

**SOCIO-FUNCTIONAL TRANSFORMATION
IN THE SUBURBAN ZONE OF GDAŃSK AGGLOMERATION
ON THE EXAMPLE OF KOSAKOWO MUNICIPALITY**

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Abstract

The article refers to some phenomena and processes taking place within the area affected by Gdynia. Change in political conditions in 1989 created a new favorable conditions for the management of land traditionally belonging to the suburban area. Traditional ties between the suburban villagers and their employment markets in the cities became looser. Contemporary transformations of rural areas within the zones affected by cities, including Gdynia, take place within many spheres of life and human activity. They affect the multifunctionality of rural areas. In the villages treated with these processes intensity of building, location of economic enterprises, contacts with urban forms of production and service activities increase. These phenomena contribute to blurring the differences in conditions and lifestyles of urban and suburban areas.

Key words: suburban area, multifunctionality, agglomeration, transactors, suburbanization, Kosakowo Municipality

INTRODUCTION

A suburban area is the product of the city which inevitably accompanies it, with a parallel lineage. With the development of the city its relationship with the surrounding area changes, and thus the functions of the suburban zone. It should be noted that the individual characteristics of each zone and the associated settlement systems lie mainly in their functional content. Spatial form of such a zone is a secondary and historically variable phenomenon, because its borders move in the geographic space, together with the territorial growth of the city (Rajman 1997).

The functional content of new suburban areas, which is worth emphasizing, is constantly enriched with elements resulting from technological development or changes in the functional profile of growing city. The dynamics of changes in the suburban area depends mainly on the location of a specific individual unit in relation to the city borders, the geographical environment, the course of major roads and on the rank of a given village in a local settlement network.

The suburban area, according to S. Liszewski (1987) is an unstabilised area, often referred to as an “active zone”, where transformations within demographic and socio-professional processes as well as within the functions, morphology of settlements and the use of geographical space take place. In this area there is also the interpenetration of life forms and activities specific for both cities and the countryside.

Factor conducive to and even accelerating disintegration of traditional rural structures was in the past increasing employment of non-agricultural rural residents of suburban villages, leading to the establishment of new social ties, mostly with urban working places (see: Dobrowolska and Rajman 1965, Liszewski 1987). In the era of modern socio-economic changes, the ties of the rural suburban population with urban employment markets become looser. Contemporary transformation of rural areas, particularly in the zone of influence of cities, take place within many different spheres of life and human activity (social, economic, spatial, demographic and other). They have significant influence on the multifunctionality of rural areas. In the villages treated with these processes, intensity of construction investments, location of business ventures, contacts with urban forms of production and service activities increase. On the other hand, the attractiveness (residential, recreational, economic) of the rural areas for the inhabitants of cities emphasizes; the structure of land ownership also becomes subject to changes.

Therefore it can be considered that multifunctionality is an intrinsic (though not the only one) economic aspect of the urbanization of the countryside. Many aspects of the phenomenon of urbanization, multifunctionality of villages and diversity of their forms, as well as the scale and dynamics of these changes, and in particular their positive and negative impacts on humans and space, quite often contribute to the fact that this matter is frequently considered in the environment of geographers (Dobrowolska 1964, Falkowski 1985, Maik 1985, 1991, Dziewoński 1987, Liszewski 1987, 1991, Łoboda 1996, Rajman 1997, 2000, Rydz 2006, 2008b and others).

It should be emphasized that the level of changes in the functions of rural areas depends on numerous factors and increases significantly together with the progress in urbanization processes. It is definitely the easiest to notice in the zones of urban agglomerations’ as well as bigger cities’ influence. The functional content of new suburban areas is constantly enriched with elements resulting from technological development or changes in the functional profile of growing city. A significant role in the development of suburban areas is also played by an opportunity to use for building the “free” sites, such as the former state farms or post-military areas (Rydz 2006). The obstacle in the development of suburban areas around the cities could be the terrain surface, rich vegetation, hydrographical network or seaside location.

A classic example of suburban zone being shaped by the geographical environment is the agglomeration of Gdańsk situated on the border between sea and land at the junction of several clearly different from each other geomorphologic units which, as

the factors and barriers, mark the directions of development of the settlement network and individual urban units. Territorial development of the whole agglomeration and its suburban zone is limited from one side by the coastline, from the other side by the moraine hills covered with forests. Gdańsk agglomeration develops spatially, therefore, under the influence of complex system of physiographic conditions. It can be assumed that the arrangement of the physiographic barriers gave Gdańsk agglomeration characteristic linear shape, based on the axis of the transportation system. The system is dominated by the central urban centres, such as Gdańsk and Gdynia. Physiographic barriers caused as a result creating band layout of Gdańsk agglomeration, resembling to some extent the layout of urban complexes located in the mountains and growing to some degree along the river valleys.

Against the background of generally outlined trends which are observed in the field of socio-economic transformations in suburban areas in the country, the aim of the present study is to present the main directions of changes in this area, which are present in the suburban area of Gdańsk agglomeration. The study, which was based on direct field research that was conducted in Kosakowo Municipality, was also an attempt to determine the impact of agglomeration of Gdańsk, on the socio-demographic processes, which are mainly caused by the outer expansion of the inhabitants of Gdynia, functional and spatial transformation of municipalities and their impact on the life conditions of inhabitants.¹ Considerations include the cultural issues of Kashubian community. Taking into account the direct field studies, this work also sought to show the role and impact of multifunctional development of rural areas on hierarchical systems of villages.

