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DEVELOPMENT OF SEASIDE SETTLEMENT IN BALTIC COASTAL ZONE ON THE EXAMPLE OF USTKA COMMUNITY

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Abstract

The research was carried out considering development of tourist settlement in coastal zone within Ustka community. It showed that in the zone under influence of various factors in coastal belt, a very attractive area was created with unique relaxing, sightseeing and specialist qualities. The results of research proved that in the period of 1991-2007, the greatest number of building permissions were assigned in the village of Rowy, and next in Przewłoka. The tourist colonisation occurring in seaside zone is a spatial and social process, creating in a modern way a multifunctional rural economy.

Key words: tourist settlement, tourist attractiveness, use of land

INTRODUCTION

Tourism plays an important role in modern social and economic development of the Middle Pomerania seaside communities. The development of tourism, especially after Second World War, contributed to development of quite a numerous collection of settlement units showing tourist character. The specific spatial structure of tourist economy has been developed, which that is characterised, as a rule, by significant variety of elements constituting the parts thereof. Generally, tourist units have similar genesis as well as functional and physiognomic preferences. Most of them had also the same stages in their evolution, starting from fishing hamlets through the stage of agricultural functions development, reaching finally recreational function (Szwichtenberg 2006). Tourism, however, was not the economical rudiments of smaller seaside resorts what was unambiguously proved by the research of functional structures (Rydz 2006). It showed clearly dualism and seasonal character of functions and the fact that settlement units were characterised by periodically

changing functional structure. During most of the year their economy is connected with traditional economic rudiments and only in summer they develop tourist function.

As a rule, the tourism in seaside zone until 1989 had an extensive character, and quantity effects were not equal with the quality ones. Spectacular sign of this is an enormous overgrowth of accommodation base (large objects meant for package holidays and relax) in comparison to social and communal infrastructure. Tourism had the character of social activity due to the fact that it was based on the big package holidays centres which were usually owned by big production companies. They were funding part of their employees holiday and relax stays' costs, and Middle Pomerania was one of their destinations.

Place and part of tourism on the area in question generally did not change until the time of economic transformation. The introduction of the free market economy rules also in tourism, started its change from social activity to economic function. Significant benefits of the changes were seen also by the local government. The exploitation of the environment's natural features may in their opinion become the main source of the region's income and create an activating opportunity for structurally weaker areas, including the rural ones. Local politics conducted in the region is concentrated therefore on aspiring to intense its attractiveness as a destination, for example through constant development of the resorts' tourist attractiveness and development of material infrastructure for arriving tourists.

It should be mentioned that increasing resources of free time and higher economic level of society as well as easier access to many unknown up to now areas together with natural need to fulfil curiosity, cause interest of people in new areas and spending their free time.

Modern tourism exploits geographical space in many different ways, starting from its exploration or penetration and finishing on colonisation or even urbanisation that is stable organisation and development of space by tourists and for their use (Liszewski 1988). Tourism of the turn of the 20th and the 21st centuries looks for the best and the most attractive spaces for settlement. Escaping from big city's rush to areas of attractive natural features, people with a certain financial basis very often decide to build there their second home, a guest house, tourist hostel or sometimes even a hotel – a place where one can relax spending weekends, holidays and in case of longer periods of spare time even a few weeks or months (retirement). This type of tourist development changes attractive areas of natural wildlife, often in unchangeable way, into urbanized zones.

In Poland, according to Liszewski (1995), the space of tourist colonisation develops following one of two main models. First regards building on so called raw root usually big, fully equipped and with service background guest houses or hotels. Taking into consideration existing elements of geographical environment, that was the way of creating the space of tourist colonisation in Poland, especially in coastal zone and to smaller extend in mountain areas (Podhale, Beskid Żywiecki).

Second model of creating tourist space is connected significantly with suburban zones of big cities as well as the water areas surrounding them, especially after 1970, when the process of parcelation of agricultural or forest grounds that were

later used as building sites for so-called second homes has intensified (Kowalczyk 2001). Since 1992 this phenomenon has been well seen on Pomerania where in the past the state owned lands made up 60.1% of agricultural fields total area. Similarly high share of state owned lands was observed within the lands of Ustka community. This fact, after the state-owned agricultural farms (PGR) were closed down, created bigger opportunities of 'deagriculturalisation' of the lands and passing them to building sector.

The process of tourist colonisation to different extend covered also other villages and towns situated on the east of Ustka. It is connected with permanent take over and development of the lands with tourist objects, transforming their previous type of use that gives well seen social and economic effects.

On the background of generally sketched topic, the main purpose of presented paper is on one hand to prepare general evaluation of the factors that had influence on the settlement development, basing on specific examples and on the other-to present the changes of spatial and functional structure of resorts in question, situated within Ustka community.

