

Future scenarios for second homes in Norway

Jin Xue

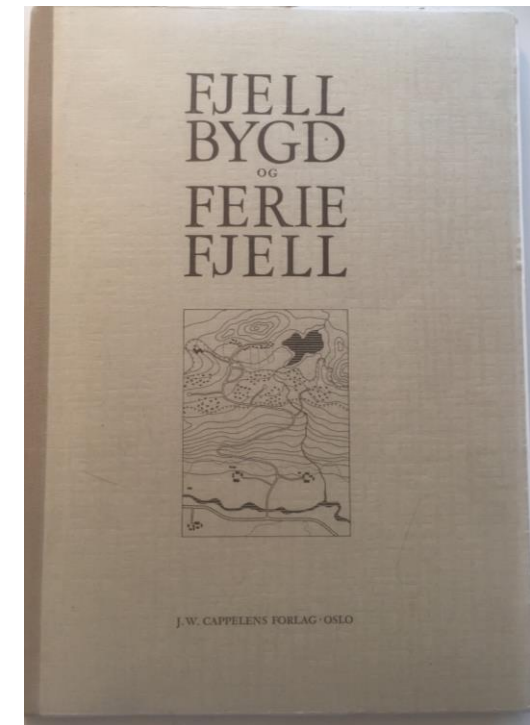
Professor in urban and regional sustainability planning
Department of Urban and Regional Planning,
Norwegian University of Life Sciences

24 April, 2025

Webinar, Gemini Centre for Post Growth
Futures, NTNU

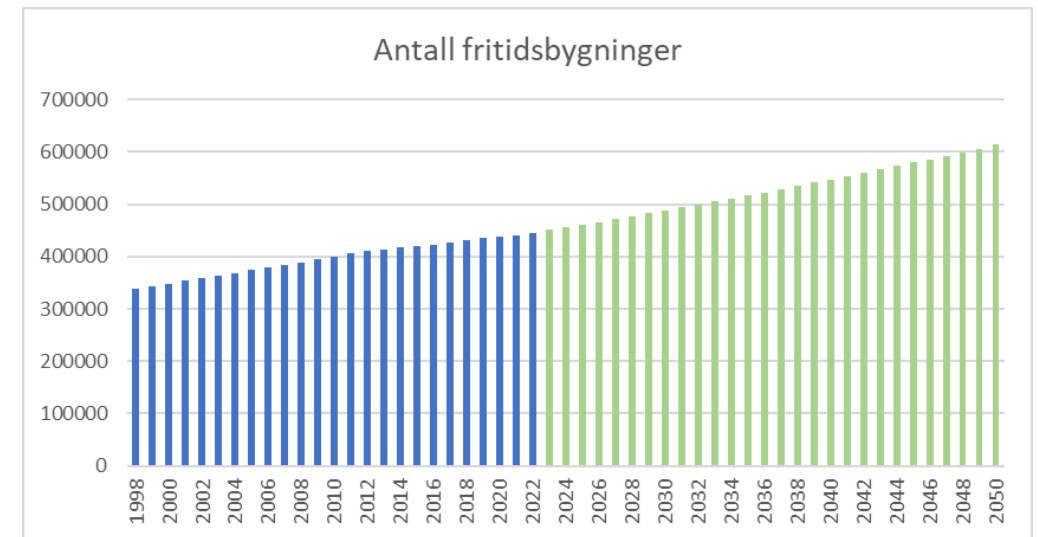
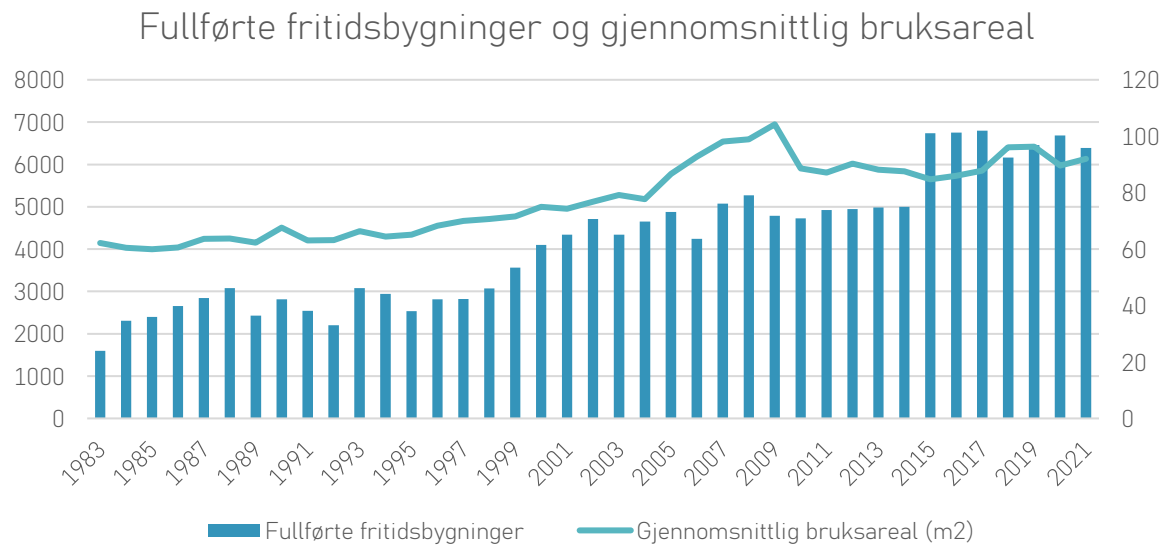
The first cabin crisis in the 1960s

