

HOLIDAY HOMES IN TASMANIA

by

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A B S T R A C T

Large scale ownership and use of holiday homes is a recent phenomenon in most developed countries. Increased leisure time, affluence and mobility since World War II have enabled many sections of society to own a holiday home.

Holiday homes permit a regular change of environment and participation in a wide range of recreational activities. Rural economies often benefit from holiday home occupance through increased trade for local business, opportunities for farmers to sell surplus land and produce, and increased taxation revenue for local authorities.

Due to the large amounts of land they require, holiday homes have become a distinctive element in the settlement pattern in coastal and lacustrine environments of Tasmania. High density ribbon settlement in some areas has led to both physical and visual erosion of these landscapes.

The distribution of holiday homes in Tasmania in 1977 and the changes in the distribution since 1960 are examined. The current location of holiday homes and changes in the distribution pattern of holiday homes are shown to be dependent upon the location of attractive sites, access from major population centres and the socio-economic characteristics of the population. These factors combine to produce some distinctive spatial regularities both in the distribution of holiday homes and in the relationship between the permanent home site.

The current state of planning legislation in Tasmania in relation to holiday homes is discussed.

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CHAPTER I.

THE GEOGRAPHY OF HOLIDAY HOMES

Topics relating to recreation have received very little attention from geographers until recent years. This situation has arisen principally because recreation has only lately emerged on a widespread scale and because of the lack of academic interest in its study. The holiday home, which permits participation in many forms of outdoor recreation has become an important element in most Western countries over the last three decades.

This thesis examines their present distribution in Tasmania and changes in that distribution since 1960. An intra-urban analysis of holiday home owners is also presented.

Section I of this chapter reviews some of the major themes that appear in the literature relating to holiday homes. In Section II the methodology of the current study is outlined.

I. LITERATURE REVIEW

Holiday Home ownership

A holiday home can be defined as the "occasional residence of a household that usually lives elsewhere and which is primarily used for recreational purposes" (Bielckus, Rogers and Wibberley, 1972:9). In a strict sense this definition could be interpreted to include caravans and hobby farms. However, due to the mobile nature of caravans and the many uses made of hobby farms (of which recreation is only one) they generate geographic patterns of a very different sort to those of holiday homes. They have, therefore, been omitted from

this study.

The large scale ownership and use of holiday homes is a recent phenomenon in most Western countries. They have existed in some European countries since at least the early seventeenth century (Clout, 1974). However, their ownership was restricted to a very small affluent section of society. Since World War II, increased leisure time, affluence and mobility have enabled far greater sections of society to own holiday homes. Variations in these factors account for the variations in holiday home ownership between countries. In Sweden 20 percent of households have access to a holiday home (Clout, 1972), while the proportion is 5 percent in the United States (Ragatz, 1970) and only 2 percent in Britain (Downing and Dower, 1973). Few figures have been presented for Australia but Marsden (1969) using the number of unoccupied dwellings from the 1961 census as a measure of holiday home ownership, indicated that the proportion was approximately 6 percent.

Growth trends in holiday home ownership are difficult to establish due to the lack of data collection over any period of time. Researchers are now attempting to compile inventories of holiday homes and determine growth trends from surveys, local government authority records and census data. In England and Wales it was estimated from local government rate records that there were 180,000 to 200,000 holiday homes in 1970, an increase of approximately 150,000 since 1955 (Bielckus, Rogers and Wibberley, 1972). In Sweden the number of holiday homes rose from 300,000 in 1962 to 450,000 in 1969 while France has experienced annual growth rates of over 60,000 a year since 1954 (Clout, 1972). It is apparent then that the demand for holiday homes is increasing rapidly and will continue to do so as leisure time both increases and becomes more flexible, disposable incomes increase and

as transport and communication systems improve.

Although there appears to be a large and growing demand for holiday homes from all sections of society, ownership is still restricted to the more affluent groups - a recognized but little studied hypothesis.

Bielckus, Rogers and Wibberley (1972) in their study of second homes in England and Wales analysed the relationship between holiday home ownership and socio-economic status. Using education and occupation data, they confirmed the existence of a definite socio-economic bias. However, they also suggested that holiday homes are no longer the prerogative of the very wealthy, as the wide range of housing available provides considerable scope for lower income groups to gain access to the holiday home market.

The growth of the holiday home phenomenon has taken different forms in different parts of the world. In the extensive and densely settled rural areas of Western Europe the majority of holiday homes are converted farmers' or miners' cottages. In Australia, North America and parts of North Europe, their predominant form is purpose-built as there is only a small stock of easily convertible vacant housing.

The distribution of holiday homes has been widely discussed in the literature. The main locational determinants of holiday home distributions appear to be accessibility from urban demand centres, an environment attractive for recreation - this usually involves proximity to water, and the availability of suitable land for development. The interaction of these factors has resulted in large numbers of holiday homes in coastal, lacustrine and riverine areas in close proximity

to urban centres. More localized concentrations can be found in inland rural and mountain areas (Bielckus, Rogers and Wibberley, 1972; Mosley, 1963; Clout, 1972; Ragatz, 1970).

