

THE IMPACT ON THE DEVELOPMENT OF A RESORT LOCATED ON THE BLACK SEA COAST BY THE CONSTRUCTION OF RESIDENTIAL BLOCKS

Lecturer Ph.D., Florenta-Simona CRETU

Tomis University of Constanta, Romania

E-mail: cretufloranta2011@gmail.com

Abstract: *Tourism is an economic and social phenomenon specific to modern civilization, strongly anchored in the life of society and influenced by its evolution. The evolution of tourism on the Romanian coast has been influenced by a series of factors, both internal and external, which have led to significant changes in this sector in recent years. Developing a resort on the Black Sea coast by building residential blocks brings both advantages and disadvantages. It is essential that local authorities, investors and communities collaborate to find a balance between economic needs and environmental protection. Only through a responsible and sustainable approach can a beneficial development be ensured for both tourists and permanent residents of the area, so that there are no dissensions between them. The Black Sea has the potential to become a top tourist destination, but this requires special attention to detail and a commitment to sustainable development. The increase in the number of tourists and housing can generate pressure on local resources, such as water, electricity and health services. Local authorities must ensure that these resources are managed effectively to prevent crises. Accommodation development can also attract investment in infrastructure, such as roads, public transport, and health and education services, benefits that can extend to permanent residents. Collaboration between local authorities, investors, and communities is essential to ensure balanced development. Community consultation in the planning and development process can reduce tensions and help create solutions that benefit all parties involved. An increase in the number of residents and tourists can stimulate the local economy, supporting businesses in the hospitality, retail, and entertainment sectors.*

Key words: *tourism, politics, investments, infrastructure, coastline.*

JEL Classification: *D01.*

1. Economic impact

Tourism is a key sector for the Romanian economy, and the Romanian coastline is one of the most visited destinations. The Black Sea, with its long beaches and natural landscapes, has become a popular destination for both tourists and those looking for holiday homes. Offering a large number of apartments can turn the resort into a mass tourist destination, which can lead to a loss of authenticity. According to statistics, the number of tourists visiting this area has been steadily increasing, which has led to an increase in demand for accommodation infrastructure, including apartment buildings.

In recent years, real estate developers have been attracted to this area, and infrastructure investments have increased considerably. Construction projects attract investments from real estate developers, which can include both domestic and foreign capital. This can lead to increased local incomes.

It is essential to analyze how this development affects local communities, the economy and the environment.

The development of Black Sea resorts has been a constant topic of discussion in recent decades, given the region's tourism potential. In the context of increasing demand for tourism and the need for housing, the question arises about the best way to develop these areas. This article analyzes the effects of developing a resort through the construction of residential blocks compared to the construction of accommodation units, discussing the advantages and disadvantages of each option, addressing economic, social and environmental aspects.

Both residential blocks and accommodation units have a significant economic impact, but from different perspectives. Residential blocks provide long-term stability, while accommodation units contribute to short-term economic growth, but can generate instability.

In the context of rapid urbanization and demographic changes, many seaside resorts have started to develop through the construction of residential blocks. These offer quick and efficient solutions to meet the growing demand, but they also come with significant challenges.

One of the solutions adopted to meet the demand for accommodation is the construction of apartment blocks.

One of the most obvious effects of developing new apartments in seaside resorts is the stimulation of the local economy. This construction generates jobs during the construction phase, but also later, in the service sector. This can contribute to the economic development of the area and reduce unemployment.

New restaurants, shops, entertainment centers and tourist facilities are often developed around new residential complexes, contributing to the economic growth of the region.

Attracting tourists is also another major benefit. Holiday apartments or short-term rentals can provide an additional source of income for local owners, thus stimulating consumption and infrastructure development.

Apartment blocks can offer more affordable and varied accommodation options for tourists, which can attract more long-term visitors, increasing the accommodation capacity of the area. These structures can offer a considerable number of accommodation units, which allows attracting a larger number of tourists. Offering new apartments or holiday homes can extend the peak season and diversify the accommodation offer. This can lead to an increase in tourism revenues.

Apartment blocks can offer a wide range of accommodation options, from simple apartments to luxury units. This diversification of the offer can attract tourists from different market segments, from families with children to couples or groups of friends, thus increasing the attractiveness of the resort.

In addition, apartment blocks can be used not only during the summer season, but also throughout the year, thus contributing to a more stable local economy.

Also, the increased demand for accommodation can lead to increased prices for local housing and goods, affecting affordability for permanent residents. Apartment blocks can provide long-term economic stability, as residents pay local taxes and contribute to the community economy. This can lead to improved infrastructure and public services. As the resort develops, investors can speculate on the anticipated increase in property values, which can lead to increased volatility in the real estate market.

Investments in apartment buildings can diversify the real estate offer of the region, attracting different segments of the population, from young professionals to families and retirees.

The construction of apartment buildings can contribute to the growth of the local population, facilitating the attraction of new residents to the area. This can lead to positive economic development, with increased demand for local goods and services.

At the same time, the construction of accommodation units, such as hotels and guesthouses, can stimulate tourism in the area. This can lead to an increase in the number of visitors, which translates into higher revenues for local businesses.