KOSAKOWO MUNICIPALITY IN COMPARISON WITH GDAŃSK AGGLOMERATION

Kosakowo Municipality is located in the powiat of Puck, which occupies the eastern part of the Kashubian Shoreland (Kondracki 1988). It is worth noting that Kosakowo Municipality is located in Kashubia, a historically shaped land, inhabited by an ethnic group descended from ancient Slavic tribes.

In the territorial configuration of Gdańsk agglomeration, Kosakowo Municipality in addition to seven other municipalities, is a part of urbanizing zone of the Gdańsk agglomeration (Rydz 1994). Since the mid-nineties of the twentieth century, these units undergo quite intense socio-economic changes under the influence of the central urban centres of the agglomeration: Gdańsk, Gdynia and Wejherowo. A classic example are the rural municipalities: Kolbudy Górne, Wejherowo, Luzino, Pruszcz Gdański or Kosakowo Municipality, which is situated in a zone of direct impact of Gdynia (Fig. 1). The areas of municipalities due to the overlap between rural and urban forms of usage, contribute to establishing and functioning of the suburban zone. In the formation process of suburban structure in the municipalities mentioned

¹ Studies in the municipality of Kosakowo were conducted by Anna Riegel in the frame of forthcoming master's thesis at the Department of Socio-Economic Geography and Tourism, Institute of Geography AP in Słupsk and supervised by Dr. I. Jażewicz in 2009.

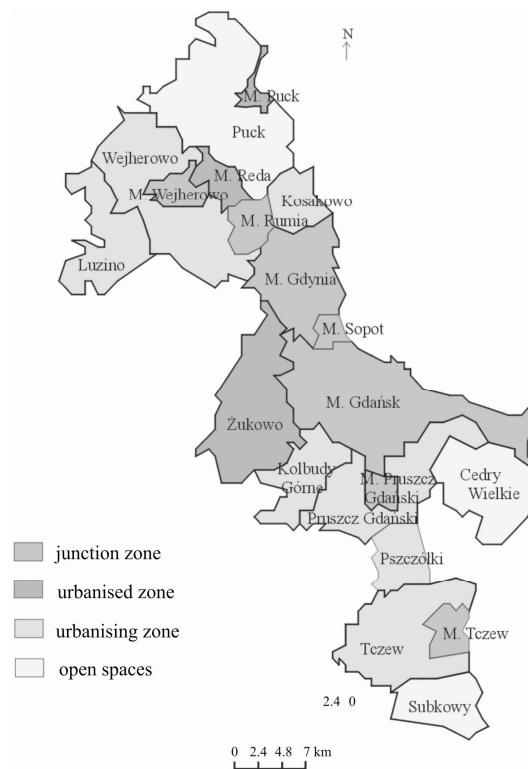


Fig. 1. Spatial units included in the agglomeration of Gdańsk
Source: Rydz 1994: 141

above, a significant role is played by existing development level of services and infrastructure of these rural settlement units.

In the municipalities located in the suburban area of urbanising agglomeration of Gdańsk, and partly also in those which are located in the zone of the open areas, such as Cedry Wielkie or Puck, there are several, and in case of Gdynia and Gdańsk even more than a dozen of villages, that have been forming for a long time coherent settlement units with the central city. The study which was conducted in Kosakowo Municipality shows that in the area affected by Gdynia, the existence of even some socio-economic units with their own local service centres is justified. Mosaic of these systems enriches the functional content of the area itself, and conveniently situated local offices and services make life easier for residents of these micro-regions. The process of the modern transformation of such zones can therefore be considered based on a model assuming the phenomenon of influence overlap between two local centres, staying in the zone of impact of overriding regional centre (Rajman 1997).

In the process of transformations occurring in systems of urban suburban areas of Gdańsk agglomeration, a significantly differentiated rate of population development is observed (Fig. 2). This phenomenon is confirmed by the research that was conducted in 1988-2007. It showed that, in Kosakowo Municipality the greatest in-

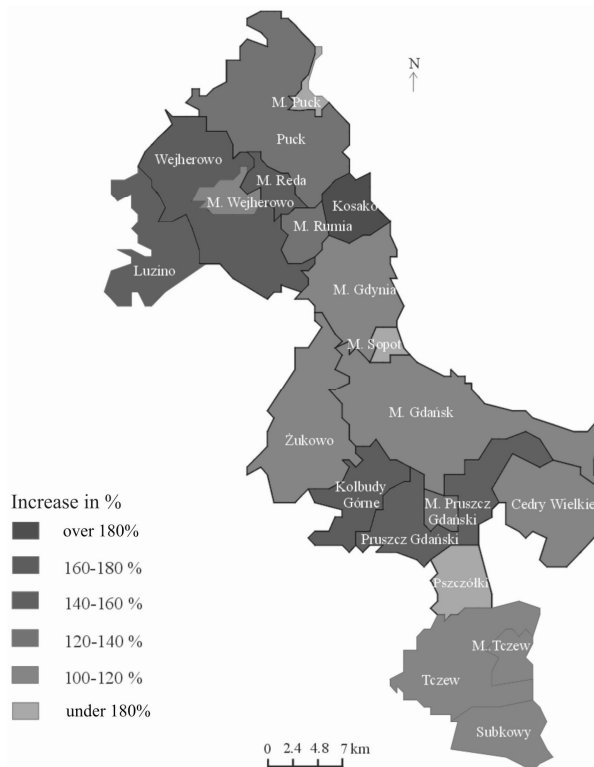


Fig. 2. The dynamics of population in the agglomeration of Gdańsk in 1988-2007

Source: E. Rydz 1994: 141; Narodowy... 1990, Bank Danych..., Data for a territorial unit, Population 2007, access on 12/12/2008. Own elaboration

crease in population, more than 20.3%, was reported. In absolute terms the growth was about 4 507 people.

