

THE TERRITORIAL DIMENSION OF THE RESIDENTIAL PROCESS IN THE TOURIST TOWNS TO CANARY ISLANDS

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I. INTRODUCTION

The Canary Islands (Spain) are one of the main European tourist destinations holiday specializes in product “sun and beach”. However, the called “third canarian *boom* tourist” (1997-2008) has introduced new structural elements, most notably the addition of the “residencialidad”, the “residentialisation” or “residencialismo”.

These tourist-residential processes have not been widely studied. The research is limited to a set of studies that have been addressed in general and tangential. Its include related studies mainly with socio-demographic analysis of the canarian population (Martin, 1984; Diaz, Martin&Vera Pulido, 1985; Dominguez, 1996; Zapata, 2002; Breuer, 2005a; Dominguez-Mujica, Gonzalez&Parreno, 2010), there being few that have specifically and monographic discussed (Breuer, 2005b; Parreno, 2006, Simancas, Horcajada&García, 2009). This situation contrasts with the development that this issue has had on literature and with the important theoretical and multidisciplinary discussion raised around it, evidenced for Cortina, Martinez&Varela (2002) and Huete, Mantecón&Mazon (2008).

The aim of this paper is to systematize this residential processes, proceeding to the analysis of their causes and territorial impact in tourist towns.

I. THE NEW RESIDENTIAL PROCESS OF MADURE TOURIST TOWNS IN CANARY ISLANDS

The new forms of residential use that are occurring in private accommodation located in tourist areas Canary derived essentially the use given to them. This forms can differentiate the residential or vacation use, and residential (non-tourist demand).

1.1. The tourist-resort residential use of private tourist accommodation

They are of “private accommodation”, with different types of housing access regimes (loan, rented or owned). This accommodation are used by a tourist (local, national or foreign) for stays of varying lengths (short, medium or long), so sporadic (occasional), semi-permanent or seasonal. According to the data of the Statistics Canary Institute, this was the type of accommodation used by 5.97% of the 8,576,964 foreign tourists arriving in the Canary Islands in 2010.

Although users of this private homes that behave quite touristic, this residential-tourist closer to them similar to the local population. So, they have a lower lean and the number of shifts in the reference region and a longer duration of stay.

These tourists can be classified according to the time of stay into tourism visits, tourism of second homes and residential tourism. Similarly, in terms of access to private accommodation rentals, we can distinguish three types of tourism: tourism visits that staying with friends and family housing, residential tourism and second home that makes use of accommodation property and residential tourism leased housing. These three types of tourism have a different problem from the fiscal and tourism business perspectives and the statistical record: while the first and second do not constitute any kind of economic activity, as it is a “do not pay”, the third is a product accommodation part of the offer is not regulated or controlled. These places are part of the illegal 136.993 collected in the Census of Tourist Establishments Accommodation and Complementary Equipment developed by the Ministry of Tourism (2005).

1.2. The residential use not tourism located in tourist towns

This residential second type involves the use of homes located in tourist towns by those people who move to for work-professional or strictly residential related to the so-called “lifestyle migration” (Bell and Ward, 2000, Williams and Hall, 2000). So while housing to become the first in their primary and habitual residence, leased or owned, for second occupation sites are permanent or temporary, occasional or seasonal basis.

In the Canary Islands, 18.8% of the total population of the Canary Islands in 2009 resided in tourist municipalities (16 of the 88 existing). The tourists towns concentrated to 10.2% (216,867 people). This demonstrate the importance acquired by residential process during the *third tourist boom* (1997-2008). It is a growing phenomenon; so, as well as the municipal census, the population growth rate of tourist municipalities was 118.6% during the period 1996 to 2011, well above the set of Canary (32, 4%). Similarly, 54.3% of the population of the tourist municipalities lies in its tourist towns, of which only nine of the 36 could be classified as “consolidated”, concentrated more than half of the population living in thereof. The immigration is the factor that explains the current population structure Canary consolidated tourist towns, as 42% of the population of the tourist towns is of foreign origin.

III. TERRITORIAL MODELLING OF THE NEW RESIDENTIAL PROCESSES IN CONSOLIDATED TOURIST TOWNS

Both processes has reached such a scale that the area occupied by residential use exceeds that of tourist accommodation in 16 of the 36 consolidated tourist towns. The territorial

dimension of this residential processes present two specific ways: the change in the use of tourist accommodation and the designation of residential use as the main original buildings that are located in the new development space.

