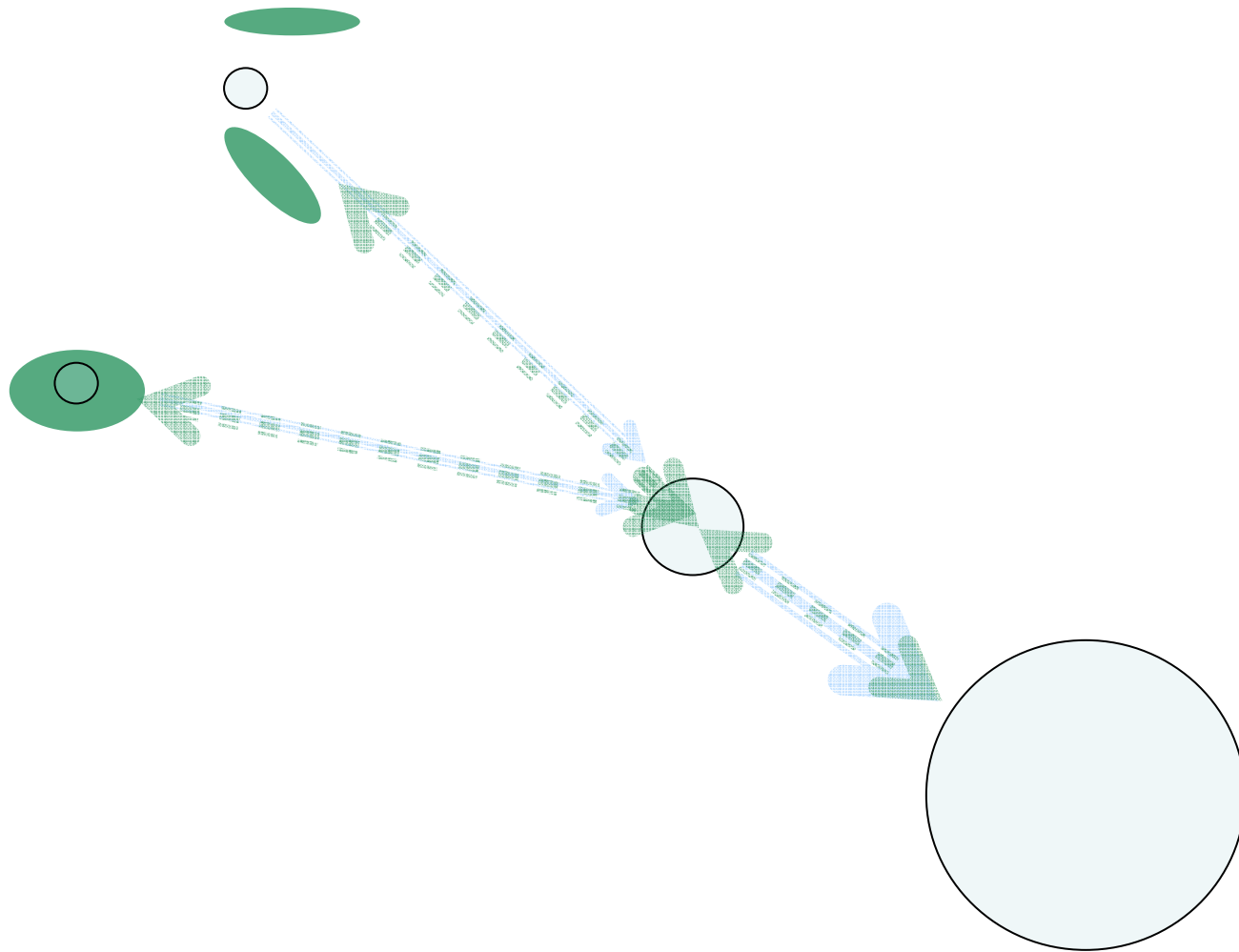
### “PAGUS OTIUM” – leisure and retirement “villages”

- emerging collections/accumulations/agglomerations of RECREATIONAL HOMES in amenity rich rural areas
- various CONFIGURATIONS vs the “old” rural centra – integrated (2) – adjacent (1)
- setting new scene in affected rural areas – offering new possibilities for PRODUCTION FOR RECREATION with input from nature- and culture based assets
- challenging INNOVATION potential in rural societies – what to produce, how to produce, who to produce