The population density increased more than twice, from 85 persons/km² in 1988 to 177 persons/km² in 2007. The highest real growth of population in the municipality presented in comparison to the other areas of agglomeration, resulted not only from an influx of population from urban centres, mainly from Gdynia, but also from high, as for the current conditions, population growth. Kashubian people who live in the village located in the municipality are generally characterized by expanded reproduction and provide families with many children. Although the number of people in Kashubian families also decreases, it is still higher than the average for rural communes belonging to the agglomeration of Gdańsk. Outstanding units in terms of population growth are also rural municipalities of: Kolbudy Górne, Wejherowo, Luzino and Pruszcz Gdański. Significant differentiation of demographic development within internal zones of Gdańsk agglomeration is a result of quite strong dichotomy of society in the scope of their attitude towards procreation. On the one hand there are large cities with their typical small number of births, such as Gdańsk, Gdynia and Sopot and natural loss, on the other hand – rural communities with high ethnic identity and the increasing birth rate. One exception to this general regularity re-

mains Pszczółki Municipality, where in 1988-2007 the number of births significantly decreased by about 150%.

Kosakowo Municipality, once similar to the fishing and tourist villages of the poviát of Puck, now became a residential facility for Gdynia and its inhabitants. In the past nineteen years, it was also one of the most rapidly developing units within the poviát of Puck (Table 1).

Table 1
The population of Kosakowo Municipality against the poviát of Słupsk in 1988-2007

Description	Years		Dynamics 1988=100
	1988	2007	
Poviát total	64 843	75 690	116.7
Hel city	4 844	3 900	80.5
Jastarnia city	4 034	3 998	99.1
Puck city	11 786	11 299	95.9
Władysławowo city	12 007	14 947	124.5
Kosakowo Municipality	4 349	8 856	203.6
Krokowa Municipality	9 127	10 179	111.5
Puck Municipality	18 696	22 511	120.4

Source: Rocznik statystyczny... 1989, Bank Danych... access on 11/22/2008. Own calculations

The most intensively developing units in the municipality of Kosakowo are those along major transportation routes such as Mosty located on the road in the direction to Rewa, as well as those in the direct neighbourhood of Gdynia. Thus, the most dynamic in Kosakowo Municipality in 1988-2007 was the development of: Suchy Dwór, Mosty, Podgórze and Kosakowo (Fig. 3). For example, in 2007, in Suchy Dwór there were registered over 6.5 times people more than in 1988. In this little town, in the period mentioned, the number of inhabitants increased by 950 people. The most significant growth occurred in recent years in connection with the expansion of housing estates. Generally, housing development has contributed to an increase in the number of inhabitants of the places located along the main road to Rewa, and the roads leading to Gdynia, for example in Podgórze and Dębogórze. The relatively low dynamics characterized the geodesic circuits of Mechelinki and Rewa. These are tourist resorts where the number of inhabitants is rather stable. Moreover, a significant part of Mechelinki geodesic circuit is occupied by nature reserve Mechelińskie Łąki. Relatively modest population growth occurred in the geodesic circuit of Kazimierz. This place has remained the most rural in nature and agriculture still plays there a significant role as an important source of inhabitants' income. Essential for research on population dynamics is evaluation of demographic factors, such as birth rate and migration balance. In order to determine the relationship between