GENERAL CHARACTERISTICS OF THE SCOPE OF RESEARCH

Coastal zone is a typical tourist area because it is characterised both by uniform elements of geographical environment as well as internal service connections. Seaside recreational zone is a free land area extending between third shoal and maximum scope of the sea aerosol influence, consisting of functionally uniform collection of natural environments with very high (sea, beach, sand dunes, seaside woods, coastal lakes) and high (meadows, pastures) landscape and relax qualities. (Szwichtenberg 2006). Generally it is a narrow belt of land area, which in Ustka community is approximately 1.5 km wide (e.g. Rowy).

In the scope of coastal recreational zone on the east of the Ustka town, there are situated in this community 8 hamlets with different number of permanent inhabitants: Przewłoka (638 people at the end of 2007), Orzechowo (12), Poddąbie (34), Dębina (110), Rowy (401), Smółdziński Las (244), Czołpino (59) and Rąbka (4). These are mainly small villages except for Przewłoka which lies in a direct zone of Ustka's influence, that have, which is of major significance while the filling of space between these units is regarded, tourist function. Apart from Ustka, the village of Rowy has the most developed accommodation and service infrastructure on the whole area in question. An important quality of these units is their direct contact with the shore which has a significant influence on development of tourist function. Tourist and recreational attractiveness of this part of Slovincie Coast, according to Czerwiński (1997), consists of many different factors, among which the most important are:

- sandbar sea shore,
- wide, sandy, fine-grained beach,
- healing sea climate (highly beneficial local climate and microclimate conditions),

- balneologic features that is healing quality of the sea (illnesses of respiration system, allergies, as well as dermatitis and neurosis),
- varied relief (e.g. Rowokół Hill in the area of the Gardno Lake, cliff parts of the shore),
- opportunity of taking sea baths and doing water sports on the waters of open sea as well as coastal lakes,

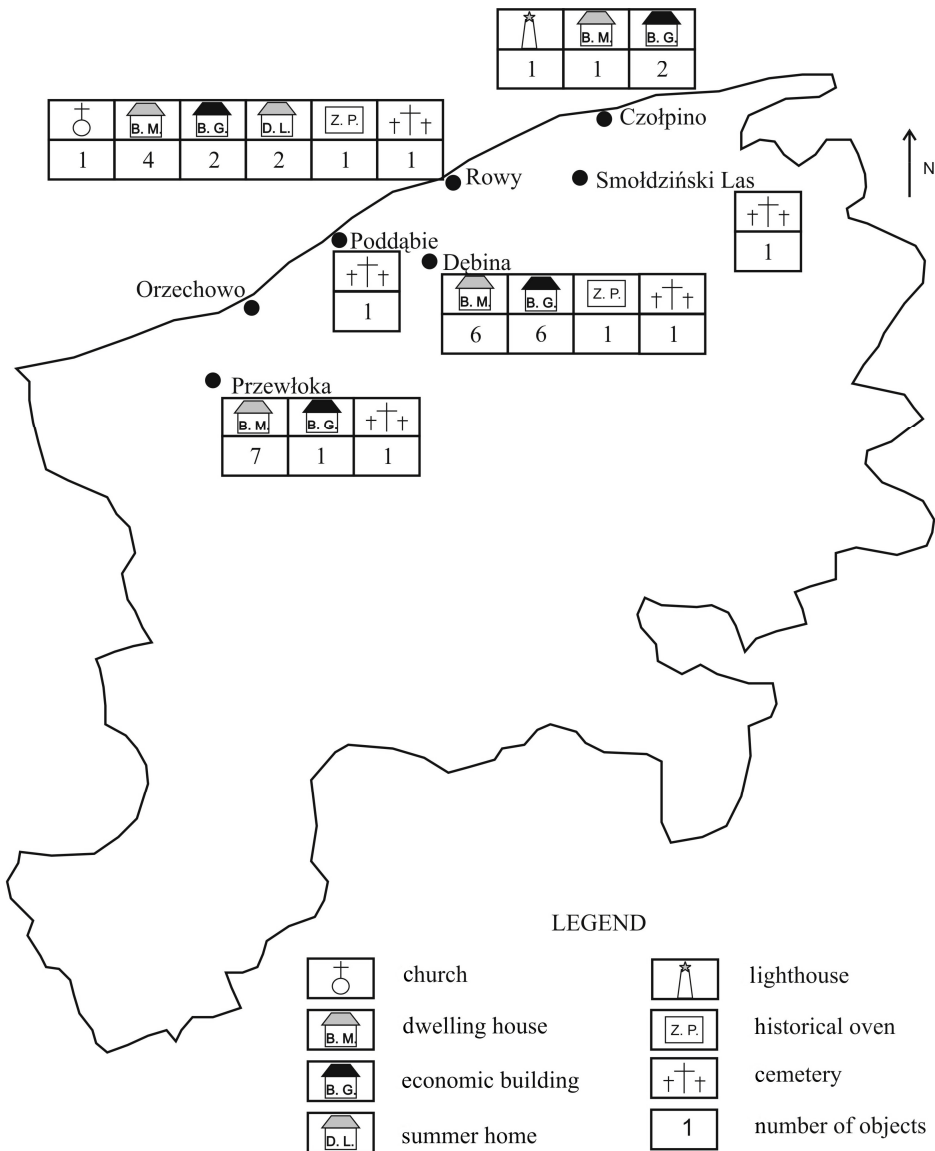


Fig. 1. Anthropogenic features of seaside resorts in the poviát of Słupsk in 2006

