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DEVELOPMENT DETERMINANTS OF HOLIDAY SETTLEMENT: CASE STUDY OF THE *GMINA* OF STĘŻYCA

Abstract: The article presents the results of research on a specific recreation space – holiday plots. It is an attempt to identify the conditions for the development of holiday settlements, using the example of the *gmina* of Stężyca situated in the centre of the Kashubian Lake District. The authors indicate the conditions related to the location of holiday plots, as well as the motivations and expectations of their owners. As a result of the study, it was concluded that natural and landscape assets, as well as temporal and spatial accessibility determined the development of the holiday settlement in the *gmina* of Stężyca. Equally significant factors are family ties and sentiment towards their place of birth.

Keywords: holiday settlement, holiday plots, *gmina* of Stężyca, Kashubian Lake District.

1. INTRODUCTION

Currently, a major tourism issue is recreation in the countryside surrounding a city, a special recreation zone used by inhabitants who temporarily leave it. Tourism locations in such zones sometimes become the foundation of larger urban settlements, or even new towns. Holiday villages visited by city dwellers are frequently situated near seaside destinations, winter sports or inland water recreation centres (Beaujeu-Garnier, Chabot, 1971).

Comprehensive research on the recreational function in the countryside surrounding a city has been conducted mainly with regard to large agglomerations (Dziegieć, Liszewski, 1984). An outstanding work was written by Liszewski (1987) who presented the origins and development of tourist settlement for this area of Łódź. Detailed empirical studies presenting the range, forms and development level of the recreational function in this zone of Łódź were conducted by Matczak (1985). The research also included suggestions concerning different measures of this function, i.e. the analysis of land use (Liszewski 1985; Matczak 1991), the scale of tourism

(Matczak, 1987a), the morphology of its areas of housing (Makowska-Iskierka, 2004; Matczak 1984), as well as an analysis of summer house construction (Matczak, 1986a). Research conducted by Włodarczyk (1999), Szkup (2003) and Makowska-Iskierka (2011) identified the recreational space in selected areas of this zone for Łódź. As regards different aspects of the development of the recreational function, a major contribution was made by authors discussing the same zone for Warsaw who presented research on the location of second homes (Kowalczyk, 1990) as well as the impact of natural and social factors on the quality of time spent there (Kowalczyk, 1993). In-depth studies of the recreation areas in the zone around Kraków were conducted by Faracik (2006, 2011), whereas Grucza & Grucza (2007) presented factors concerning the impact of second home location around the Gdańsk agglomeration. A comparative analysis of selected aspects of the recreational function in the countryside surrounding Warsaw, Łódź and Cracow was presented by Jakóbczyk-Gryszkiewicz (1995).

Similar research has been conducted with regard to cities in relation to housing (e.g. Liszewski, 1991; Matczak, 1987b), river valleys (Wiliński, 1997; Wojciechowska, 1998), administrative units (Adamiak, 2012; Jażewicz, Zienkiewicz, 2017; Matulewki, Tomczak, 2013), and natural regions (Dziegieć, 1989; Krukowska, Świeca, 2008). Less numerous have been works concerning individual recreation in Poland (Adamiak, Sokołowski, 2012; *Dru-gie domy...*, 2011; Durydiwka, 2012; Heffner, 2015; Kowalczyk, 1986, 1994; Wyrzykowski, 1985).

The authors of this paper have attempted to present the determinants of holiday settlement development in the Kashubian *gmina* of Stężyca, which is situated in the Kartuzy *powiat* close to the Gdańsk agglomeration. They have pointed both to the conditions related to the location of holiday plots, with particular consideration of natural, landscape and cultural assets, the close proximity of the owners' permanent residence, as well as accessibility by transport, and to their owners' motivations and expectations.

The source materials used in the article were based on secondary information found in the records and registers provided by the *Gmina* Office in Stężyca, the Surveying Department and the *Powiat Starostwo* Construction Department in Kartuzy, as well as the *Powiat* Inspectorate of Construction Supervision in Kartuzy. However, it was the primary data obtained from a survey and a field inventory that proved particularly important and useful. Basic field research was conducted during the summer months (July-August) of 2013 among the owners of holiday plots in the form of a survey (104 questionnaires).¹ The study included two districts, Niesiołowice and Sikorzyno, which had the majority of holiday plots and where the largest number of permits to build holiday houses were issued. The subject of the article is the *gmina* of Stężyca. According to the geographical regionalization by Augustowski (1970), the *gmina* is located within the Kashubian Lake District; administratively, it is a part of Kartuzy *powiat* (a medium level administrative unit) in the Pomeranian Province. An element which individualizes the *gmina* is its location in the area of ethnic Kashubia (Mordawski, 2008), with its own Kashubian dialect as well as folk art and material culture. In 2014, the *gmina* covered 160.5 km² and was inhabited by about 10,000 people. It consists of 14 districts (Borucino, Czapple, Gapowo, Gołubie, Łączyno, Łosienice, Niesiołowice, Pierszczewo, Potuły, Sikorzyno, Stężyca, Szymbark, Zgorzale and Żuromino), which became the basic spatial units considered. This choice was determined by the availability of the statistical materials provided by the *Gmina* Office and the *Powiat Starostwo* in Kartuzy. A very important task was to define the time range and the work shows change over time and mostly concerning the period of 1989-2011.