3.1. The residential use for the change from tourist accommodation in existing spaces

This type of drift residential use change and vocational original tourist accommodation establishments, especially, apartments. This process consist in the uncontrolled transformation to primary residences (non-tourist demand) or regular (permanent), or residential tourism or for private use (private) for leisure or holiday periods. This process can affect the entire recreational structure-holiday or only some of its units, resulting in what we have termed as “mixed use” (residential-tourist).

In the first case, this transformation reflects the fact that these residential processes covering real housing needs resulting from the growth of the resident population and working in tourism or in their influence space. So, the residents take advantage of the infrastructure, endowments and services created for the development of holiday activities. This residential progressive consolidation as a structural element and explaining the recent territorial dynamics of the tourist town entails a contradiction, because the current canary regulatory law postulates the incompatibility of residential and tourist uses.

Perhaps the deciding factor that has contributed to this change of use is its obsolescence (physical, functional, business model, organizational model). It has also influenced the so-called “*touristic moratoria process*”, because them aim to qualify and specialize, via modality and category canary touristic accommodation, to depreciation the apartments accommodation. Other definitive cause can be the last claim of the owners of these apartments accommodation with this change of use is to continue the income.

3.2. The residential as primordial and primary use of the new buildings in touristic town

This residential model arises from the allocation of the residential function (permanent or touristic) as the main and original buildings and new housing developments in the tourist town that have emerged rapidly in isolated areas, near or attached to existing tourist town. His appearance has made holiday centers or residential areas, in the best, mixed. So, we can distinguish three types of residential models.

The first type occurs in garden city developments, with single-family homes and high-class luxury, situated around or in the area of influence of a golf course. We can distinguish three subtypes of situations (Villar, 2011):

- a) That in which residential zones are associated directly to the golf course, as part of the same project, and is planned as a set.
- b) That in which the golf courses were designed and built without residential uses, but which, subsequently, were completing with homes that have used visual or physical proximity to it.
- c) That in which the development is planned as part of the golf course, but that subsequently led the development of a second train of homes on the outskirts of the former, by foreign promoters to try to benefit from primal synergies

The second model corresponds to the new touristic territorial development, in which the newly created and high *standing* residential resort is mixed with upscale hotel accommodation. The result is a *territorial mix*, in which residential tourism does not compete with the “tourist hotel”, producing a complementary relationship.

The third model generated by the expectations of the territorial dimension of the residential use for the housing market. Although a percentage of them report directly to a real demand from the resident population, the other is related to the real estate development process developments in the second line as a substitute for tourism development (Vera, 2005). This has resulted in a double casuistry: a) those newly built residential buildings that are part of the approved development plans completed during the *third touristic boom*; b) those derived from the decision of much promoters that were licensed for the building of apartments, to transform them into residential, with subsequent recovery of a truncated set of urban projects for various reasons. The result has been the replacement of large apartment blocks for low-density urban sprawls with single-family housing.

This residential model takes 12.6% (1464.2 ha) of the total area of the touristic town, of which 40.4% was built after 1998. It also outperforms the surface of tourist accommodation in 17 of the 36 touristic town. This significant development is due to the extraordinary growth of the surface area, 67.7% with respect to the built until 1998. This makes this type of residential areas is the second way of producing tourist space tourism during the third cycle expansive, slightly behind the growth of the construction of the golf course and in front of the accommodation offer horizontally (Simancas, García , Dorta and Falero, 2011).

IV. CONCLUSIONS

In this work it was found that the new residential-tourism forms identified in the Canary Islands tourist town have contributed to the differentiation of territorial and urban structure. So, we confirm the existence of zones where tourist accommodation combined with residential uses, other mixed (tourist and residential) with different types of intensity and other purely residential.

Similarly, the occurrence of these processes tourist-residential consolidated tourist town shows not only competition on land use in tourist areas. Also evidenced by the fact that they are open systems, dynamic and dependent on the processing conditions, opportunity or demand for tourism or real estate markets, the mix of factors of production and consumption in the urban structure (Williams and Hall , 2000). Thus, the introduction of residential use in tourist areas progressively consolidated configured spaces that are covered and the various customs that are supported different housing systems, this evolution allows them to adapt to the premise that there is a tourist homogenous, but with different needs and desires.

Finally, it is necessary to confront a reformulation of the Canary Islands legislation regarding these residential processes. So, the rules should properly assume as part of their structure, proceeding to proper planning and management, to the provision of open space reserves, facilities and equipment in accordance with mandatory standards and appropriate to uses and resulting densities and the implementation of infrastructure and services. This requires progress in promoting a development that has sufficient capacity to allow the coexistence of both uses; in this respect, the user’s ability to choose their way to enjoy according to their particular concept of the tourist experience should be a aim that have to regain.