Source: Wykaz budynków..., own case study

- Slovinski National Park characterised by a great variety of relief and particular elements of natural environment, which decide about its richness of fauna and flora and therefore it is one of the most interesting objects of this kind in Europe,
- forest complexes surrounding sand dunes, coastal lakes and resorts,
- high insolation and clean air.

An important element of geographic environment that has an influence on tourism is climate. According to Prawdzic (1965), the area in question should be counted to seaside climate region. Its characteristic features are: relatively low temperature in the period of May-July (while comparing with the season), small number of hot days and on the other hand short and starting relatively late winter, low number of snowy days, long period without ground-frosts as well as low day and night's amplitudes. Existing climate conditions make it possible to practise tourism all the year round. It is proved by direct terrain research which indicates that the number of people resting in Rowy or Przewłoka also outside the high season increases constantly¹.

High natural value of the presented part of the shore line is also caused by the fact that a biosphere preserve is situated there. Established in 1967, the Slovinski National Park stretches at the attitude between 0 and 115 m over the sea level and covers 18 076 ha area located between the towns and villages of: Łeba, Rowy, Gardna Wielka and Żarnowska. In this area there were created 12 complete and 3 partial natural sanctuaries. The Gardzieńsko-Łebska Spit, forest and dunes reserve, is a range of moving dunes in Poland with culmination of the Łacka Dune and the Sowie Mountains with interesting inter-dunes depressions and typical desert plants. In the scope of the Slovinski National Park, on the lakes Łebsko and Gardno, there was established a fauna preserve of birds' hatches. The park is situated on a route of birds' migrations and especially in winter time there are many birds coming here from the north, among which one can find tundra swans and geese, coots. Forest complexes are represented by coastal woods with *Empetrum nigrum* as well as swampy woods with briar.

Among anthropologic features, most of which can be placed in the category described as goods of culture, the main part is played by the monuments of culture and art of building (Fig. 1). For example in Przewłoka there are 6 buildings that can be numbered among the monuments of architecture – these are dwelling homes dating back to the 19th and the beginning of the 20th centuries, four of which are characterised by chessboard pattern of building. In Rowy the thing worth interest is a Roman Catholic church from the first part of the 19th century, built in neo-roman style from post glacial stones. In Rowy one can also see a very interesting exhibition prepared by the management of the Slovinski National Park showing exhibits presenting natural features of Polish landscapes. An attracting monument of Czołpino is a lighthouse with a lamplighter's home from the 19th century. An interesting tourist attraction in Rąbka is a rocket launcher from the Second World War that was owned in the past by German troops. There is also an exhibition made by the Slovinski National Park.

¹ Polls were carried out among the owners of accommodation objects in March 2007 in Przewłoka and Rowy.