2. THE NATURAL AND HUMAN RESOURCES OF THE *GMINA* OF STĘŻYCA

Today's natural landscape of the *gmina* of Stężyca is mostly the outcome of the land formation processes that took place during the last north Polish glaciation, and only partly of the processes that followed the ice sheet retreat. The effects of glacial activity in this area include substantial differences in height, up to 168.5 m (measured from the surface of Ostrzyckie Lake – 160.1 m, to the top of the Wieżyca – 328.6 m). Such large differences in height make the area of the *gmina* extremely attractive, especially as regards winter sports. The highest parts of the moraine belt are cut by the Szymbarskie Hills black tourist trail. On the hills, there are ski slopes and lifts, e.g. the 'Koszałkovo' Recreation Centre pistes, situated on the privately-owned land between Szymbark and Wieżyca. The pistes are very well prepared for winter skiing. The largest one is 300 m long and there are up to 50 m differences in height between individual downhill courses. The piste features three T-bar lifts. On the slopes, there are an additional three snow tubing courses, 70, 100 and 120 m in length. Another attraction of the *gmina* is the Kashubian Observation Tower, named after John Paul II, with three decks. From the top, you can admire the Szymbarskie Hills, the 'Radunia Circle' and the 'Kashubian Road' tourist trail.

A major natural asset of the area are its surface waters. The central and southern part of the *gmina* belongs to the Radunia River basin, its south-eastern part to the Wieżyca River basin, the north-western part to the Słupia River basin and the south-western part to the Wda River basin. The lakes in the *gmina* are very attractive for tourists, the area covered by lakes being about 15%. The majority are ribbon lakes, e.g. Stężyckie, Raduńskie Górne and Raduńskie Dolne, Lubawisko, Dąbrowskie, Ostrzyckie, Patulskie, Bukrzyno Duże and Bukrzyno Małe, as well as Zamkowisko Duże and Zamkowisko Małe Lakes. The longest (except Raduńskie Dolne) and at the same time the deepest in the *gmina* is Raduńskie Górne Lake which covers 387.2 hectares and is up to 43 m deep (Table 1). Apart from the landscape assets and the unusual concentration of lakes, tourists can also appreciate the forests which take up about 30.1% of the whole area. They include riparian woodlands, as well as beech, oak-beech, alder, birch and pine woods. The forest is an indispensable assemblage of plants which plays an important role in people's physical and mental regeneration. It has high positive qualities, such as clean air, tranquility, natural landscape, lack of industrialized or urbanized areas, as well as a special micro-climate. Moreover, forested areas create an opportunity for aesthetic experience, have a positive effect on people's mental state

Table 1. The morphometry of the lakes in the *gmina* of Stężyca

No.	Lake	Altitude (m above sea level)	Area (hectares)	Maximum		Shoreline		Maximum depth (m)
				Length (m)	Width (m)	Length (m)	Development	
1	Stężyckie	162.7	61.5	2,250	460.0	5,400	1.95	11.70
2	Raduńskie Górne	162.0	386.5	5,900	900.7	15,500	1.18	43.00
3	Ostrzyckie	159.0	266.3	7,000	800.0	18,000	3.15	19.40
4	Bukrzyno Małe	161.0	17.8	850	300.0	2,000	1.34	4.10
5	Bukrzyno Duże	161.0	20.8	875	300.0	2,230	1.38	10.80
6	Patulskie	159.5	97.6	3,225	475.0	7,235	2.06	7.76
7	Dąbrowskie	166.2	67.3	2,442	450.0	5,502	1.89	20.70
8	Lubowisko	166.5	33.9	1,860	360.0	4,000	2.01	7.60
9	Zamkowisko Małe	177.4	2.7	280	145.0	800	1.37	7.40
10	Zamkowisko Duże	177.4	6.9	470	155.0	1,236	1.32	17.80
11	Kamionko	178.0	16.5	620	440.0	2,100	1.49	12.80

Source: Szukalski (1965), Sobolewski, Borowiak, Borowiak, Skowron (2014) – selected by the authors.

and lend themselves particularly well to tourism purposes in the late summer and autumn (Zyber, 1977).

The abundance of flora and fauna, as well as the beauty of the landscape was highlighted by establishing the Kashubian Landscape Park on 15 June 1983. The *gmina* of Stężyca also has two nature reserves. The first of them, Ostrzycki Forest, was created in 1960 over an area of 55.13 ha on the western shore of Ostrzyckie Lake. The other one, Wieżyca Peak, covering 33.59 ha was created in 1962 in the upper part of the morainic hills in the Pomerania region. The remaining protected areas and sites include monuments of animate and inanimate nature, the Gowidlino Protected Landscape Area (325 ha), the Nature and Landscape Complexes of the Łeba Valley (in the Kashubian Landscape Park), the Raduńska Trough and the Dąbrowsko-Ostrzycka Trough.

All the natural assets in the *gmina* make it an area which offers favourable conditions for a wide range of specialised tourism (hiking; water tourism – kayaking, motorboating, sailing, diving; skiing, biking, motor sports) which take advantage of the existing tourist trails such as:

- a water route called the 'Radunia Circle', 40 km long; it runs through the following lakes: Raduńskie Górne – Raduńskie Dolne – Kłodno – Białe – Małe Brodno – Wielkie Brodno – Ostrzyckie – Patulskie – Dąbrowskie – Lubawisko;
- a black hiking trail, about 23 km long; it runs through: Wieżyca – Szymbark – Potuły – Kniewo Lake – Gołubie – Uniradzkie Forest District – Zgorzałe – Raduńskie Lake – Łączno – Wygoda Łączyńska;
- the Kashubian Trail – a red hiking trail, 12 km long; it runs through: Krzeszna – Patulskie Lake – Pierszczewo – Zamkowisko Lake – Gołubie – Dąbrowskie Lake;
- the Stone Circles trail – a green hiking trail, about 5 km long; it runs from Długie Lake to the village of Niesiołowice.