- **The first cabin crisis in the 1960 (Jørgensen, 2011):**
 - Until the 1960s: no planning or attention to the building practice of cabins
 - In 1960s: ca.10.000 cabins were built per year
 - Privatization of natural areas is in conflict with public's right to access (allemannsretten)
 - Cabin development reduces the value of landscape
 - 1962: Fjellplanteamet was established
 - 1965: cabins became an element in the Plan og Building Act



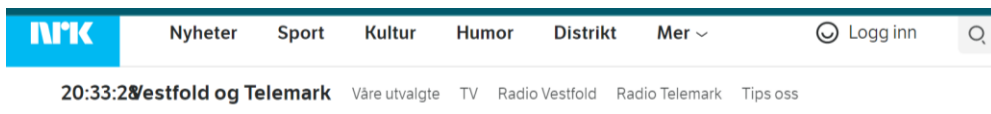
Development since the 1960s

- From primitive cabins to holiday homes with high technical standard
- Larger in size
- Densification, development in clusters, destinations
- Total amount of cabins: 451 181 (SSB, 2025)



Average growth rate (1998-2022): 1.15%

The second cabin crisis?



Reagerer på hyttebygging: – Ute av kontroll

Norske kommuner planlegger å gjøre et område på størrelse
Debatt (/hva/debatt/)

Hyttedraumen – naturens mareritt

Kvifor aksjonerer og demonstrerer ein ikkje like mykje mot hyttebygging som ein gjer mot vindmøller og andre arealkrevjande materielle og tekniske inngrep i naturen?



Kronikk | Hytteutbygging

Aldri før er så mange hytter blitt bygget samtidig. Men er det samfunnsøkonomisk lønnsomt?

Fem forskere

Innlandet Tips oss Langlesing Radio TV Kontakt oss

Hyttekommune lysforurensing

I Norges største hyttekommune lyser h
nattehimmelen. Det er det ikke alle son
kommunen eane lvsrealer til fiells.

Hyttebygging og sykdom truer norsk villrein

Villreinen står nå på den norske rødlista, særlig på grunn av menneskelige inngrep og forstyrrelser.

Elina Melteig
KOMMUNIKASJONSRAÐGIVER

Universitetet i Oslo

Torsdag 20. januar 2022 – 04:30

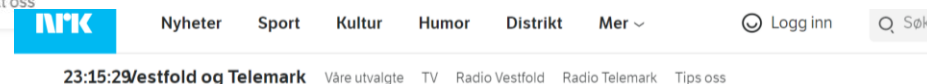


Hyttebygging, klimaendring



Krev byggjestans i den fjerde største hyttekommunen i landet

Mange fastbuande har fått nok: – Meininga med å bu i ei bygd
blir øydelagd, meiner Irja Godal.