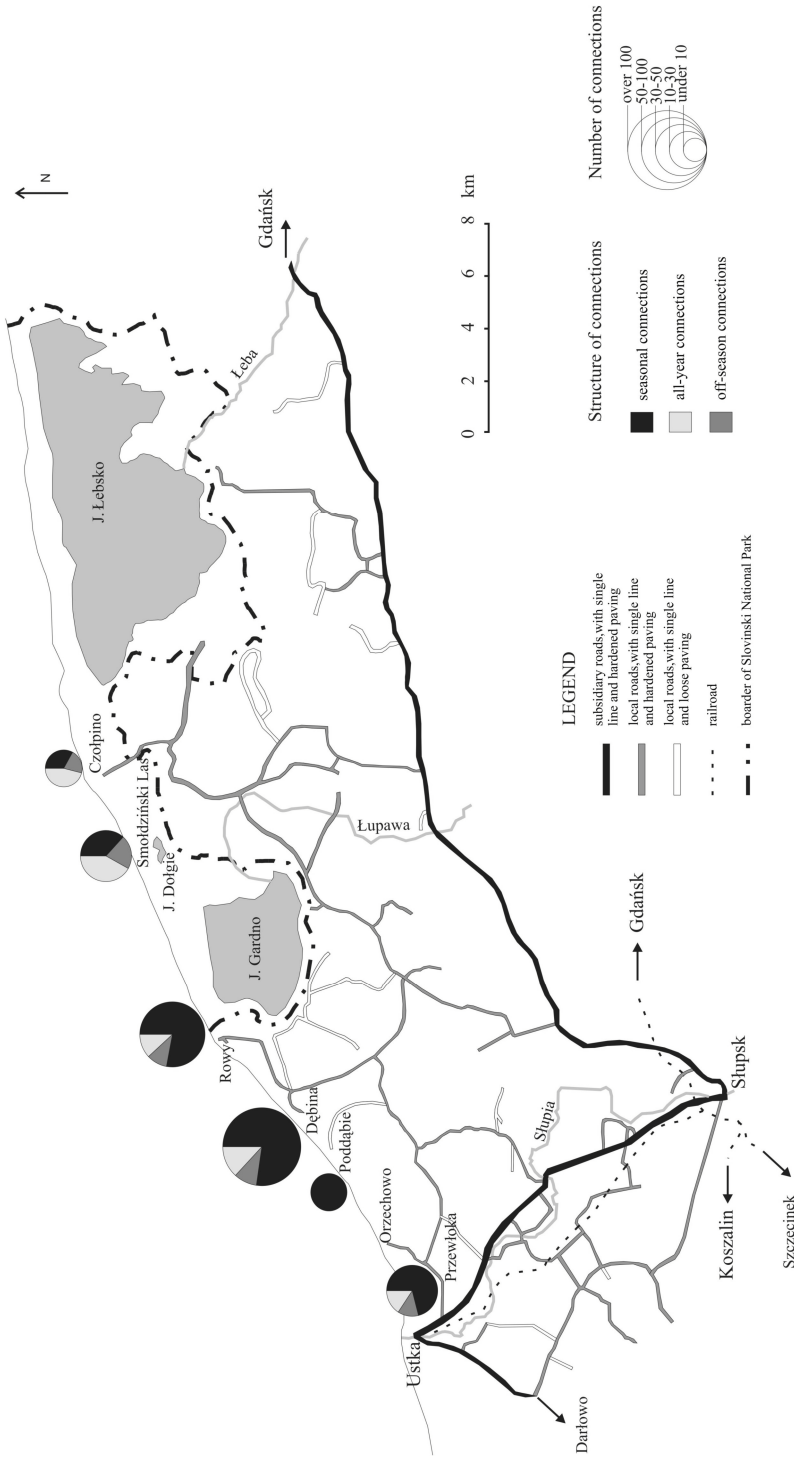


Fig. 2. Communicational accessibility of seaside resorts in poviat of Słupsk in 2007

Source: K. Świerczewska (2008); own case study

Significant part in tourist activation of villages situated in coastal zone of Ustka community plays their communicational availability. It is interesting to mention that usually the seaside resorts have rather good connections via local paving road with the main road 21 Słupsk-Ustka and minor road 215 from Słupsk towards Puck (Fig. 2). The alternative for driving own car can be travelling by train from the place of living to Słupsk or Ustka and there one can catch a bus to a chosen place of the holiday destination. The main carriers offering their services are: PKS Słupsk and 'Nord Express' a private carrier. Analysis of communicational connections show their significant seasonal character. The connections realized only in summer made up over 72.0% of a total number of services.

TOURIST AREAS IN THE USE OF LAND BALANCE

Different villages usually have a complicated functional structure which as a result can lead to differentiation of their spatial structure and creation of specific functional clusters. Therefore it can be noticed that specific functions are concentrated in one place while there is lack of them in the others or they exist only in a minor concentration. Although the units that were examined are relatively small, there are still some differences in the types of human activity. The research that was taken showed that invested areas of these villages consist of three types of utilities: house building sites, areas of services concentration and green spaces (Tab. 1). In the villages of: Przewłoka, Rowy and Poddąbie service functions strongly dominate, especially those regarding servicing tourist traffic. Considering the villages of Dębina and Smółdziński Las housing function should be recognised as a main one. In both villages single-family houses are concentrated in the neighbourhood of a road connecting Smółdzino and Kluki. Numerous buildings remained in their previous char-

Table 1
Forms of use of inverted terrains in seaside resorts of Ustka community in 2006

Village	Forms of build-up					
	living		tourist		service	
	in ha	in %	in ha	in %	in ha	in %
Przewłoka	23.0	29.1	24.0	30.4	32.0	40.5
Poddąbie	0.2	1.2	12.0	74.1	4.0	24.7
Dębina	8.6	65.2	2.1	15.9	2.5	18.9
Rowy	17.0	23.0	28.0	37.8	29.0	39.2
Smółdziński Las	31.0	59.9	13.0	38.9	0.4	1.2

Source: Spatial Development Plans for: Przewłoka, Poddąbie, Dębina, Rowy, Nowęcín. For the village of Smółdziński Las direct terrain research. K. Świerczewska (2008)



Fig. 3. Functional and spatial structure of Poddąbie in 2003

Source: Plan Zagospodarowania Przestrzennego Poddąbia..., K. Świerczewska (2008); own case study

acter, there are no visible signs of intensive renovation as in case of Rowy, which are surely distinctive while compared to other villages in the coastal zone. It does not mean, however, that the premises are neglected. It is noticeable that the hosts take care to catch attention of potential tourists that could become customers of their agritourist premises, guest rooms or private campsites.