Apart from the natural resources, there are numerous human attractions as well. One of the most famous

and frequently visited sites in the *gmina* is the Education and Region Promotion Centre in Szymbark which has a collection of carpentry, wheelwrighting and farming tools, as well as medical and household utensils, dating back to the 18th century and up to the outbreak of World War II. Other attractions include 'Sybirak's House', the famous 'Upside-down House', and one of the longest wooden plank in the world, made by Kashubians, which is 36.93 m long and weighs 1,100 kg. If the Uniradze Forest District, a burial mound dating back to the times between the late Bronze Age and the Middle Ages can be visited. The *gmina* has four sites on the Gdańsk Provincial Office list of Protected Historical Monuments: the manor house and park complex (Wybicki family residence), Catherine of Alexandria church, the Evangelical church in Stężyca, and St Joseph parish church complex with its presbytery in Wygoda Łączyńska.

An important tourist site in the *gmina* is the Gołubie Botanical Gardens created in 1971 on the scarp of the upper terrace of the Patulskie Lake trough and on its sides. The Gardens spread over 3.68 ha, 2.27 ha of which have been planted with 5500 species in conditions similar to their ecosystems. 1.41 ha are covered with natural meadows with accumulated assemblages of vascular plants (170 species) and bryophytes (over 20 species). They include calciphytes which are boreal relics, as well as many protected species (191), which have been listed in the Polish Red Book of Plants (119) and the new red list of plants (10). Fourteen species are protected on the strength of the Berne convention.

The tourist attractiveness of the *gmina* of Stężyca is increasing due to the numerous cultural events held mostly in the summer season and starting every year in June. The opening ceremony includes the parade of horse-drawn carriages and carts. Other popular events include the Kupala Night (summer solstice night) rites, 'A Picnic with General Józef Wybicki', the 'The Tournament

The next important factor is the presence of forests. Forest is a vegetation complex which plays a tremendously significant role in the regeneration of mental and physical strength. It displays positive features, such as clean air, silence, natural landscape, lack of industrialized or urbanized areas, as well as a particular microclimate. Furthermore, forested areas are a source of aesthetic experience, have a beneficial effect on the human psyche and lend themselves particularly well to tourism purposes in late summer and autumn (Zyber, 1977). As regards forests, the *gmina* offers perfect conditions for the development of tourism and holiday settlement. Less forested areas occur only in the northern and north-western part of the *gmina*, with an afforestation rate of about 30.1%.

Conditions for holiday settlement also depend on the character of the land relief, soil moisture, the steepness and exposure of the slopes and vegetation. Research on the diversity of regional units in the Kashubian Lake District showed that the *gmina*, including the area of Central Highlands and Lake Hills, displays very strong geo-ecological differentiation (Gacki, Szukalski, 1979). Thus, it is an ideal location for building second homes due to the fact that when searching for tourist and recreational places, people subconsciously seek areas with varied landscapes (Krzyszowska-Kostrowicka, 1995).

3. THE NUMBER, DISTRIBUTION AND SIZE OF HOLIDAY PLOTS

In 2011, in the *gmina* of Stężyca there were 566 holiday plots located within 14 out of 18 districts. As mentioned earlier, the largest number of holiday plots were found in the districts of Niesiołowice and Sikorzyno, where over 50% of the overall number were inventoried (54.9%). The Niesiołowice district is a highly attractive part of Kashubia, as it is situated in the direct vicinity of Długie and Czarne Lakes, as well as on the Stone Circles Trail. Czarne Lake, with its stocked fishery, and the 'Stone Circles' lakeside hostel offers particularly attractive conditions for recreation.

The district also features vast forest areas (39.6%), a varied land relief and early glacial land forms. The second largest number of holiday plots can be found in the Sikorzyno district, in the southern part of the *gmina*. The village of Sikorzyno, as well as the remaining rural destinations in the district, have a varied landscape, numerous lakes and huge forested areas (Zienkiewicz, 2016).

The differences in the number of plots in individual districts were relatively large: from 176 plots in Niesiołowice to one plot in Zgorzale (Fig. 1, Table 2). The largest holiday plot in the *gmina* of Stężyca covered 5550 m², and the smallest 281 m², with the mean for the whole *gmina* at 1,357.32 m² and a median value of 983.36 m²

(Table 3). As regards the distribution of holiday plots, they are more densely concentrated in the central and southern part of the *gmina*. Their location clearly corresponds to the natural conditions, mainly the pattern of ribbon lakes.

The lakes in the *gmina* represent a characteristic 'belt' arrangement, with two in the shape of arches, eastern and western, which converge on the village of Stężyca. The western arch includes Raduńskie, with Łączyno, Borucino and Zgorzale while the eastern contains Ostrzyckie, Patulskie with Gołubie, Dąbrowskie and Lubowisko. Holiday plots are clustered mainly along those lakes; vast forested areas additionally favour the development of holiday settlement. In contrast, in the north-western part of the *gmina*, the number of holiday plots is small, because this area is typically agricultural.

Holiday plots in the *gmina*, understood as the location of 'second homes', represent various levels of development. Between 1989 and 2011, the number of construction permits for holiday houses issued in the *gmina* of Stężyca fluctuated widely (Fig. 2). The largest number (44) were issued in 1998, followed by 1992 (35) and 2002 (34). The fewest permits were issued in 1993 (11), 2004 (14) and 1991 (15).