Flere hyttekommuner bremser utbygging: – På tide å puste litt med magen

Aftenposten

A-magasinet

Oslo

Podkast

Meninger

Bli abonnent

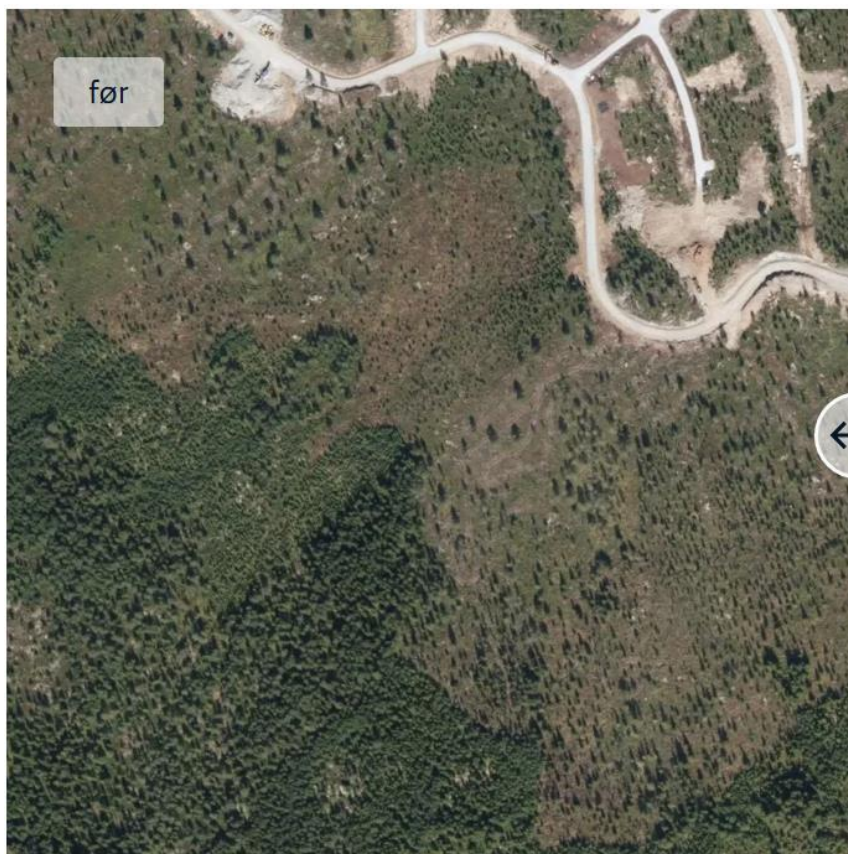
Debatt | Hytteutbygging

Den norske hytta - fra nærhet til naturen til klimaversting



The second cabin crisis?