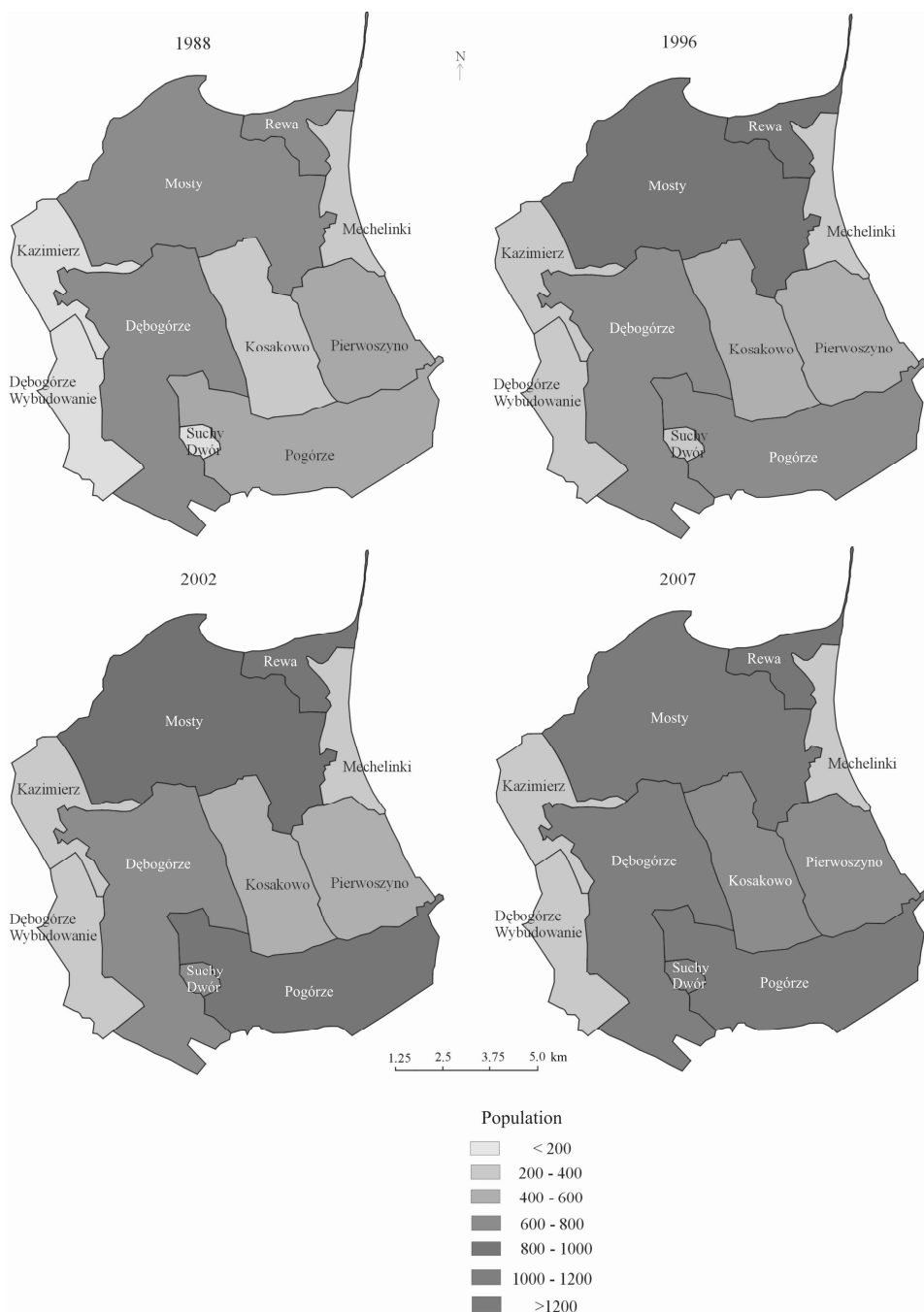


Fig. 3. Changes in population by sołectwa within Kosakowo Municipality in 1989-2007

Source: The materials obtained in the Population Register, at Municipal Office of Kosakowo, on 10/10/2008

these components of real population growth, the typology by J.W. Webb (1963) was used.

In 1988 units belonging to the poviát of Puck represented three out of eight types of demographic development (Fig. 4). Type A, in which natural growth is higher than migration loss was represented by three units: communes of Puck and Krokowa

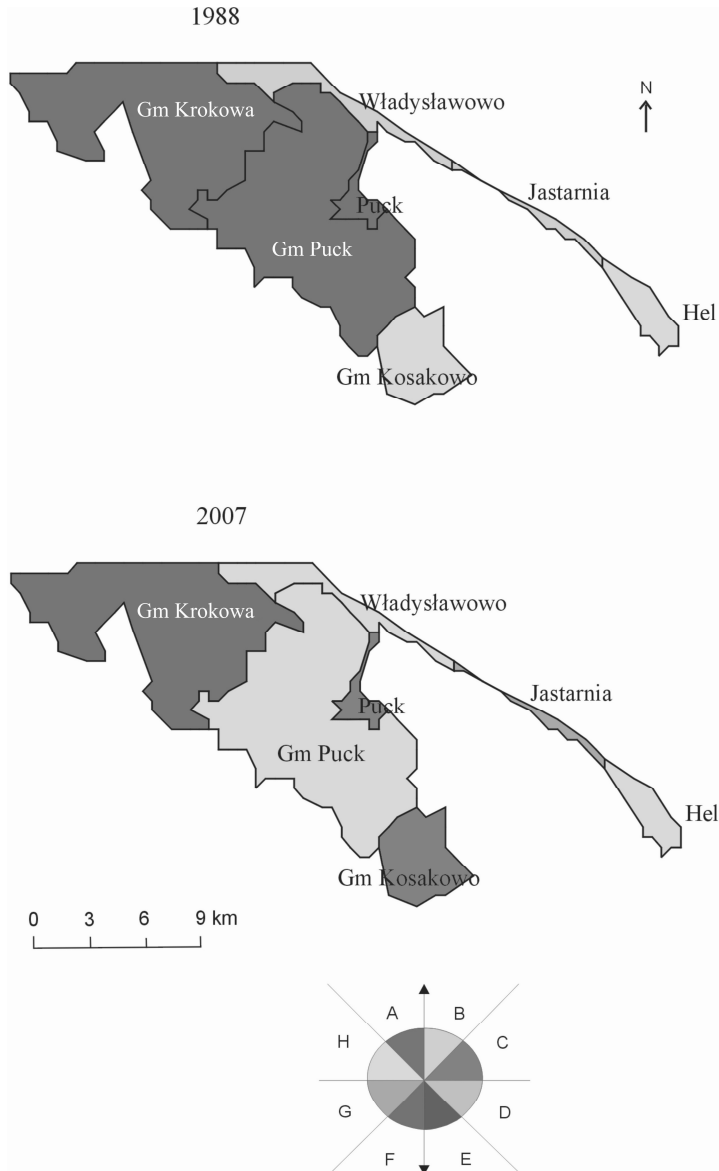


Fig. 4. Demographic types of population according to J.W. Webb
 Source: Narodowy... 1990, Bank Danych..., Data for a territorial unit, Population 2007, access on 12/12/2008

and the city of Puck. These are places inhabited mostly by Kashubs, who prefer, as it has already been mentioned above, the model of family with several children. At the end of the nineties, these were not quite as attractive areas to live as before and therefore many young people migrated not only to major cities in Poland, including Tri-City, but also abroad. Jastarnia and Władysławowo represent type B, in which population growth outweighs migration loss. It ought to be marked, however, that the positive balance of migration is the result of an attractive seaside location of these cities. The other two units: Hel and Kosakowo, showed in 1988 depopulative nature and are classified as type H, in which migratory loss outweighs positive population growth.