Considering the number of construction permits, most holiday plots were developed in the district of Niesiołowice (176), which is a very attractive region of Kashubia. The second largest number were issued for the Sikorzyno district, in the southern part of the *gmina*. The development of holiday house building was not observed there until after 1997, with a rapid peak in 2010-2011, unlike other districts. The fewest holiday plots with recreational buildings were registered in the districts of Zgorzale, Łączyno and Łosienice. It is noteworthy that the majority are situated near Dąbrowskie, Patulskie and Ostrzyckie Lakes, in the central part of the *gmina*, in the Gołubie and Czapple districts, as well as in the districts bordering directly on water (e.g. the district of Niesiołowice in its north-western part).

In order to define the geographical conditions for locating holiday houses in the *gmina*, the author used Kowalczyk's (1986, 1994) and Aldskogius' (1967) set of variables regarding natural environment assets as well as accessibility by transport (Table 2). Only those variables were presented which had been measured on the maps provided by the Central Surveying and Cartography Office.

Analysis of the averaged measurements of holiday plots in the *gmina* enabled the authors to establish that the mean area of a holiday plot was ca. 1,357 m², and that of a holiday house, nearly 80 m². An average plot was situated about 350.5 m from the lake, about six kms from a larger administrative unit centre (a *gmina*) and about one km from the nearest landscape park. Plot owners' permanent homes were usually about 52 km away.

Table 2. Characteristics of the holiday plots in the *gmina* of Stężyca

No.	Details	No of plots	Average area of a holiday house (m ²)	Average area of a plot (m ²)	Average distance from a lake (m)	Average distance from the investor's place of permanent residence (km)	Average distance from the plot to a higher level land unit (km)	Average distance from the plot to a landscape or national park (km)
Districts								
1	Borucino	28	67.22	1,100.71	387.42	64.38	5.74	-
2	Czaple	51	75.24	956.71	396.69	56.79	7.13	-
3	Gapowo	12	74.91	864.92	312.08	47.77	3.14	2.50
4	Gołubie	60	76.06	1,184.28	309.52	65.72	5.21	-
5	Łączyno	2	84.17	1,010.00	88.51	41.35	7.68	-
6	Łosienice	2	75.36	809.00	102.56	48.02	9.27	5.30
7	Niesiołowice	176	73.64	956.21	422.95	62.80	6.55	5.50
8	Pierszczewo	10	74.28	1,951.30	247.72	81.26	6.76	-
9	Potuły	20	68.38	762.95	319.56	41.29	9.10	-
10	Sikorzyño	135	69.56	1,163.22	860.57	42.20	5.45	1.50
11	Stężyca	21	80.73	862.14	541.81	48.99	0.00	-
12	Szymbark	10	64.69	806.30	586.13	35.78	11.56	-
13	Zgorzałe	1	166.00	5,550.00	9.12	46.97	4.00	-
14	Żuromino	38	68.11	1,024.74	321.66	47.05	2.75	-
Gmina of Stężyca		566	79.88	1,357.32	350.45	52.17	6.02	1.06

Source: area calculations were based on maps available on Geoportal Infrastruktury Informacji Przestrzennej; accessed October-December 2012) – compiled by the authors.

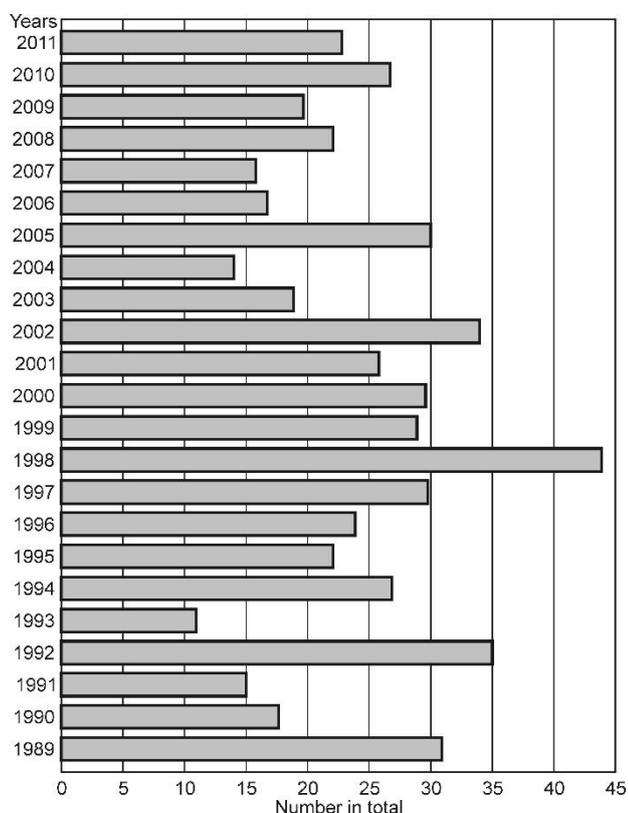


Figure 2. The number of construction permits for holiday houses in the *gmina* of Stężyca issued in 1989-2011
Source: construction permits register for 1989-2011, Powiat Office in Kartuzy and the Municipal Office in Stężyca – compiled by the authors

Table 3. Descriptive statistics for holiday plots in the *gmina* of Stężyca

Category	Value
No of plots	566
Median in m ²	983.36
Absolute minimum in m ²	281.00
Absolute maximum in m ²	5,550.00
Lower quartile in m ²	696.75
Upper quartile in m ²	1,108.50
Standard deviation in m ²	1,242.29
Kurtosis in m ²	54.52

Source: construction permits register for 1989-2011, Powiat Office in Kartuzy and the Municipal Office in Stężyca.