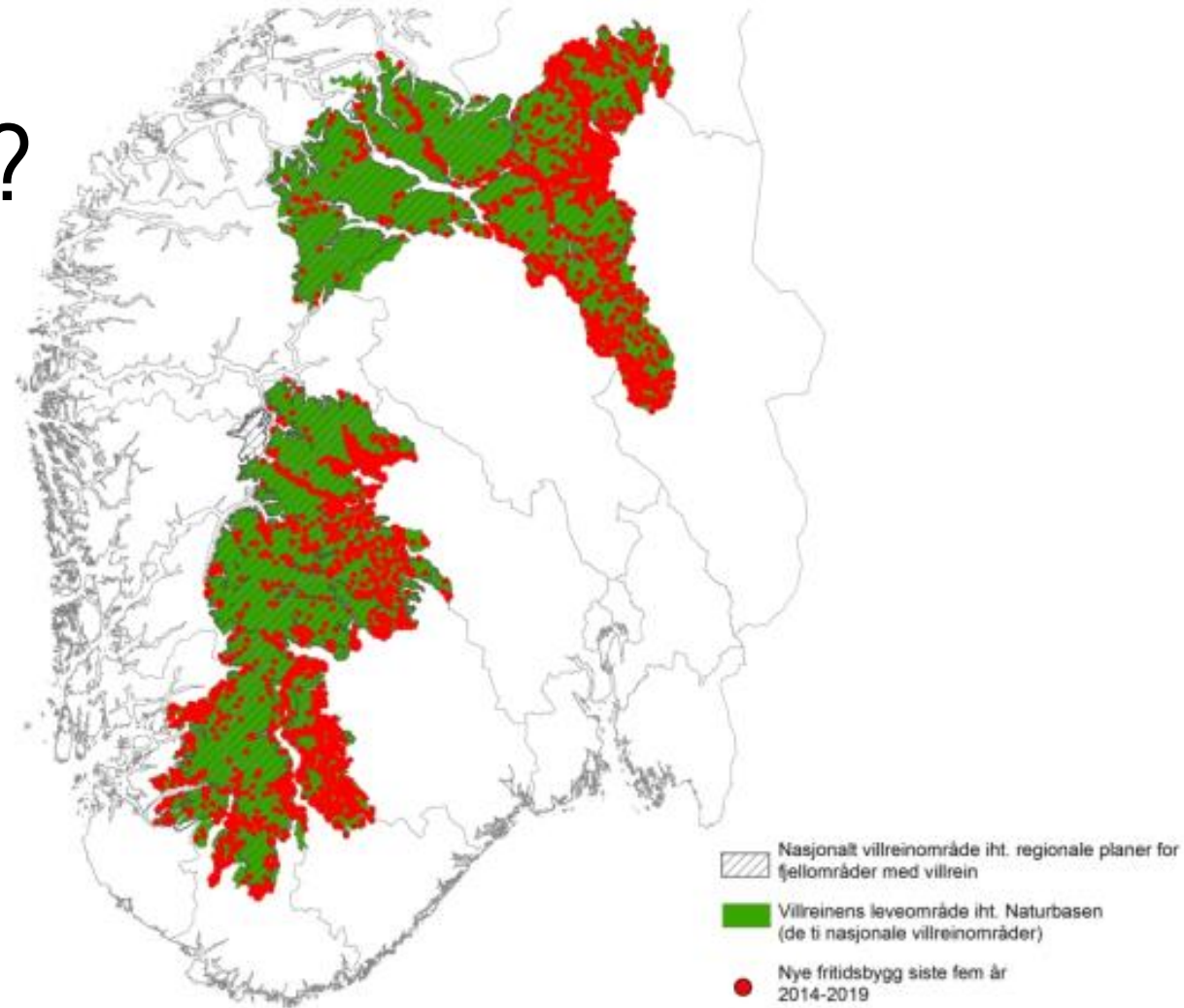
- Second homes + related infrastructure
- Loss of nature
- One fourth of land consumption (2008-2019) is for second homes
- Bogland, forest...
- Piecemeal loss of nature leads to aggregated ecological problems



<https://www.nrk.no/dokumentar/her-er-norges-storste-naturinngrep-1.16689009>

The second cabin crisis?