Examining the changes that have occurred in the components of population growth after nineteen years, that is in 2007, we should pay attention primarily to typological shifts that affect presented Kosakowo Municipality from type H to C, and the city of Władysławowo from type B to C. In type C, which is characterized by a predominance of positive migratory balance, there is on one hand the city of Władysławowo with its preferred accessibility, rich and appealing tourist attractions, and on the other hand the communes of Puck and Kosakowo, remaining in the zone of direct impact of Gdynia. The processes of decentralization of the central zone of agglomeration make the outer areas prone to high population growth and housing development. Ground rents, good communicational accessibility and most of all increase in inhabitants' mobility foster the development of the residential function.

In the analyzed period there were also quite significant changes in the age structure of population of Kosakowo Municipality. These relate to significant increase in the working age and pre-working age population in the period mentioned above. This phenomenon has been confirmed in the general dynamics of population numbers of the unit (Table 1). The favorable location of the community in relation to Gdynia makes it one of the most attractive and conducive to the development of settlements, especially for young people with a stable financial situation, wishing to settle permanently by building their own house or purchasing a flat from building developers. Over the nineteen years, the municipality of Kosakowo has not only made serious investments in the scope of municipal infrastructure, but also has allocated more and more new sites for housing estates. This confirms earlier findings regarding strong development of business activity in the areas of urbanizing zone (Jażewicz 2006). The result of growing entrepreneurship in suburban area is a large group of villages already strongly transformed, realizing techno-productive functions and characterized by relatively high degree of urbanization. In local systems operating within the suburban area there are considerable opportunities to launch new, endogenous growth factors.

FUNCTIONAL TRANSFORMATIONS OF KOSAKOWO MUNICIPALITY

At the dawn of the contemporary socio-economic and political transformations, lots of the suburban villages were in the intensive phase of transition from monofunctional (farming), to the types of mixed features, with marked non-agricultural structures. These villages did not yet represent a classic type of multifunctional model,

since they did not base their business on the coexistence of a well-developed agriculture, tourism, industry or services. These activities were somewhat side by side, sometimes in mutual conflict (Rajman 1997, Rydz 2008a).

In the course of field research that was conducted in the municipality of Kosakowo, it was found that a measure of entrepreneurial of inhabitants and at the same time the stimulating factor of their professional activity, is the number of so called newly-established economic subjects. This legal and economic term is used for a variety of firms and trading companies, small manufacturing plants, service providers, etc. They belong to a group of endogenous factors, which similarly to changing exogenous impact of Gdynia, are transforming today even more clearly areas of the presented municipality.

Taking into account the location of the municipality of Kosakowo within the space of Gdańsk agglomeration as well as the geographical environmental factors, according to M. Dutkowski (1998), the most desirable for this unit is to develop the following functions:

- residential, resulting from the neighborhood of Gdynia and high demand for building plots,
- economically-component and manufacturing,
- recreation and tourism (mainly in Rewa), conditioned by the landscape values and the coastal location,
- agricultural, connected with the market in the agglomeration.

It should be pointed out that at the time of marketisation of the economy, two state-owned agricultural farms have undergone full restructuring according to existing rules: these were state-owned gardening farm in Suchy Dwór and meat industry company Tuczarnia Stare Obłuże in Podgórze. These farms occupied together 650 ha of arable land.

Property acquired after the former state farms by the Agricultural Property Agency of State Treasure has been subjected to the generally accepted principles of privatization. Attractively located agricultural land was acquired by individual farmers to augment their existing holdings. The main share of agricultural land was purchased by Construction Company “Kombud” Marek Kosiak and Zbigniew Kosiak General partnership.²

According to data from the Department of Architecture and Construction in Puck Poviak Office, “Kombud” company partially transformed during the development process post-PGR landscape into housing estate Suchy Dwór. It is a complex of detached or semi-detached houses. The field inventory shows that these are most often one-storey houses with attic of the approximate nature of building. In subsequent years, on the former PGR agricultural land, a settlement called “Sycamore Hill” in Suchy Dwór was built. Restructuring of agriculture, which took place in the 90’s, influenced the way of land use throughout this community. Besides bankruptcy of the state farms mentioned above and the allocation of agricultural land for purposes other than agricultural production, also a group of farmers has suspended their current activity. Some of wealthier farmers, however, enlarged the area of their farms, modernizing them at the same time. A positive phenomenon that is observed in some

² Information obtained in the Poviak Office of Puck on 2 February 2009.

farms in Dębogórze, Suchy Dwór, and Kosakowo is the maintenance of certain traditions connected with horticultural farms. This is promoted not only by the nearby market, but also by the ruling fashion, especially among the urban population, regarding healthy lifestyle, and thus the consumption of fresh, naturally grown fruits and vegetables. Increase in consumption of fruits and vegetables is an element, which to some extent inhibits the movement of land to other types of usage, especially when crops are profitable. Agricultural land in the units of suburban area, especially those located away from roads with heavy traffic, should be protected in our opinion, because they can be successfully used for horticultural production.

The turning point in conducting rational land economy within municipalities was introduction of several law regulations. Act about local government from 8 March 1990 was of great importance in this regard. It introduced into life the ideas of community self-government at municipal level. The major tasks to meet the needs of local communities, among others, were: shaping the spatial order, property management, environmental protection, the organization of the roads and traffic, public water supply, sewerage, sewage treatment plants, etc. On 4 September 1997 another important act was introduced, regulating transformation of lease into ownership.

