

*Commission 21. Geography of Tourism and Recreation*

Комиссия № 21. География туризма и рекреации

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## CHANGES IN THE LOCATION OF SECOND HOMES IN THE HRUBÝ JESENÍK MOUNTAINS IN THE PERIOD OF THE „TOURIST BOOM”

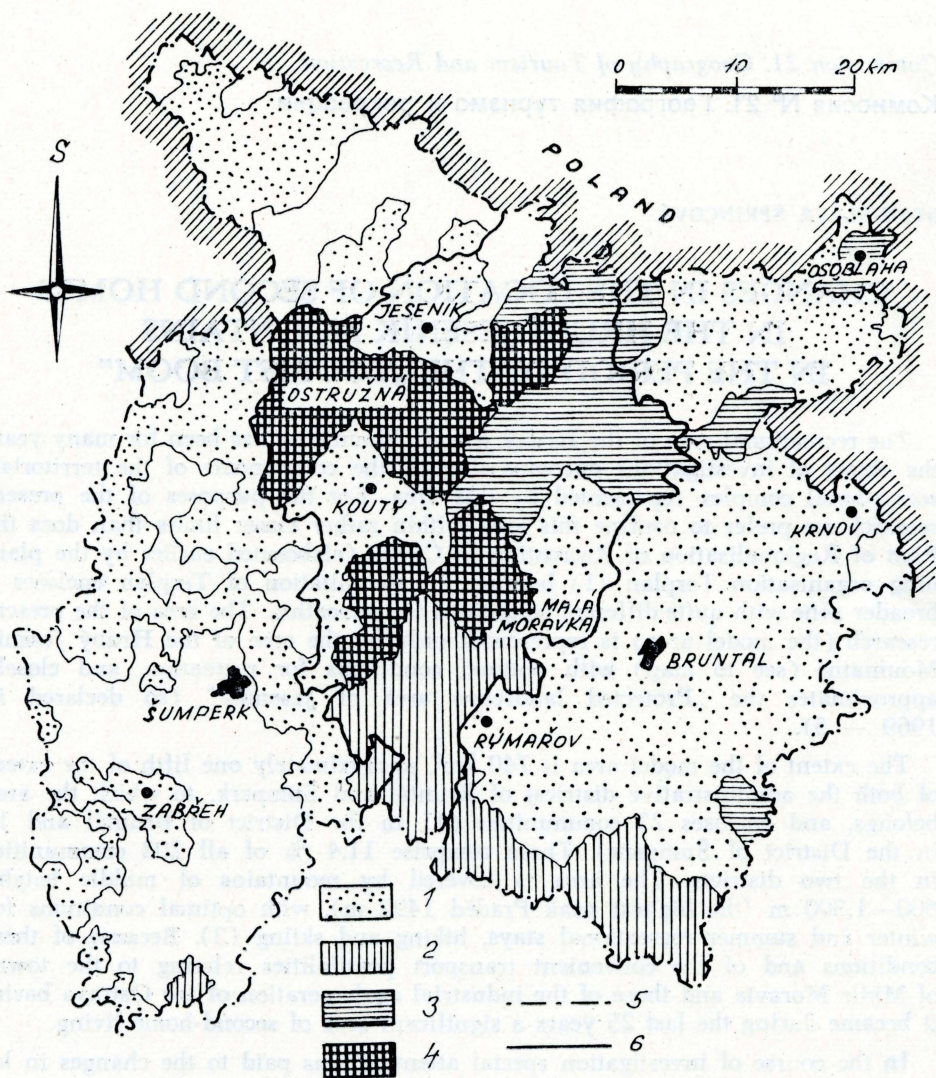
The recreational area of the Hrubý Jeseník Mountains has been for many years the object of investigations encompassing all the components of the territorial-recreational complex represented by this area. For the purposes of the present research we prefer to confine this area within rather closer limits than does the Plan of Regionalisation of Recreation in ČSSR (elaborated earlier by the planning organisation Terplan (1) because the delimitation of Terplan encloses a broader zone with quite different conditions for recreation. The area of the present research (the model area) is represented only by the core of the Hrubý Jeseník Mountains (see to map) with optimal conditions for recreation, and closely approximates the „Protected landscape area of Jeseníky“ (so declared in 1969 — 5).

The extent of the model area is 740 km<sup>2</sup>, approximately one fifth of the extent of both the administrative district of Bruntál and Šumperk, to which the area belongs, and encloses 23 communities (11 in the District of Bruntál and 12 in the District of Šumperk). These comprise 11,4 % of all 202 communities in the two districts. The area is covered by mountains of middle height, 600—1.300 m (the highest peak Praděd 1492 m), with optimal conditions for winter and summer recreational stays, hiking and skiing (3). Because of these conditions and of the convenient transport possibilities relating to the towns of Middle Moravia and those of the industrial agglomeration of the Ostrava basin, it became during the last 25 years a significant area of second-home living.