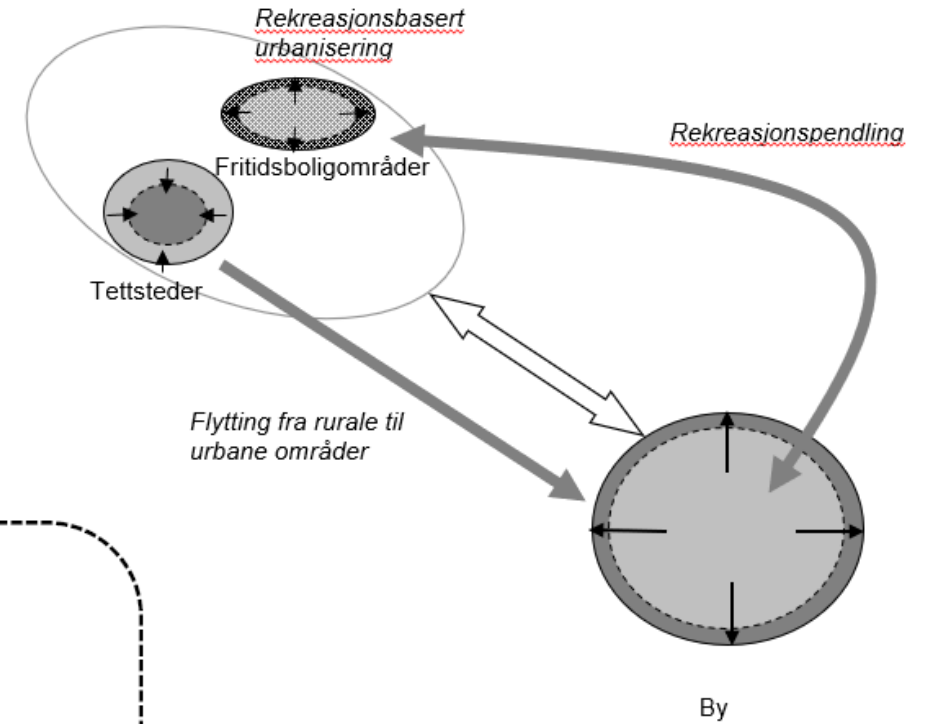
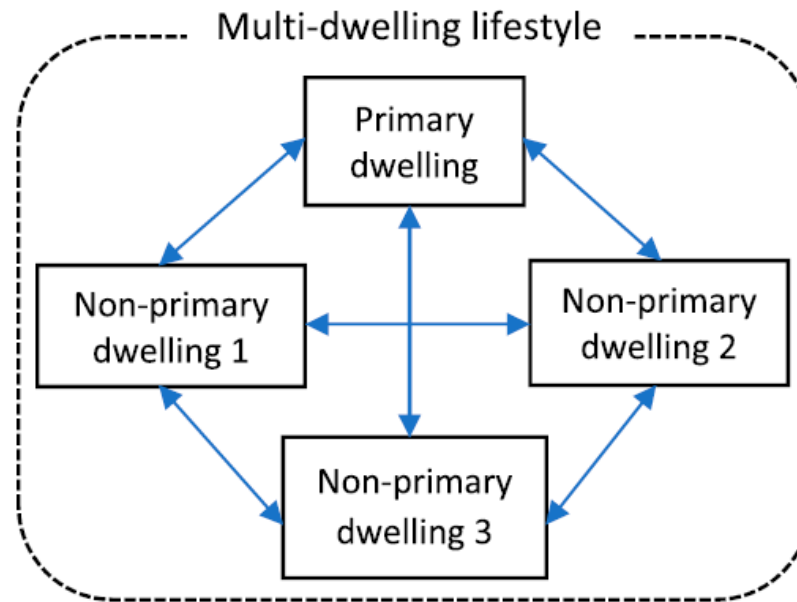
- Wild reindeers
- Not only second homes themselves, but the use of them



<https://www.nina.no/Aktuelt/Nyheter/article/bygger-hytter-i-unike-villreinomr-229-der>