Except for the single-family built-up area also tourists buildings can be numbered among the areas of living functions. They include such buildings as summer houses, guest houses, tourist hostels and campsites. This is a functional type which dominated in villages being a subject of research. For example in Poddąbie, former fishing settlement, they cover about 23.0% of the invested areas (Fig. 3). Built-up areas of summer houses are found mainly in eastern and north-western parts of the village. These are principally new buildings, first of them were built in the 80s of the 20th

century. The terrain research that was carried out showed that the process of these settlements development is still in progress, and new summer homes are still being built. Similar estates can be found also in the other seaside resorts, for example in the southern part of Rowy or in the north-western part of Dębina².

Analysis of service location in the space of resorts being discussed indicates some general regularity – the biggest concentration of service objects is noticed at the sides of the streets (pavements) leading to the beach as we can observe it in Poddąbie or in Rowy. These areas in their location are very often tied in the shore line.

An important part in creating tourist character of presented resorts is played by coastal green spaces. They have influence not only on forming of the micro- and bio-climate but also on the nervous the systems of people. Direct terrain observations show that discussed resorts are surrounded by forests e.g. Poddąbie, Czołpino, Orzechowo, Smółdziński Las or Rąbka. Besides forests there are also green spaces in the form of parks, e.g. in Rowy, Poddąbie or Dębina.

PROCESS OF TOURIST COLONISATION AFTER 1990

The process of forming tourist settlement in coastal zone in all postwar period was characterised by differentiated dynamics of the particular functions development as well as their share in general quantity structure. Groundbreaking moment for the development of tourist function occurred in the 60s. It was connected with the fact that since 1956 all the beaches were accessible for bathing purposes. At that moment quite significant development of tourism have started reflecting mostly in establishing of the new relax centres owned by different production plants. However, more considerable process of tourist colonisation in seaside zone on the area of the community in question did not start until 1990. Changes of political system clearly speeded the process of tourist colonisation which regarded, among other things, also transformation of agricultural structures of the relax centres recreational structures but also more people started buying parcels to build their second homes there or purchasing rural houses and adapting them for relaxing purposes. The phenomenon was accompanied by quite favourable situation which was created during purchasing from Agencja Własności Rolnej Skarbu Państwa the agricultural lands of former state-owned premises. This fact very significantly influenced the vivification in the scope of purchasing the parcels and building sites for different purposes, also for the tourist ones.

The terrain research that was carried out proved that in the period of 1991-2007 the highest number of building permissions for dwelling and summer houses was assigned in Rowy. From the total number of 189 building permissions, 137 regarded summer homes. The main concentration of summer buildings in the village can be

² Direct terrain researches were conducted by K. Świerczewska in 2007-2008 within Master Thesis supervised by E. Rydz in the Institute of Social and Economic Geography and Tourism at the Institute of Geography of Pomeranian University of Słupsk entitled: „Tourist colonisation of seaside terrains on the example of chosen villages in Słupsk and Lębork poviats”.