The largest holiday plots occupy the central part of the *gmina* of Stężyca and are in the district of Pierszczewo (average area – 1951.30 m²) and Gołubie (1,184.28 m²); the smallest plots are in the district of Potuły (762.95 m²). The area of a holiday house also varies in individual districts with the largest in the districts of Łączyno (84.17 m²) and Stężyca (80.73 m²). The longest distance to a lake was recorded in the districts of Sikorzyño (ca. 860.6 m) and Szymbark (ca. 586 m) while those closest are in the districts of Zgorzałe (ca. 9 m), Łączyno (ca. 89 m) and Łosienice (102.6 m).

It should be stressed that the majority of the districts are contained within the borders of the Kashubian Lake District, and only the holiday plots in the districts of Gapowo, Łosienice, Niesiołowice and Sikorzyño are located

up to a maximum of five km away from the nearest landscape park.

To sum up, the area of the largest holiday plot in the *gmina* was 5,550.0 m² (in the district of Zgorzale), while the smallest was 281 m² (in Sikorzyno). The mean value for all sizes of holiday plot in the *gmina* was 983.4 m². The analysis shows that the *gmina* is substantially varied as regards the size of the plots indicated by the standard deviation value.

4. THE SUMMER HOLIDAY PLOT OWNERS' DEMOGRAPHIC AND SOCIAL FEATURES AS WELL AS THEIR ORIGINS

One of the main problems in most marketing studies is that of precisely defining market segments. It is solved on the assumption that people with similar features display similar consumption behaviour (Włodarczyk, 2012). The socio-demographic description was based on a survey conducted in July and August 2013 in the districts of Niesiołowice and Sikorzyno among 104 owners of holiday houses.

As indicated by the survey results, the majority of the owners (99.1% of respondents) came from the regional tourism market, i.e. from Pomerania Province. Within this, 84 (80.8%) came from Tri-city, mostly from Gdańsk (54.9%), followed by Gdynia (19.2%) and Sopot (6.7%) (Fig. 3). The remaining owners came from the Kartuzy *powiat* (13.5%), as well as other *powiats* in the Pom-

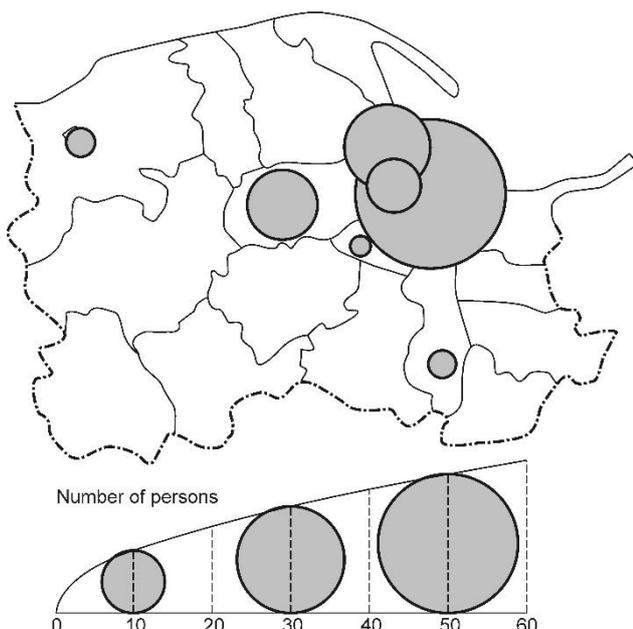


Figure 3. The origins of the holiday plot owners in the districts of Niesiołowice and Sikorzyno
Source: authors' survey

erania Province (Słupski, Tczewski and Gdański). Any owners from outside the region were inhabitants of Masovia Province.

In terms of gender, the proportion was roughly even: 45 respondents were women (43.3%) and 59 were men (56.7%). The largest percentage were aged 26-35 (29.8%), followed by 56-65 (23.1%). The least numerous were aged 36-45 and under 25 (jointly, 8.7%; Fig. 4).

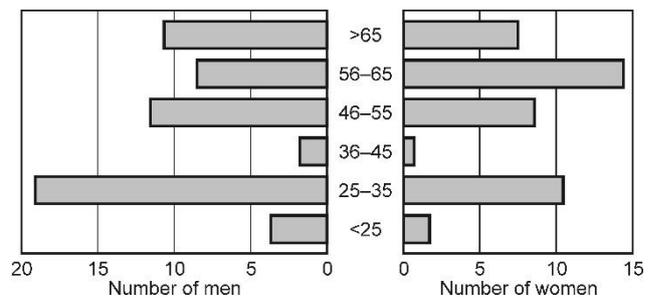


Figure 4. Sex and age of holiday house owners in 2011
Source: authors' survey

The respondents were in employment, representing a variety of jobs and having different levels of education. Most of them were farmers, gardeners, foresters or fishermen (25%), professionals (23.1%), personal service providers or shop assistants (21.2%). The smallest group included those doing 'simple' jobs or working in the military (1% each). The survey shows that the majority of respondents had completed university education (36.9%), and the smallest group included those with secondary education (6.8%). Respondents with university education made up 12.6%.