Accommodation units generate employment opportunities for locals, contributing to the reduction of unemployment and the professional development of the community.

Investments in real estate can attract developers and investors, contributing to the modernization of the area.

2. Social impact

The construction of apartment buildings brings with it a significant demographic change. This can lead to an increase in the population of the area, especially among young professionals and families seeking a more relaxed lifestyle. This migration can bring new cultures and ideas, enriching community life.

The development of the area must be accompanied by efforts to integrate the new residents into the community. Initiatives to organize local events, festivals and cultural activities can help create a sense of belonging and social cohesion. It is essential that development does not lead to segregation or the creation of isolated communities.

The transformation of an area through the construction of apartment buildings can change the character and identity of the community, leading to a loss of local identity. New construction can influence the architectural style and local traditions, which can be seen as both an opportunity for modernization and a threat to cultural heritage.

Rapid population growth can lead to overcrowding, which can affect the quality of life and available services.

Rapid development of resorts can lead to a change in community dynamics. Permanent residents may feel that their lifestyle is threatened by the influx of tourists, which can generate social tensions. In addition, property prices and rents can increase, making them unaffordable for local residents. Thus, low-income residents may be forced to leave the area, which can create a social divide in the community.

Rapid growth in the number of homes can lead to overcrowding in the area, which affects the quality of life of both tourists and permanent residents, and possible tensions between newcomers and locals. Existing infrastructure can become insufficient, generating traffic problems, crowding on beaches and a lack of parking spaces, water, sewage and transport systems, which can generate tensions between residents and tourists.

Much of the activity of accommodation units is seasonal, which can create economic instability for the community. Outside the tourist season, many businesses can suffer significant losses.

3. Environmental impact

Developing a resort by building apartment blocks can have a significant impact on the environment. Opening new construction sites can lead to deforestation, pollution, and the destruction of natural habitats for various plant and animal species. This can affect local biodiversity and lead to the extinction of some species. This can generate a negative reaction from the community, especially from those who advocate for environmental conservation.

The creation of new buildings and infrastructure can fragment existing ecosystems, limiting the migration of species and access to essential resources.

It is essential that urban planning includes environmental protection measures, such as building green spaces, promoting green transport, and efficient resource management.

It is also important for local authorities to enforce strict building regulations so that development is sustainable and does not negatively affect marine and coastal ecosystems.

Construction activities can lead to soil pollution through the use of chemicals, oils and other toxic products used in construction. Improper waste management can also contribute to soil contamination. Construction waste, such as scrap materials and chemicals, can end up in rivers or the Black Sea, affecting water quality and aquatic ecosystems.

Construction projects can stimulate community involvement in decision-making, and residents can be encouraged to participate in discussions about urban development, which can strengthen ties between community members.

One of the biggest disadvantages of development through the construction of apartment blocks is the negative impact on the environment. Building in ecologically sensitive areas can lead to landscape degradation, affecting local ecosystems and biodiversity. Also, temporary population growth can create additional pressure on natural resources, with mass tourism generating pollution and environmental degradation. Construction activities generate dust and emissions of gases such as carbon dioxide and nitrogen oxides, which can affect air quality. This can have a negative impact on the health of residents and tourists in the area.

Negative environmental effects can vary depending on the planning and implementation, so it is essential that developers consider sustainability in both cases.

To minimize the negative impacts of housing developments, sustainable urban planning is essential. This should include rigorous environmental assessments, consultations with local communities, and development strategies that prioritize environmental protection, with developers adopting mitigation measures, such as choosing environmentally friendly materials and construction techniques that minimize environmental impacts.

Developing campaigns to promote responsible tourism can help educate tourists about the importance of respecting the environment and local communities. This can include recycling initiatives, resource conservation, and respect for local culture.

4. Conclusions

The decision to build residential or accommodation units on the Black Sea coast must be well-founded, considering the long-term impact on the community, the economy and the environment. Each option has its advantages and disadvantages, and a balanced approach, integrating the needs of permanent residents with those of tourists, could represent the best solution for the sustainable development of the region. Collaboration between local authorities, developers and the community is essential to ensure a prosperous and harmonious future for the Black Sea resorts.

The development of seaside resorts through the construction of residential apartment blocks has a profound impact on the economy, demography, environment and local community. While there are many advantages, it is crucial that authorities and developers work together to manage these changes in a way that ensures a sustainable and prosperous future for all involved. Careful planning and social responsibility will be the key to success in transforming these areas into an attractive destination for both tourists and locals.

Promoting sustainable tourism can help maximize long-term economic benefits while protecting the area's natural resources and cultural heritage.

It is essential to have a sustainable development plan that integrates the needs and desires of the local community, protects the environment and cultural heritage, and provides adequate infrastructure to support demographic growth. Consultation with local expertise, urban planning, and community involvement are essential to ensure harmonious development.

References

1. Mangalia, 2025. *Home*. [online] Available at: <<https://www.mangalia.ro>> [Accessed 12 March 2025].
2. Primaria Navodari, 2025. *Home*. [online] Available at: <<https://www.primaria-navodari.ro>> [Accessed 12 March 2025].