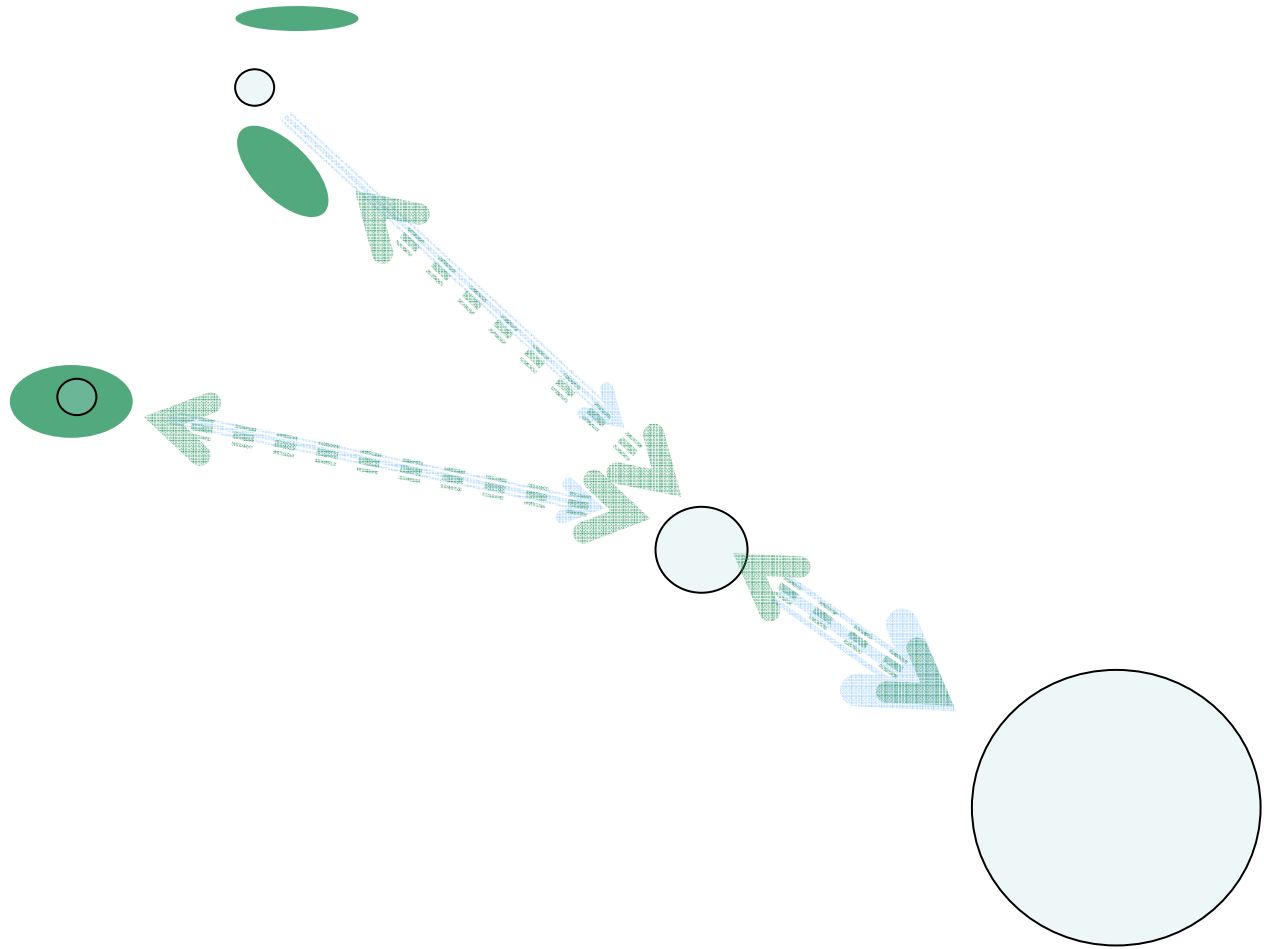
### RECREATIONAL COMMUTING

- repetitive pattern of use – often seen just as regular for its purpose as work commuting is for its purpose
- logistical structure often superimposed on the “old” infrastructure
- recreational commuting provides an impetus to upgrade old logistics infrastructure



A recreation driven RECONFIGURING OF RURAL SOCIETIES AND LANDSCAPES, with bearings on:

- land USE and POLICY – incl environmental policy issues
- land TENURE – in general:
  - new, and often a soaring numbers of – land owners with recreational motives
  - or commoditization – firms moving in to develop and run resorts etc
- DEMOGRAPHIC profile and dynamics
- RURAL – URBAN – relations
- site DEVELOPMENT potential



## URBAN RECREATIONAL SPRAWL

- The land-use pattern known as SPRAWL is vague, but may in its normal use be said to involve
  - leapfrog or scattered development,
  - commercial strip development, or
  - large expanses of low-density or single-use development (as in sprawling bedroom communities)
- But the way we use it here, what we call URBAN RECREATION SPRAWL,
  - sprawl happens as rural subdivisions that spring up on open space far from city centers (leapfrog analogy)
  - and road strips spring up to serve the subdivisions.



Serving and planning for the invisible citizens – a few illustrative problems discussed in Norway:

- (frequent) part-timers second home owners are invisible in census data – even though they may make up a considerable share of the factual population quite regularly
- fiscal central – local- government relations are based on census data. Under-financing of central community services (health, education, fire, policing, etc)

Does this call for a fiscal reform to adjust to the new leisure society?

- Second home owners have considerable vested interests as “part timers” – and are well trained to look after and be vocal about their interests.
- As “part timers” and not permanent citizens, they have a marginalized formal role in rural local policy formation.
- So, power is exerted informally

Does this call for a reform in politics and planning procedures and roles in affected rural societies?