They usually formed households consisting of four (39.5%) or two members (34.6%). A smaller group having five or more (15.4%), and the smallest with three members (2.9%). The respondents usually travelled to their holiday plots in their own cars (86.5%) or by bicycle or motorbike (9.6%). They largely agreed that owning a holiday plot brings many benefits such as the proximity of lakes (78.8% of responses) as well as peace and quiet (14.4%). Friendly surroundings and the existing tourist infrastructure were appreciated less (1.9% and 2.9%, respectively). The disadvantages they mostly mentioned included the poor condition of roads (38.5%) and insufficient accessibility by public transport (36.5%).

5. DEVELOPMENT, REASONS FOR BUYING AND FORMS OF RECREATION ON HOLIDAY PLOTS

The field study shows that the area of the *gmina* of Stężyca features various architectonic types of holiday houses, e.g. second homes proper, folding houses, and

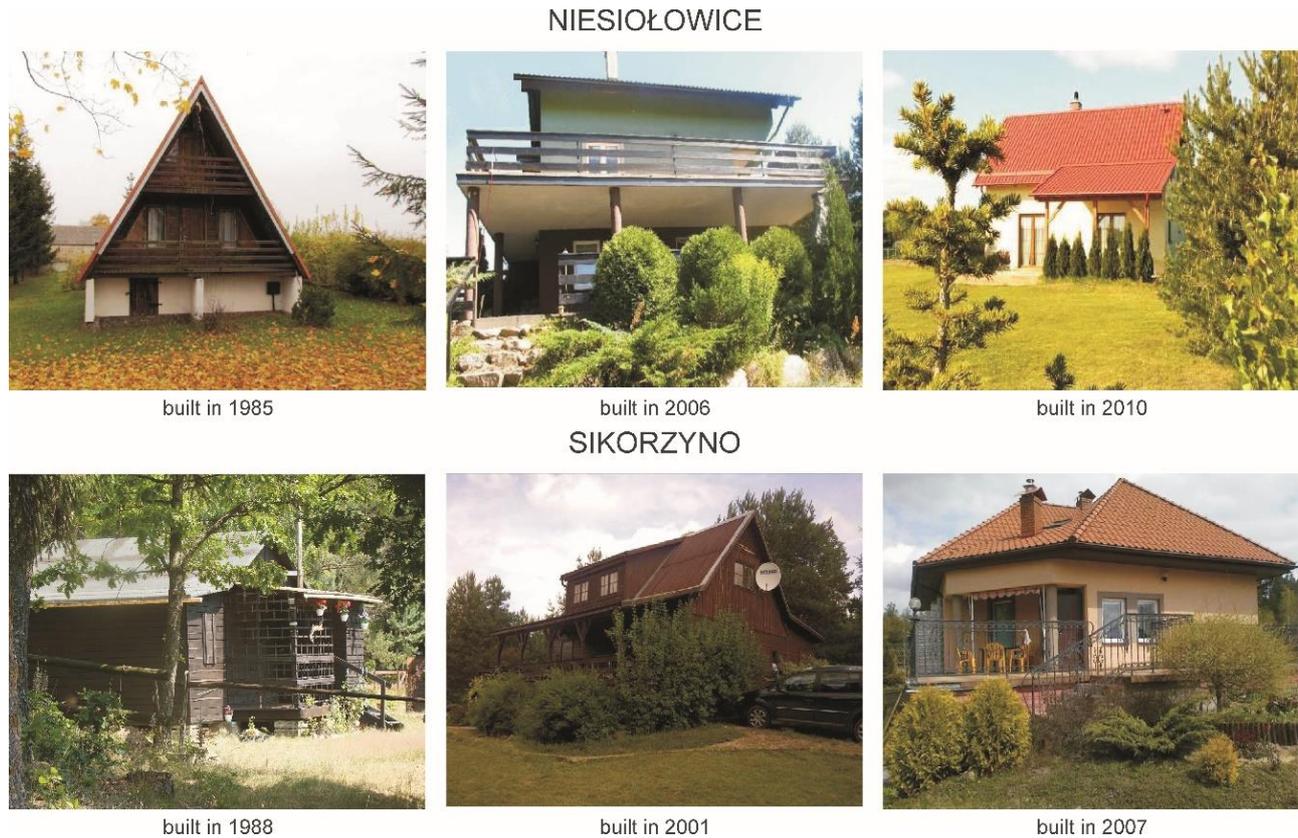


Figure 5. Selected types of holiday houses in the districts of Niesiołowice and Sikorzyno
Source: authors

static or mobile caravans. An interesting type of holiday house in Kashubia is an old country cottage, adapted to serve recreational purposes. In this way, not only are wooden buildings changed in order to perform recreational functions, but traditional rural architecture is preserved as well.

A characteristic feature of holiday houses is that they are more and more often adapted for use during the whole year. The newer ones are usually built of regular or hollow brick and have double-covered roofs. The owners of ‘second homes’ often build additional utility buildings and garages, which indicates their willingness to prolong their stay and spend time on the plot outside the summer season (Fig. 5).

The survey conducted among the owners of ‘second homes’ allowed the authors to present the circumstances of purchasing holiday plots, the differences in their size and state of development.

A thorough analysis of the research material shows that nearly 75% of the respondents purchased their plots in 1991-1995 and 2001-2005 (27.9%). People were less interested in buying plots of land in 2006-2010 (8.7%). The smallest number bought a plot to build a holiday house before 1980 (almost 0.0%). The majority bought the land from a private person (63.5%), inherited it, or received it as a gift (22.1%). The remaining respondents bought the plots from the *gmina* (14.4%) (Fig. 6).