Municipalities were therefore fitted with a range of instruments that allowed local governments to program socio-economic development in the areas subject to their authority. One of the elements of municipal management is the municipality's spatial development plan. The principles of its construction and implementation have been included in the law on spatial planning (Act of 1994 and in force from 2003). The plans show the development and secrete areas with different functions in the community.

They also facilitate decisions on the location of new investments and their suitable place within the municipality, without disturbing the spatial order as well as natural and cultural values (Dutkowski 1998).

The field research that was conducted in the municipality of Kosakowo shows that as a result of the restructuring of national economy, and then based on the existing rules in the local spatial development plan, about 120 ha of agricultural land have been earmarked for development of service and production, 80 hectares have been reserved for stockpiles of container port of Gdynia, and 65 hectares for warehouse and economic objects, or burdensome industry. These areas also include ownership of private persons.

Suburban area of Gdynia, which is Kosakowo Municipality, provides perfect space for industrial and service companies, particularly those requiring larger space.

Already in 1995 there were 277 registered economic objects on the concerned area and in 2007 their number rose to 1036 (Table 2). It should be emphasized that although in last 12 years the objects of public sector almost doubled, in comparison to the private sector this is an insignificant number.

From the analysis of units recorded in the REGON system, according to NACE sections, it is clear that most of them belong to the sections: wholesale trade, retail trade, repair of motor vehicles. Quite a significant number of registered entities can also be found in the sections: construction, manufacturing and supply of electricity, gas, steam, hot water and air for air-conditioning systems. Kosakowo suburban zone is a perfect area for the development of automotive companies. This can be proved

Table 2

Entities of national economy recorded in Kosakowo Municipality
in the REGON register by ownership sectors in 1995-2007

Entities of national economy	1995	2000	2005	2007
Total	277	578	888	1 036
Public sector:				
Total – in this:	6	11	14	14
Units of state and municipal budget and in total	6	8	10	9
Commercial companies	-	1	1	1
State and local budget units, auxiliary units	-	-	1	1
Private sector:				
Total – in this:	271	567	874	1 022
Plants of individuals conducting economic activity	219	478	746	874
Commercial companies	20	30	52	67
Commercial companies with the share of foreign capital	5	8	14	16
Cooperatives	1	1	1	1
Foundations	1	4	2	2
Associations and social organizations	-	-	9	10

Source: CSO, Regional Data Bank, Traders 1995, 2000, 2005, 2007, www.stat.gov.pl, access on 02/02/2009

by different workshops and points of automobile diagnostics situated along the main roads as well as car inspection stations or car dealers. The growth of single-family housing in the municipality not only caused a marked increase in the number of construction companies, offering to build a house, but also those that provide finishing and repair services. It is also interesting that more and more private companies extend their service package. New companies are established: retail and service companies, manufacturing and services, manufacturing and marketing and many others, therefore it is increasingly difficult for one company to be assigned to one section. The progressive increase of operators is also observed in activities related to transportation, catering, as well as information and communication, the business of administering services, compulsory social insurance sector, etc.³

³ Information obtained in the Poviatic Office of Puck on 2 February 2009.

Kosakowo Municipality has rapidly adapted to changes resulting from the new economic climate. The end of the 90s was a period of numerous community investments and increase in number of private sector transactors. Due to the increasing competition there are more and more companies, which provide comprehensive services, such as in construction (from the preparation of the foundations of the house, and ending with the finishing process, or repairs). In recent years, catering industry has developed rather rapidly, especially in Rewa and Mechelinki.

Among 10 geodesic circuits of Kosakowo Municipality, the most active in terms of economy remain Mosty and Podgórze. In these localities there are respectively 133 (in Mosty) and 117 (in Podgórze) transactors. These are at the same time geodesic circuits with relatively large population density and large number of migrant population.

Least-developed resort is Dębogórze Wybudowane. The reasons for this phenomenon can be found in the sewage treatment plant located here, which is certainly not a factor that attracts investors. Moderate activity in the scope of multifunctional development show Kazimierz and Mechelinki. The first place fully upholds the traditions of agriculture and also has less developed infrastructure. Mechelinki on the other hand is a small seaside town, which due to Mechelińskie Łąki Nature Reserve has only a little space to manage.

CHANGE IN HOUSING TERMS AND CONDITIONS

Housing resources are an important element of the development of suburban zone, both as one of determinants of conditions and living standards of residents, as well as due to the fact that they constitute the basic fabric of the settlement system.

Among the factors influencing the overall housing situation can be distinguished structural elements, such as: development of housing and amounts of resources, or their form of ownership. The size of the housing stock in Kosakowo Municipality is generally determined by migration movements and natural growth as well as intensive functional transformation started in the nineties, taking place under the influence of Gdańsk agglomeration, and the city of Gdynia in particular. Element that crystallizes and forms buildings systems in the area in question is the communication network. It formed the initial stage of construction and gave simultaneously the proportions of the streets. This proportion, adaptation to the terrain, proper drainage, protection from rainwater, hardening and maintenance of the roads, associate the environment with developing residential estate and simultaneously bond it with the landscape.

In the years 1988-2007 the total number of dwellings in the municipality presented increased by 283.7%, while the living space has increased by as much as 389.4%.

This indicates that the developing residential estates in suburban zone of Gdynia include large family houses and villas or residences, as evidenced by the increasing average living area of dwellings, which in the period mentioned above increased by 28.3 m² (Table 3).

This is also confirmed by the average flat yardage per a person which in this period increased from 16.8 m² to 31.4 m². At the same time the number of persons per one household began to decrease from 4.5 in 1988 to 3.3 in 2007.