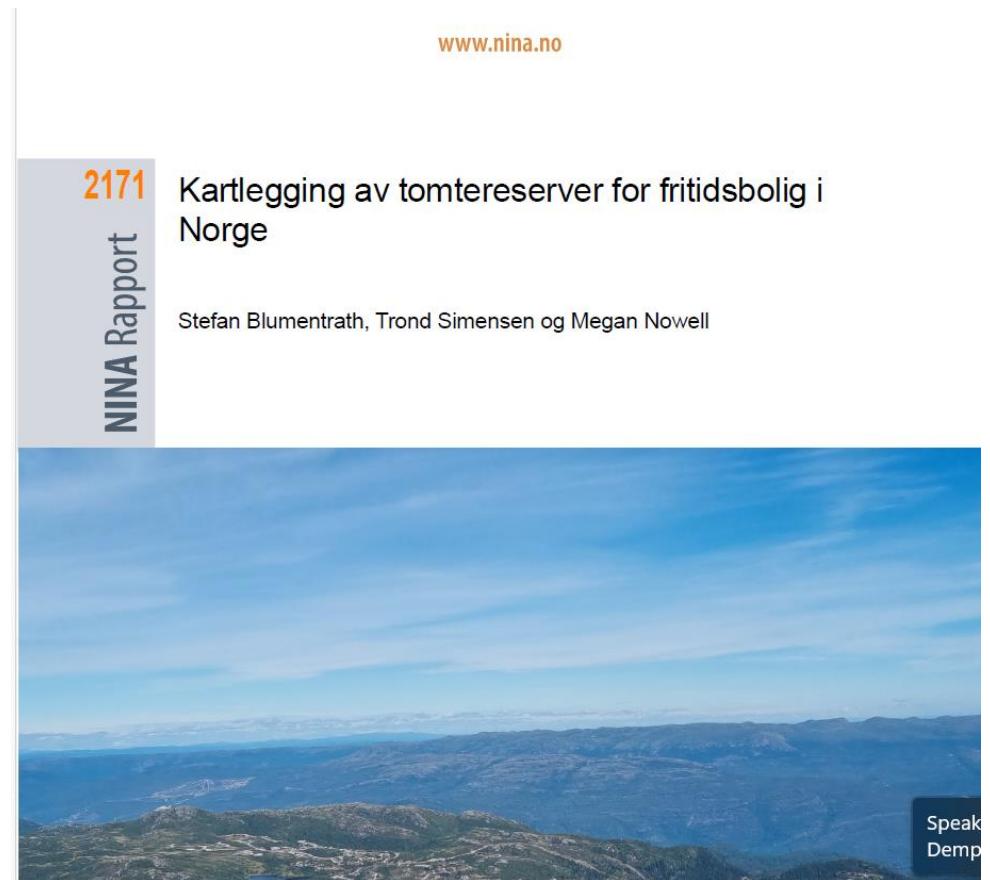
The second cabin crisis?

- Multi-dwelling lifestyle
- Hypermobility
- Parallel consumption



The second cabin crisis?

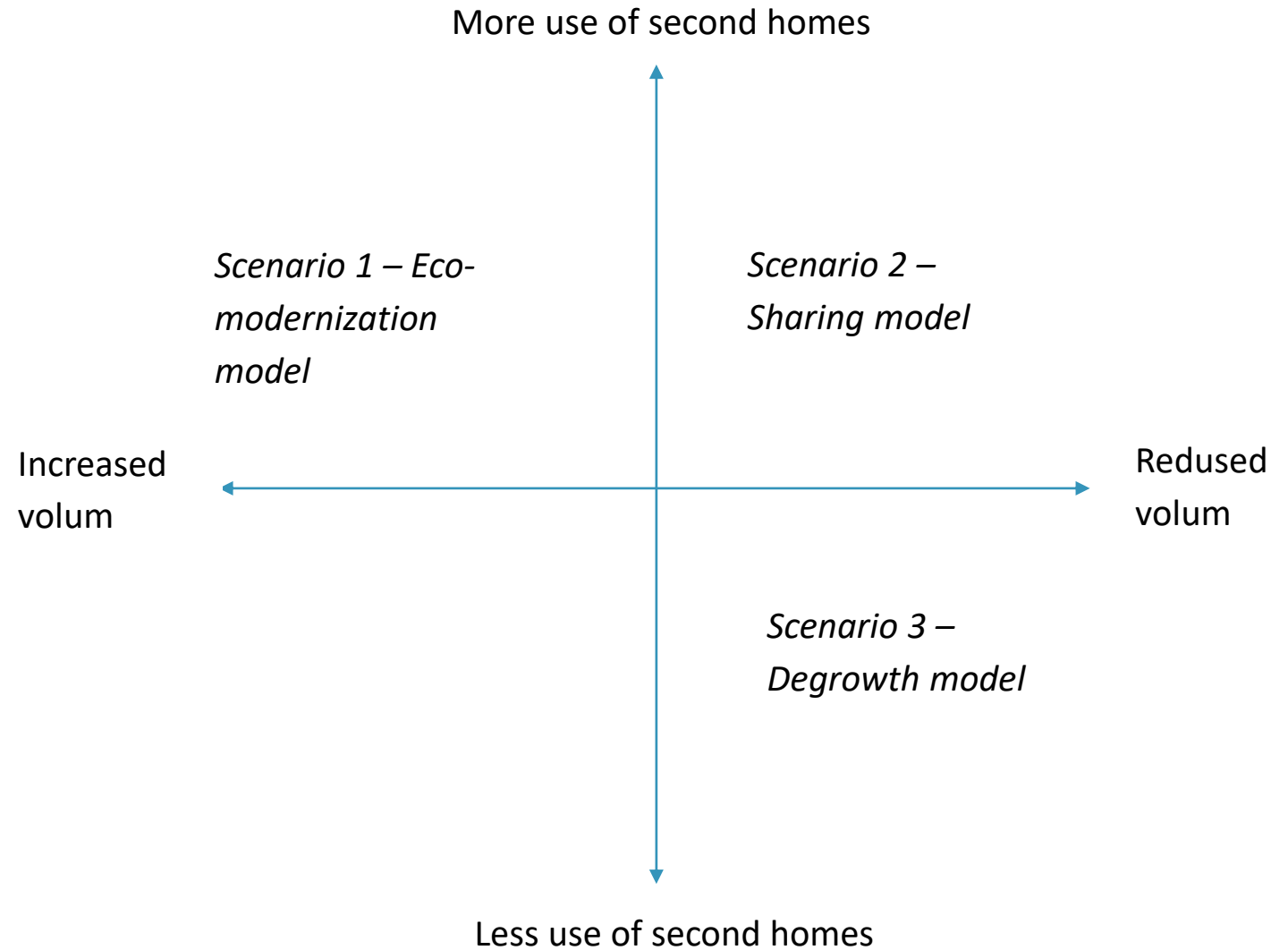
- Large land reservation for future second homes: 1479 km²
- Existing densely built second-- home areas: 425 km²