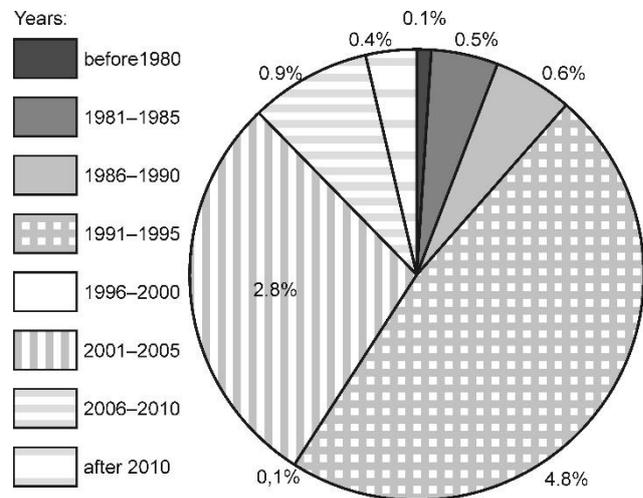


Figure 6. Date of holiday house construction in the districts of Niesiołowice and Sikorzyno
Source: authors’ survey in July and August 2013

According to the survey, most holiday plots in the *gmina* of Steżycza covered an average area of 500-1,000 m² (68.3% of all plots). People were less interested in large plots, over 1,000 m² (20.2%), and small plots, under 500 m² (11.5%). The size of the ‘second homes’ was not correlated with the area of the holiday plot. The area of the buildings was usually 100-150 m² (3.8%) and above 150 m² (2.9%).

The study enabled the authors to provide a detailed description of the plots, as regards their appearance and development. The majority of the holiday houses were individually designed (80.8%) but there were also buildings adapted to perform recreational functions (11.5%) or were ready-made products (7.7%).

It appeared that the holiday plots were relatively well equipped with technical infrastructure. All of them had a water supply, with 94.2% having a cesspool or connection to the sewage system. Some houses had central heating that could be used all year round (17.3%). A small percentage were connected to the gas network (1.9%).

In the light of the survey, an average holiday house is a single storey (31.7%) or a one-storey building with an attic (26%), built of hollow bricks (41.3%) or wood (39.4%). The roof is covered with a metal sheet (36.5%) or tiles (29.8%).

The plots often feature additional facilities (Fig. 7), such as garages or roofed shelters (28.6%). Nearly one quarter of the owners had arranged special barbecue places and sheds for DIY; 11.5% of the respondents had built horticultural structures, mostly greenhouses. The least popular were sports elements (5.8%).

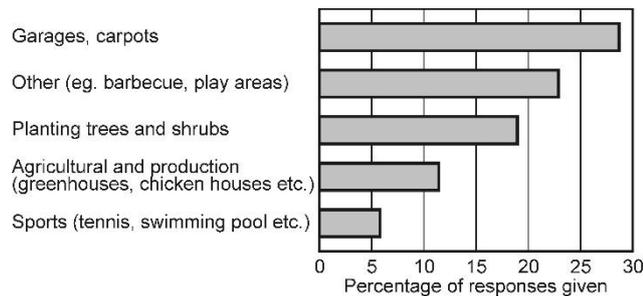


Figure 7. Elements of additional facilities on holiday plots in the districts of Niesiołowice and Sikorzyno
Source: authors' survey in July and August 2013

An equally important issue in the analysis of the buildings which serve individual recreation purposes are factors related to the 'spiritual' sphere. The tourists' perceptions, psychological factors and motivations are reflected in the very fact of owning a holiday plot and in their motivation to choose a particular location (Szkup, 2003).

The reasons for purchasing holiday plots can be compared to the general motivation for travel. At least nine can be distinguished: a desire to travel to a specific holiday destination, become familiar with a particular type of nature or local social life, temporarily leave home to spend some time with family, friends or partner. When choosing their activity, holiday plot owners may be also driven by a desire to meet new people. It is also believed that a relatively common reason, which is not easily ad-

mitted by plot owners, is plain snobbery, as they want to maintain or increase their social prestige. Other motivations include those which are connected with satisfying emotional, aesthetic and creative needs (Przeclawski, 1996). Spending time on a holiday plot, close to a lake or forest, enables people to stay close to nature which benefits their artistic or academic activity outside their permanent place of residence. An important motivation to purchase plots, especially in Kashubia, is the wish to visit the area lived in in the past.

The motivations to buy holiday plots in individual districts turned out to be varied (Fig. 8). Most respondents quoted natural assets (from 29.2% in Sikorzyno to 30.4% in Niesiołowice) and close proximity to their permanent homes (from 18.8% in Sikorzyno to 42.9% in Niesiołowice). The remaining reasons were even more varied. In the Sikorzyno district, the next most popular were friends' persuasion and convenient transport (18.8%, respectively), while in the Niesiołowice district, it was a coincidence or a bargain (12.5%), and the need to invest savings (5.4%).