Table 3

Change in stocks and housing conditions in Kosakowo Municipality in 1988-2007

Description	1988	2002	2005	2007
Flats	937	1 892	2 499	2 659
Rooms	4 060	8 992	11 024	11 978
The area of flats in m ²	71 307	200 158	251 809	277 703
Number of people in flats	4 256	6 975	7 893	8 844
Average number of rooms in a flat	4.3	4.8	4.4	4.5
The average floor space in m ² of a dwelling	76.1	105.8	100.8	104.4
Average number of people in one flat	4.5	3.7	3.2	3.3
Average flat size in m ² per person	16.8	28.7	31.9	31.4

Source: Narodowy... 1990, Bank Danych... access 12/02/2009

Factor favouring the development of housing within this community has been a marked improvement in infrastructure.

In 2008, the construction of sanitary sewage system was completed and water supply was fed to all locations. Currently, the municipality of Kosakowo has a reserve capacity of sanitary sewage system at transit pumping stations and pressed pipelines.⁴ The main source of water in Kosakowo Municipality are deep Quaternary and Tertiary aquifers. Analysis of building permits issued by the municipal and poviát administration offices in the years 1988-2008, indicates a significant increase in construction activity in the municipality of Kosakowo, visible primarily in the growing number of issued decisions regarding construction of residential houses (Table 4).

The most of permissions were issued within the geodesic circuits of Mosty, Podgórze, Kosakowo and Dębogórze, undertaken investments were realized there with compliance with fixed terms. These are units situated on the border with Gdynia or located along the main roads, leading from Gdynia to Rewa and Rumia as well as to Kazimierz, Dębogórze and Kosakowo. It should be emphasized that, according to records kept by the poviát department of architecture in Puck, the municipality in question, together with the city of Władysławowo, acquired in the years 2004-2007 the most of building permits.

Outstanding in this respect are also the municipalities of Krokowa and Puck. High attractiveness of these units in the scope of their housing investments is the result of their coastal location, and in case of Kosakowo Municipality – also of the direct impact of Gdynia. Most of housing investments in 1988-2007 within analyzed municipality were conducted in Mosty, Podgórze and Kosakowo. It should also be indicated that in some localities there are some barriers to the free location of housing, among others in Dębogóra, Mechelinki, Pierwoszyño and Rewa, and they are related to common areas of conservation protection of surreal system characterized by

⁴ Study on Conditions and Directions of Spatial Development of Kosakowo Municipality, www.kosakowo.pl, data from 02.01.2009.

Table 4

Number of issued permits for the construction of residential houses
in Kosakowo Municipality in 1988-2007

Soletstvo	Years				Total
	1988-1992	1993-1997	1998-2002	2003-2007	
Dębogórze	20	32	88	54	194
Dębogórze Wybudowanie	-	-	-	2	2
Kazimierz	5	-	1	15	21
Kosakowo	16	44	52	83	195
Mechelinki	7	17	13	11	48
Mosty	81	168	132	120	501
Pierwoszyno	21	52	60	34	167
Pogórze	20	86	97	88	291
Rewa	18	38	39	31	126
Suchy Dwór	1	3	66	22	92
Total	189	440	548	460	1 637

Source: Rejestr wniosków... 2008

unique cultural values. Some difficulties regarding consecutive building permissions may be connected in the future with protection of several regions where the archaeological research will be conducted.

The research that was conducted shows that the main factors that attract investors to the area of the Kosakowo Municipality include: the price of land, “tiredness of city life” and the state of the environment.

An important reason for the change of residence for many inhabitants of Gdynia is also the inadequate size of a dwelling, which had an impact on the decision to leave the previous place of residence.

A considerable factor influencing the decision to build the house was an improvement of financial situation, which was showed as a main reason by 25% of respondents. A notable motive for nearly a quarter of respondents in the decision to move to the suburbs were also issues related to growth, or high social status, limited access to infrastructure and the impact of the fashion regarding residential areas in the suburbs.

An extensive research of building permits pointed out the origin of the in-investor. It shows that in the period 1988-2007 in the whole area covered by research, 1 637 permits for the construction of dwelling houses were issued and investors from Gdynia received 1 096 permits, that is 67.1% of the total number, while local inhabitants of Kosakowo received 325, that is 19.8% of the total number of decisions allowing the construction of a house, and the remaining 216 permits (13.1%) were granted to people from other cities of Gdańsk agglomeration such as Rumia (79

permits), Gdańsk (39), Wejherowo (12), Reda (10) and other towns from the area of the whole country. The development of individual housing construction contributes to the settlement in the rural areas of population, which is not related professionally to agriculture and the municipality, and their place of work, studies, culture and entertainment are still in the city. This can be easily observed in the transport service – daily morning commute to the Tri-City and return in the afternoon, far borne the existing road system, blocking it especially at the outlet to the city and at the same time extending the duration of the journey. Settlement of the population within walking distance of town (willingly near the main routes) confirms the fact that the so-called “bedrooms” do not provide all the functions necessary to everyday life of people – so they cannot exist fully independently. The phenomenon attracting some concerns is sometimes lack of common economic and spatial policy between Gdynia and its surroundings, resulting among others from the imperfections of law regulations. Local communities, often engaged in a defensive policy, giving the initiative to individual investors, taking into account the interests of cities, and sometimes competing with them while trying to attract investors, can cause negative effects on the process of suburbanization. This phenomenon is important for the development and functioning of cities, and in amorphous forms, spilling-over in a virtually uncontrolled way, bypassing normal structures it becomes a threat not only for spatial order but also constitutes a real threat to urban structures and the continuity of cities’ existence (Dombrowicz 2008).