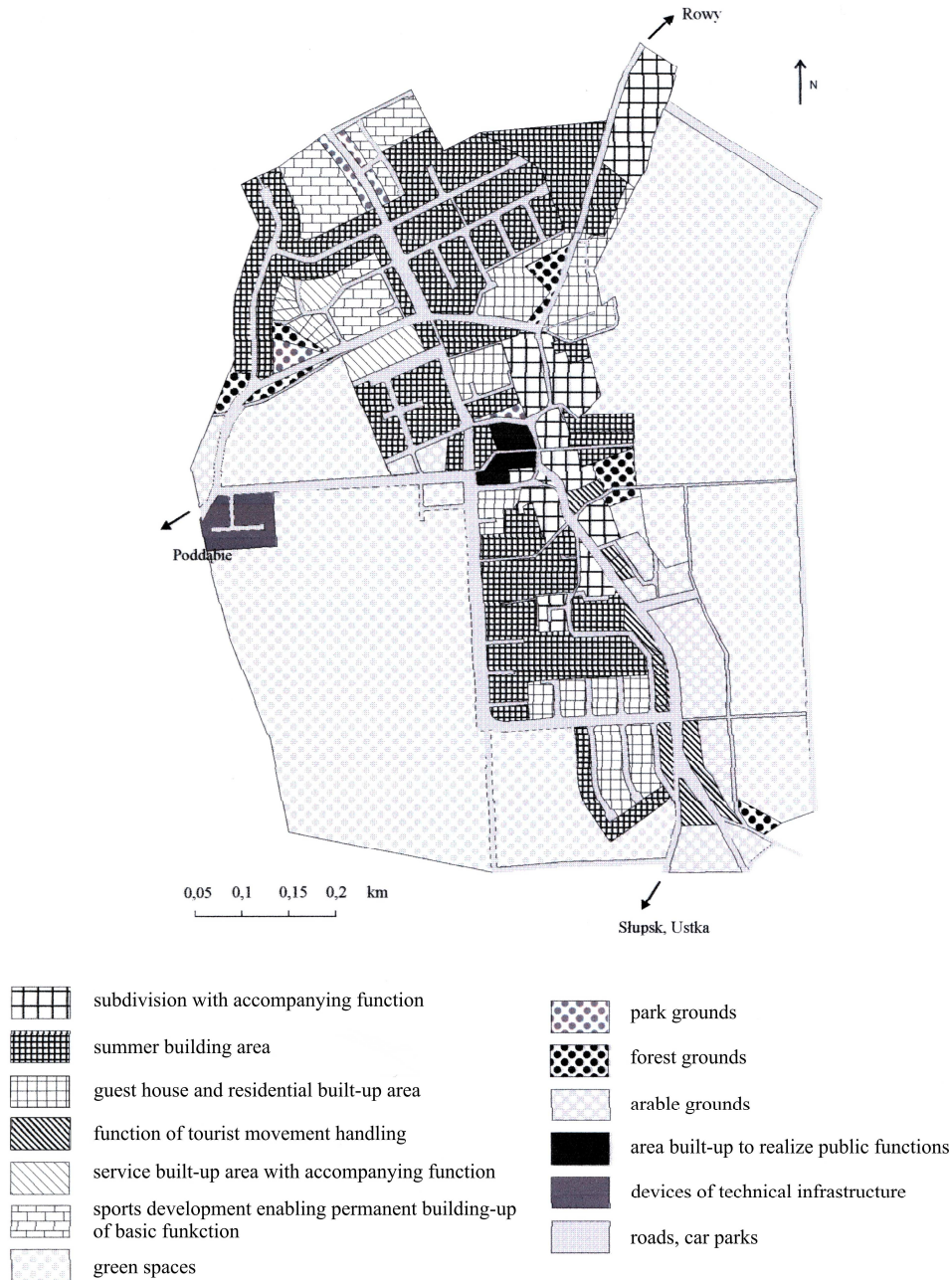


Fig. 4. Functional and spatial structure of Dębina in 2003

Source: Plan Zagospodarowania Przestrzennego Dębiny..., K. Świerczewska (2008); own case study

found on the area situated on the east from Bałtycka street, between Klonowa and Cedrowa streets, as well as on its western side, between Klonowa and Turystyczna streets.

Another prove for progressing colonisation of seaside resorts within Ustka community was the fact of assigning 121 permissions for building living and summer houses in 1991-2007 in Przewłoka. It should be noticed that in this village there are significantly more houses built for living purposes. The phenomenon can be explained by favourable location of the village in relation to Ustka and good communication connections as well as by the fact that large guest houses built here are usually meant for accommodation service for tourists as well as for providing great variety of accompanying services. Considering Dębina, for the total number of building permissions, over 90% of them (59) were connected with summer homes. Summer settlement in this village concentrates in northern and southern parts of it (Fig. 4).

The research carried out on the basis of the number of building permissions assigned in 1991-2007 shows that in 6 villages situated within the borders of Ustka community, 350 building permissions for summer and living houses were assigned. The highest concentration of summer and living premises built in the period of time in question was observed in the villages of Rowy, Przewłoka and Poddąbie.

An important feature of settlement are its purposes and motivation of investments. Among respondents in the villages of: Rowy, Poddąbie and Dębina, according to the research, the most important reason of deciding to build their summer home there was small distance to the Baltic Sea (47.3% questioned). For about 23.0% respondents, quite an important meaning had an attractive countryside (interesting landscape, good communication system). Peace and quiet as well as an attractive price of a parcel were an important factor for about 20.0% of questioned people³.

The answers of respondents indicated that most of them purchased their parcel in the period of 1990-2000, they constituted almost 45.0% of examined people. About 20.0% purchased a parcel at the end of 80s (1985-1990). The other owners (approximately 35.0%) bought their parcels between 2000 and 2007. Also the time when the settlers built their homes was similar which indicated that they did not treat their parcels as a deposit of capital.