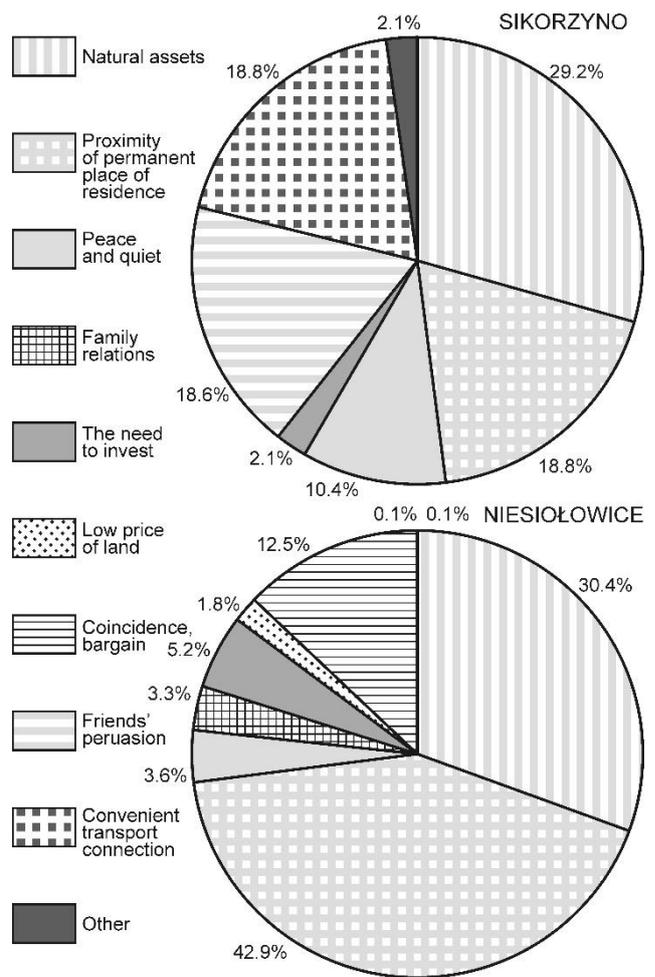


Figure 8. Motivations to purchase holiday plots in the districts of Niesiołowice and Sikorzyno
Source: authors' survey in July and August 2013

Generalized survey results indicate that the main reason for buying a holiday plot was close proximity to the investors' permanent place of residence (31.7%), followed by the presence of natural assets (29.8%), friends' persuasion and convenient transport connections (8.7% each).

The forms of spending leisure time on the holiday plots also varied (Fig. 9). The owners most often mentioned meetings with friends and family (21.2%), DIY (19.2%), small-scale fruit and vegetable growing and animal husbandry (18.3%), as well as care of their pets (18.3%).

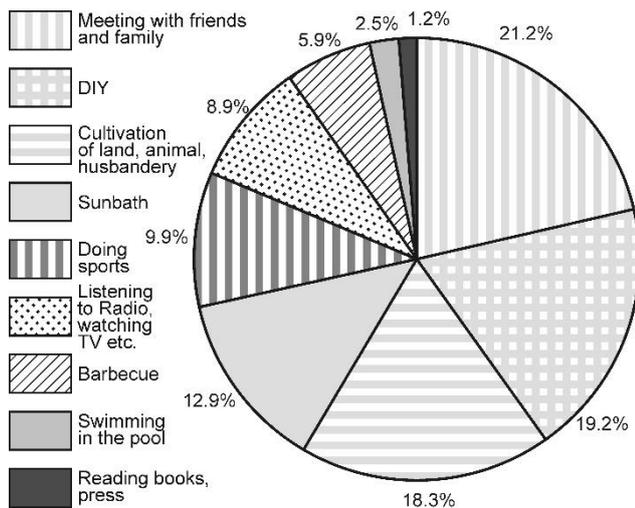


Figure 9. Forms of spending leisure time on holiday plots in the districts of Niesiołowice and Sikorzyno in July and August 2013
Source: authors' survey

Other forms of spending leisure time included sunbathing, doing sports, listening to the radio, watching TV, using the internet, barbecuing, swimming in the pool, as well as reading magazines and books.

6. FINAL REMARKS

The study shows that the *gmina* of Stężycza, situated in 'Kashubian Switzerland', is an attractive place to locate a 'second home'. It is the natural resources and assets that determine the development of holiday settlement there. They are, above all, the numerous post-glacial lake systems used as extremely attractive water trails on the Radunia River. Other attractive factors, including the Kashubian Landscape Park and vast woodlands, mostly with mixed forests, taking up nearly one third of the *gmina* area, enhance the development of the recreational function. Due to the fact that the area is located close to Tricity and that Gdańsk agglomeration inhabitants feel a strong need to regain their 'psychophysical' vitality and have time to do it, purchasing holiday plots has become increasingly popular.

The largest number of holiday plots were bought in the early 1990s, which was obviously a positive effect of the development of the tourism function during the transformation. The main motivation to purchase a plot was close proximity to the permanent place of residence and the high attractiveness of the *gmina*. The plots are clustered in its western and southern parts, which clearly relates to the presence of the largest lakes in the area. They are mostly plots containing holiday houses of different architectonic types, including old country cottages adapted for recreational purposes. The survey conducted in the districts of Niesiołowice and Sikorzyno showed that a typical holiday house is an individually designed building, a bungalow or a one-storey house with an attic, built from hollow bricks or wood and covered with a metal sheet or tiled roof. The respondents' plots also followed a particular pattern of development. Most of them included garages and roofed shelters as well as playgrounds for children and barbecue sites.

The socio-demographic structure of the plot owners varied; they were mostly 26-35 or 56-65 years of age and inhabitants of Tri-city who in fact had never broken an emotional bond with their birth place. It is a good example of the attachment to and the feeling of identity within the cultural region of Kashubia.

ENDNOTE

¹ The sample size for the survey was calculated for the 311 population, at the 0.95 confidence level, with an estimated 0.5 fraction, a maximum error of 3%, the sample size is 241. Due to factors independent of the authors, the study was conducted for a sample of 104 people. At a confidence level of 0.95, with an estimated fraction of 0.5, the maximum error is 8%.

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