In the course of investigation special attention was paid to the changes in location of second homes and to the territorial relations between the recreational area (as the area of supply) and the most important places of demand.

The problem of the second home is now central to the geography of recreation and leisure and will undoubtedly be discussed by geographers attending the World Congress in Moscow in 1976 and especially at the meeting of the pertinent IGU Working Group.

At the beginning of the study period, i. e. in the fifties, the number of settlements with second homes in the model area was very small. These settlements



Location of second homes in the area of Hrubý Jeseník Mountains (*S. Šprincová*).  
The places of origin are mostly in:

- 1 — The districts of Bruntál and Šumperk; 2 — Middle Moravia; 3 — the Ostrava industrial agglomeration; 4 — Brno and Southern Moravia; 5 — district — boundary; 6 — boundary of the model area.

were situated in the zone of access to the central ridge of Hrubý Jeseník Mountains (2,4) and nearly all could be reached by railway. This railway connection made even week-end (formerly 1,5 days) recreation possible in such settlements as Malá Morávka, Kouty, Branná; or in extreme cases recreation and activities extending over several days (Ramzová, Horní Lipová etc.). The network of these resorts remained for many years without significant change and did not show any tendency to expand. By contrast the number of second homes in the zones nearest to the centres of demand increased during this period very rapidly (e. g. Mariánské Údolí, Hlubočky, Hrubá Voda in the valley of the Bystřice River) along the railway-line Olomouc—Bruntál, or the many villages along the railway line Ostrava—Frýdlant n. Ostravicí—Frenštát.

With the increasing use of the motor car that effectively started at the end of the nineteen fifties, the dependence of recreation zones on railway transport decreased and no longer remained the deciding locational factor. When the car is used for travel the areas of short-time and week-end recreation are considerably expanded, because the 60-minute isochrone for a one-day recreation trip and the 12—-minute isochrone for week-end recreation can enclose much larger zones when travel is by car than when it is by train. A big increase in the number of second homes is one consequence of this fact.

In 1964 second homes could be found in all settlements of the model area (470 second homes). In the remaining parts of both districts, where the conditions for the recreation are not so good as in the model area, there were 240 second homes in only 33 settlements. In 1975 after the registration and listing of second homes adopted by the government resolution No 287/1973 the number of second homes in the model area nearly doubled, to 932. The increase, which represents an annual growth rate of 6,4 % over the 11 years, is however not homogeneous in the whole area. In the eastern part (belonging to the Bruntál district) the increase reaches nearly threefold; in the western part (belonging to the Šumperk district) it equals only one fifth. This difference results from the greater recreational capacity and the more convenient transport of the Bruntál part, in relation to the centres of demand (the basin of Ostrava, the cities of Middle Moravia, and Opava and surroundings).

The number of second homes in both districts outside the model area increased, however, in the same period from 240 to 1375 (an annual growth rate of over 17 %) and the number of settlements with second homes from 33 to 102 (see the map). Thus the number of second homes is increasing here more rapidly and the share of the model area in both districts is decreasing: in 1964 it was 66,2 %, and in 1975 only 40,5 %. The following conclusions may be drawn from this fact:

1. As a reason for the smaller development of second homes in the model area can be adduced the fact that its reception capacity is near to exhaustion. There are almost no vacant country houses available, and construction of new cottages is limited for the protection of the environment. In many places a definite stop to new construction has been declared.
2. By contrast, the faster increase of second homes outside the protected landscape area of Jeseníky can be explained by these factors:
  - a) In consequence of the process of concentration of inhabitants in the larger settlements, dwellings in settlements without any central functions and farm houses became free for use as second homes.

- b) A lower degree of protection of the environment here allows in greater measure the construction of new second homes.
- c) The development of motorization enables even more remote settlements to be used as localities of second homes.
- d) The worsened environment in cities makes second homes in greater measure a living necessity. The increased demand, with the exhaustion of capacity in the areas with optimal conditions for recreation, leads to the decreasing of standards for the qualities of conditions for recreation and to an increase in the number of areas used for second homes. For example, the area of Osoblaha has few of the qualities required for recreation and is remote from most areas of demand. There is however the possibility of obtaining vacant country houses, for use as second homes. Those interested not only the inhabitants of the nearby town of Krnov, but also those in the industrial agglomeration of Ostrava.
- e) Finally there is increased interest in second homes on the part of the inhabitants of the towns situated directly in the Hrubý Jeseník Mountains (Bruntál, Krnov, Rýmařov, Šumperk, Jeseník, Zábřeh) who prefer the nearest sites, which permit even daily after-work recreation, including gardening and bee-keeping.