Results of the research show that the most of people questioned purchased their parcels from Municipal Office (54.0%), while about 32.0% respondents bought their sites from private persons, for example from the farmers. The rest of the owners got the ownership of the building sites through transactions with Agencja Własności Rolnej Skarbu Państwa. The most often declared size of the parcels equals 500-1000 m², such answer was given by 62.7% participants of the poll, parcels of the area up to 500 m² constituted about 30.7% of total number, while these over 1000 m² – only 6.7%. Generally, the parcels bought after 1990 were as a rule bigger then those purchased in the 80s. This phenomenon is caused by the tendency of buying lower houses of bigger square footage as well as the will to possess a bigger

³ Polls were carried out in May and June 2007 within prepared by K. Świerczewska within her Master Thesis.

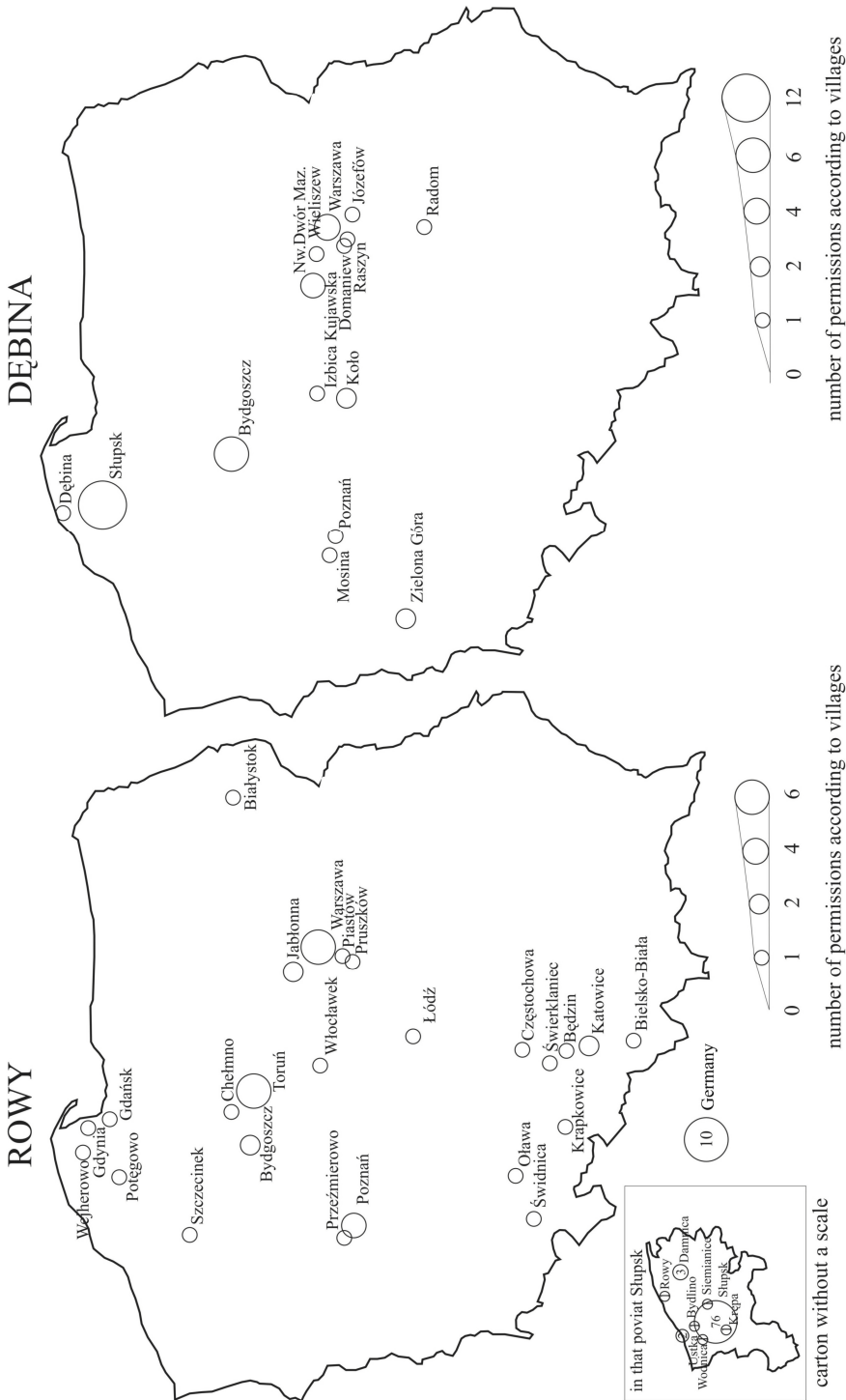


Fig. 5. Territorial origin of summer homes' owners in Rowy and Dębina according to the assigned building permissions in 1991-2007
 Source: Rejestr wydanych...; K. Świerczewska (2008); own case study

garden. Another case is the introduction of the new law regulating minimal areas of building parcels and permitted share of build-up area in the total size of the site.