Where should we go?




Three scenarios of sustainable second-home development



Three scenarios of sustainable second-home development

	Scenario 1	Scenario 2	Scenario 3
Theoretical principle of sustainable development	Green growth	Sharing economy	Sufficiency and degrowth
Physical volume and standard	Increase	Stabilized	Stabilized
Use volume and pattern	Increase	Increase	Decrease
Ways of influencing environment	Impacts from both construction and use increase	Impacts from use increase	Impacts reduce
Planning implications	Eco-efficiency measures (building, land use, mobility)	Facilitating and regulating sharing practices, reduce impacts from use	Reduce impacts from use
Level of needed changes of societal structures	Low	Medium	High
In practice	Most dominant in both national policy and municipal planning (densification)	Emerging, but lack strategic steering and planning tools, aimed for economic growth, not oriented towards stopping building	Local protests




From growth-dependent second-home planning to post-growth planning

- **Growth-dependent second-home planning**


Is about planning becoming reliant on new urban development and associated urban growth and losing its effectiveness to deliver benefits without the development and growth (Rydin, 2025).

- provide jobs, incomes, economic activities
- counteract depopulation and aging
- provide wider social goods (shops, facilities, welfares)
- Inter-municipal competition for growth
- dependent on landowners, developers and second-home users (markets)



From growth-dependent second-home planning to post-growth planning

- **Growth-dependent second-home planning does not solve the problems**
 - Unclear Costs (health, infrastructure)
 - Unclear benefits (income, population growth, jobs, quality of life for inhabitants)
 - Take recourses from other municipal common goods (labour forces, administrative resources, centre development, facilities)
 - Uneven distribution of costs and benefits, create winners (landowners, developers, external actors) and losers (nature, farmers, inhabitants, etc.)
 - Extended urbanization that makes the rural municipalities (peripheries) more dependent on and submit to the larger cities (centres)
 - Reinforced spatial hierarchies and unequal power relation between urban and rural



From growth-dependent second-home planning to post-growth planning

- **Post-growth planning**

- Beliefs that decouple economic growth from well-being
- Focuses on quality of life rather than growth
- Focuses on management of existing places
- Oriented towards working with local, small-scale business community
- Reform financial system of local government (e.g., reward municipalities for not destroying nature)
- Inter-municipal and regional planning for cooperation



Questions for discussions

- Does the Norwegian second-home phenomenon represent one type of overconsumption?
- How to break the growth logic with second-home planning?



Thank you!