Results of this study indicate that residential development in areas of the suburban zone contributes to changes in the image and character of the village. The most urban character have the villages situated along the administrative border with Gdynia and along major traffic routes.

The areas that until recently were typically rural in nature, transform into neighbourhoods of detached houses, the existing buildings are often supplemented with other, not matching them, constructions, system of residences arises. At the same time in some places in the municipality presented, for example Podgórze, Suchy Dwór and Mosty, whole new neighbourhoods built by developers occur. A good example is the suburb of residential houses, “Sycamore Hill” in Podgórze, in complex of which there are 166 houses. A similar phenomenon in a slightly smaller scale occurs in the villages of Dębogórze, Kosakowo and Rewa.

FINAL REMARKS

Summarizing the reflections on the development conditions of urban and rural areas, it can be concluded that the diagnostic variables adopted for the analysis allowed us to capture the essence of the changes taking place in rural areas near large cities. This area is characterized by progression of functional changes towards the loss of agricultural functions. Agriculture presented in the municipality lost its attractiveness for entrepreneurship participating in service and manufacturing activities. We can also observe very explicit adaptation of agricultural land for other functions by promoting in the area urban lifestyle, including housing estates, services, recreation. Results of this study let us make general statement that the areas around cities are

characterized by a higher standard of living. Socio-economic development that took place during the analysed period contributed to the fact that Kosakowo Municipality became attractive to both investors in entrepreneurship area as well as in housing.

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PRZEKSZTAŁCENIA SPOŁECZNO-FUNKCJONALNE W STREFIE PODMIEJSKIEJ AGLOMERACJI GDAŃSKIEJ NA PRZYKŁADZIE GMINY KOSAKOWO

Streszczenie

Wraz z rozwojem miasta zmieniają się jego związki z obszarem je otaczającym, a tym samym i funkcje strefy podmiejskiej. Zaznaczyć przy tym należy, że indywidualne cechy każdej strefy i związanych z nią układów osadniczych tkwią głównie w ich treści funkcjonalnej. Dynamika zmian w strefie podmiejskiej zależy głównie od położenia konkretnej jednostki w stosunku do granic miasta, środowiska geograficznego, od przebiegu ważniejszych dróg i od rangi danej wsi w lokalnej sieci osadniczej. Należy podkreślić, że stopień zmian w funkcjonowaniu osiedli wiejskich narasta w miarę postępu urbanizacji. Klasycznym tego przykła-

dem jest prezentowana gmina Kosakowo, która znajduje się w strefie wpływu aglomeracji gdańskiej, w sposób szczególny miasta Gdyni. W procesie zmian, jakie dokonują się na terenie gminy Kosakowo, obserwuje się wyraźny wzrost liczby mieszkańców w latach 1988-2007. W liczbach bezwzględnych wynosił on ponad 4,5 tys. osób, tj. 203%. Gmina Kosakowo niegdyś podobna do rybacko-turystycznych miejscowości powiatu puckiego, obecnie stała się zapleczem mieszkalnym Gdyni. W ostatnich dziesięciu latach należy również do najprężniej rozwijających się jednostek powiatu puckiego. Najintensywniej na terenie gminy Kosakowo rozwijają się miejscowości wzdłuż głównych dróg komunikacyjnych, np. Mosty położone przy drodze w kierunku Rewy, a także te, które sąsiadują bezpośrednio z Gdynią, np. Podgórze, Dębogórze i Suchy Dwór.

W analizowanym okresie nastąpiły również zmiany wieku ludności gminy Kosakowo. Dotyczą one wyraźnego wzrostu liczby mieszkańców w wieku produkcyjnym i przedprodukcyjnym, co wskazuje na osiedlanie się na omawianym terenie osób młodszych, stosunkowo dobrze sytuowanych materialnie i kreatywnych. Przeobrażenia funkcjonalne, jakie dokonują się na terenie gminy Kosakowo wiążą się z wyraźnym rozwojem przedsiębiorczości – wzrostem tzw. nowych podmiotów gospodarczych. Zaznaczyć przy tym należy, że w okresie urynkowienia gospodarki poddane zostały pełnej restrukturyzacji na obowiązujących wówczas zasadach Państwowe Gospodarstwa Rolne, co stworzyło możliwość przeznaczenia użytków rolnych na cele nierolnicze. Znaczna część powierzchni użytkowych, uprzednio rolniczych, jest wykorzystywana m.in. pod budownictwo mieszkaniowe czy lokalizację różnych firm usługowych i produkcyjnych. Potwierdza to wzrost ogólnej liczby mieszkań w latach 1988-2007 na terenie prezentowanej gminy o 283,7% i zwiększenie się powierzchni mieszkaniowej aż o 389,4%. Wskazuje to nie tylko na znaczny przyrost zabudowy mieszkalnej, ale także świadczy o wzrastającym przeciętnym metrażu mieszkań przypadającym na jedną osobę, gdyż powstające domy jednorodzinne to często także okazałe wille i rezydencje. Szczegółowe badania pozwoleń na budowę dały możliwość ustalenia miejsca pochodzenia inwestora. Z badań tych wynika, że na ogólną liczbę wydanych pozwoleń na budowę domu mieszkalnego 67,1% inwestorów pochodziło z Gdyni, 19,8% z gminy Kosakowo, zaś około 13,0% ogólnej liczby zezwoleń wykazały osoby wywodzące się z innych miast aglomeracji gdańskiej oraz innych miejscowości z terenu całego kraju.