Besides the problems connected with the forms of development of seaside terrains for the tourist purposes mentioned above, quite interesting seems to be the case of the owners of parcels origin (summer homes, guest houses and so on). From the register of building permissions assigned by Starostwo of powiat of Słupsk (Świerczewska 2008) in 1991-2007 can be deducted that most of the settlers came from Słupsk. Quite numerous group of parcels' owners came from the whole area of powiat of Słupsk (Fig. 5). Many colonists came from Mazowieckie Voivodeship as well as from Wielkopolskie, Małopolskie and Śląskie. The phenomenon that occurs more and more often is the purchase of parcels by the foreigners. Owners coming from Germany constitute about 6.0% of a total number of parcels in Rowy.

While discussing another seaside resort, that is Dębina, for the total number of 48 owners of the parcels, 27% of them comes from Mazowieckie Voivodeship, 20% from Wielkopolskie and 29.0% from the city and powiat of Słupsk. The research, carried out in chosen resorts in the coastal zone of Ustka community show that the zone is one of the most attractive places in the country what is indicated by the high share of over 52.0% of parcels' owners who come from outside of the city or the powiat.

CONCLUSIONS

The research regarding development of tourist settlement within the borders of the community that was carried out make it possible to draw some general conclusions. As an effect of the numerous different factors influence the area that was created in the coastal zone is highly attractive, with unique relaxing, sightseeing and specialist features. In a sense it can be a natural barrier for free development of tourist settlement for example in the villages situated in the close vicinity of Slovinski National Park. Also the forests surrounding the villages like Poddąbie or Orzechowo can be some kind of a barrier for development of settlement.

Nowadays the best developed tourist infrastructure in the whole community of Ustka can be seen in the resort of Rowy. It is an effect of quite intensive colonisation which achieved a high rate as early as in the 80s of the previous century. One can find there the biggest collection of large objects that constitute the accommodation, feeding and accompanying base of services. Satisfactory tourist development can be found in Poddąbie. Significantly less developed is the tourist infrastructure in Przewłoka and Dębina.

The results of conducted research showed that settlers in the villages in question have origins of two different kinds: dispersal on the area of the whole country or concentration in the small distance from the hamlet in which they possess their summer home. Besides the zone situated in a small distance from the examined resorts, from which the vast number of the settlers came, dominating group constituted the settlers from Mazowieckie, Łódzkie, Wielkopolskie and Śląskie Voivodeships.

Tourist colonisation that can be seen in the coastal zone is a spatial and social process which in a modern way creates multifunctional rural economy that is being es-

tablished. The market of sales that is much wider in the summer season, connected with the high number of tourists in these villages, influence the increase of economical benefits and has a great meaning for the local economy. The researches' results show that more and more tourists try to avoid resorts of an urban character and decide to look for more peaceful and quieter places on their own, which are also more accessible as far as the financial side is considered.

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ROZWÓJ OSADNICTWA NADMORSKIEGO W STREFIE BRZEGOWEJ BAŁTYKU NA PRZYKŁADZIE GMINY USTKA

Streszczenie

Ważne miejsce we współczesnym rozwoju społeczno-gospodarczym gmin nadmorskich Pomorza Środkowego zajmuje turystyka. Wykształciła się tu określona struktura przestrzenna gospodarki turystycznej. W opracowaniu po omówieniu najważniejszych elementów środowiska geograficznego dokonano ogólnej oceny czynników, które w istotny sposób wpłynęły na proces rozwoju osadnictwa oraz, w oparciu o wybrane przykłady, przedstawiono zmiany funkcjonalno-przestrzenne badanych miejscowości leżących na terenie gminy Ustka. W obrębie nadmorskiej strefy rekreacyjnej na wschód od miasta położonych jest 8 miejscowości: Przewłoka, Orzechowo, Poddąbie, Dębina, Rowy, Smołdziński Las, Czołpino i Rąbka, w których z różnym natężeniem przebiega proces ich zagospodarowania na potrzeby turystyki. Zdecydowanymi liderami w tym względzie są: Rowy, Orzechowo i Poddąbie. Dochodzi więc do pewnej koncentracji określonych funkcji w niektórych miejscowościach, gdy tymczasem w innych może ich brakować lub występują w niewielkim natężeniu. Badania terenowe przeprowadzone w latach 1991-2007 wskazują, że na omawianym obszarze wystąpiła dość intensywna kolonizacja turystyczna, której wymiernym dowodem jest liczba pozwoleń na budowę domów letniskowych i budynków mieszkalnych. Przykładowo w ww. okresie w miejscowości Rowy wydano 189 takich pozwoleń, natomiast w Przewłoce 121. Wyniki badań ankietowych wskazują, że większość respondentów nabywała swoje parcele od Urzędu

Gminy (54,0%) i osób indywidualnych (32,0%), np. rolników. Obok zasygnalizowanych problemów związanych z formami zagospodarowania terenów nadmorskich do celów turystycznych, dokonano analizy pochodzenia właścicieli działek oraz motywów, którymi się kierowali przy nabywaniu parceli.