All these facts confirm the reality, that the more distant the places of supply and demand are from each other, the higher are the requirements. Thus the sites of second homes at a distance of 150–200 km must be of higher quality than those at a distance of 10–15 km. That is the reason why in the Hrubý Jeseník Mountains the second homes of inhabitants of Prague and Brno are situated directly in the model area and in the places with the best conditions for recreation (winter sports included).

The increase in the number of second homes has an important impact not only on the environment of the respective localities, but also on their functional, social and economic structure. In the settlements, which were formerly of agricultural, agricultural-lumbering and agricultural-industrial character, the share of recreational functions increased, as they became primarily centres of second homes. The recreational functions have these characteristic features:

- 1. Short-term migration of the occupants of weekend houses, on a 5-day cycle;
- 2. extremely stable territorial relations between:
  - a) the places of destination (supply), i. e., the sites of second homes and weekend houses and
  - b) the places of origin (demand), i. e., the permanent homes of occupants of these houses.

#### References

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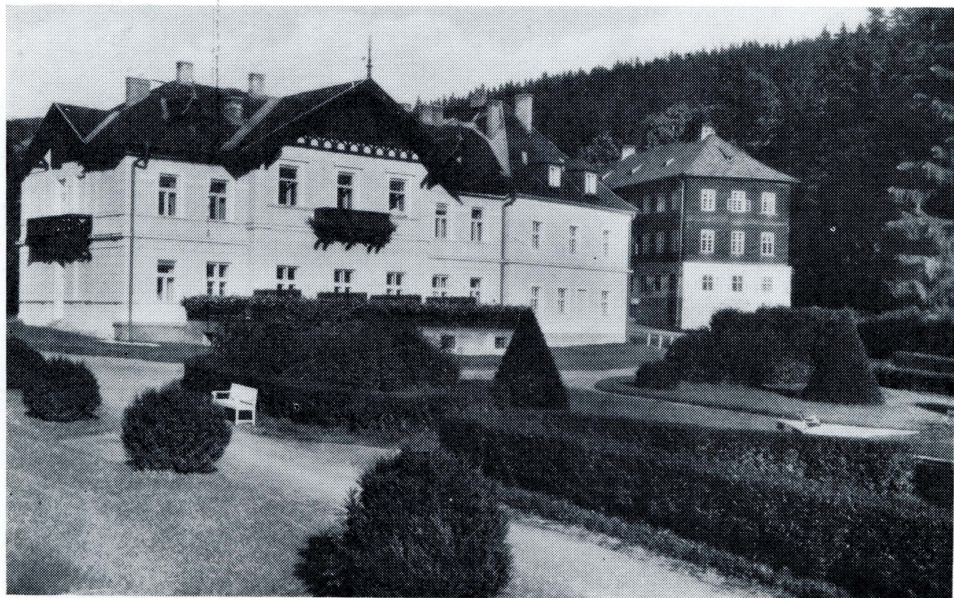
ИЗМЕНЕНИЯ В РАЗМЕЩЕНИИ ИНДИВИДУАЛЬНОГО ДАЧНОГО ЖИЛЬЯ  
В ЕСЕНИКАХ В ЭПОХУ МАССОВОГО РАЗВИТИЯ РЕКРЕАЦИИ

Автор в настоящей работе сравнивает развитие и изменения в размещении второго жилья в модельной области своего исследования и в остальных частях районов Брунтал и Шумперк, на территории которых модельная область размещается, и которая предоставляет оптимальные условия для рекреации. В остальных частях обоих районов эти условия очень разнообразные, но в общем всюду существенно скромнее. Несмотря на это, сравнивая направление развития второго жилья, то определяем, что оно развивается в модельной области медленнее, чем в остальных частях обоих районов.

Автор рассматривает причины этого явления и приходит к следующим заключениям:

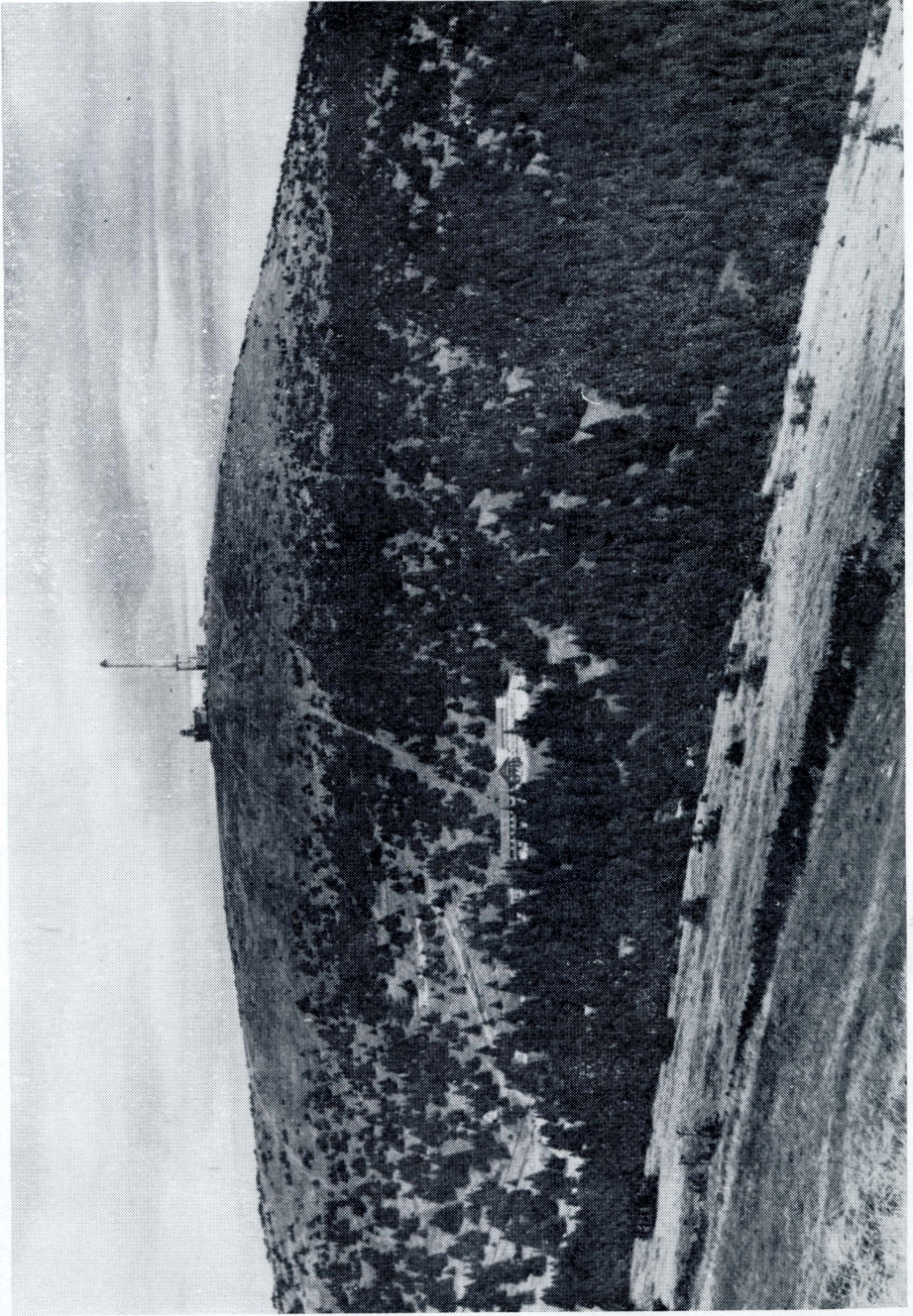
1. Медленное развитие второго жилья в модельной области вызвано тем, что её приемная емкость приближается к верхней границе.
2. В противоположность этому более быстрое возрастание численности вторых жильев мимо модельной области имеет следующие причины:
  - а) здесь происходит в следствии концентрации населения в большие поселения к постоянному увольнению жилых домов, подходящих к использованию для второго жилья,
  - б) более низкая степень охраны среди дает возможность в более большом масштабе новому строительству,
  - в) развитие автомобилизма разрешает воспользоваться и более удаленными и менее доступными местами,
  - д) повышенный спрос, вместе с наполнением емкости областей с оптимальными условиями, ведет к снижению требований относительно качества предпосылок и тем самым к расширению территорий, используемых для второго жилья,
  - е) постоянное возрастание численности собственников второго жилья, которые имеют постоянное местоживание в обоих районах. В большинстве они предпочитают места в самой близкой окрестности, предоставляющее им возможность проводить отдых после работы и некоторую активность требующую частое посещение второго жилья, как садоводство или пчеловодство.

Исследование в Есениках подтвердило действительность принципа, что чем менее взаимно удалены области спроса и предложения, тем более низкие требования по отношению качества предпосылок для рекреационной области.



1. Karlova Studánka, a well known spa in the valley of the Bílá Opava river, under the slopes of Praděd in the Hrubý Jeseník Mts.
2. Kursovní chata (cottage) is one of the old recreation houses in the region of Praděd; it serves for the purposes of hiking and for winter sports.





3. Praděd, the highest peak of the Hrubý Jeseník Mts. (1492 m a. s. l.) in the „Protected landscape area Jeseníky“.