A study in England and Wales by Bielckus, Rogers and Wibberley (1972) found that over 70 percent of holiday homes were in local authority areas which had a coastal boundary, thus indicating the recreational orientation towards the coast.

The Significance of Holiday Homes

The holiday home is rapidly becoming a significant element in rural landscapes of the Western world. It is having a marked influence on the lifestyle of the urban owner, the economic and social structure of the rural host community and on the rural environment.

A holiday home enables the urban owner to change his environment on a regular and repeated basis, and thus provides an escape from the real and perceived pressures of modern urban living. It is a form of accommodation from which its occupants can take advantage of a large range of recreational activities.

The economic and social structure of rural communities has changed with the influx of holidaymakers on a weekend and seasonal basis.

Land owners have the opportunity to sell surplus land and buildings to urban buyers, often at higher prices than could be obtained if the property was being sold for agricultural use. Piecemeal development of land may hamper farm restructuring and high prices may put the acquisition of permanent housing beyond the means of rural inhabitants.

In the Paris Basin of France, for example, high prices in the

housing market were found to be creating severe problems for farm workers attempting to buy a cottage (Clout, 1969). However, in northern Wales Martin (1972) recognized two distinct housing markets. High prices for holiday homes had little effect on prices in the market for permanent homes. Permanent residents require housing with most facilities provided and ready access to services, while the holiday home owner often considers a relative lack of facilities as part of the 'charm' of a holiday home.

Holiday-makers provide outside capital for the local business market, thereby stimulating trading and creating increased employment in local shops, cafes, garages and building firms. In Wales it has been estimated that holiday home buyers contribute approximately 4 million pounds to the economy annually and provide jobs for about 15,000 people (Jacobs, 1972). Increased business tends to be on a seasonal basis, with additional employment being created on a part-time rather than a full time basis. These jobs are of particular benefit to women and young people who traditionally find employment difficult to obtain in farming regions. Thus catering for the holiday-maker can provide a source of supplementary income for the farming family as well as the increased income earned by local business. However, the seasonal nature of the trade often creates problems in terms of an off-season decline in business and employment.

A further benefit arising from the location of holiday homes in a region is the additional revenue collected from taxation by local authorities. However, the holiday home often requires provision of essential services (piped water, electricity, mains drainage) which are costly to provide in remote and often dispersed locations. Martin (1972) however, considers in the context of England and Wales that the

services provided are hardly a burden on local authorities when the three main items of rate expenditure are education, health and welfare, and housing, none of which are utilized to a significant degree by the holiday home occupants.

The social character of rural host communities has often changed with the influx of urban dwellers on a regular basis. Urban holiday-makers "will greatly encourage the process of mental urbanization" (Clout, 1972: 64) due to contact between visitors and members of rural communities. The contact may be beneficial bringing "a wider experience and understanding of life and work in the world outside" (Bracey, 1970: 257). However, in Wales there is a strong feeling amongst some Welshmen that the cumulative effect of the influx of holiday home occupants is an erosion of the distinctive social and cultural fibre of rural Wales (Clout, 1972).

Changes in the conception of work patterns is one example of urban influence in the rural community. Farming may become an inferior occupation in areas where catering for holiday home occupants and tourists may be more economically attractive. With such changes the farmer's occupation is organized towards a profit-making combination of pursuits rather than concentration on agricultural activities which have been traditionally viewed as a 'way of life' rather than as a business enterprise. Holiday home development may certainly create a broadening of the traditional economic base in many rural communities.

The findings of various studies indicate that the influence of holiday homes in the rural area varies considerably between regions. Strong variations between peri-urban and remote areas in France have been recognised by Clout (1972). Regular weekend occupation of holiday

homes in the peri-urban region of the Paris Basin tends to create conflicts within the region in terms of rising prices in the housing market and in the demands made upon services. Also very few economic benefits are derived as the holiday home occupants have the opportunity to shop at supermarket prices in large urban centres during the week.

In contrast the benefits derived from holiday home occupation usually outweigh the disadvantages in more remote areas. For example, in the Massif-Central region in France, the holiday home occupants usually stay for longer periods of time, providing increased trade for local shops and an increase in the activity and social life of the rural community.

The large variations that exist in the effects that holiday homes have on rural communities make it difficult to establish generalizations that apply over wide areas. Nevertheless the holiday home market is rapidly becoming an economic alternative for land uses which are either marginal, obsolete (farming and mining) or difficult to attract to the countryside (manufacturing and commerce) in remote rural areas (Ragatz, 1970).

Although researchers are now studying the influence of holiday homes in the rural community, no-one has yet been able to provide a comprehensive picture of the real economic influence within the region and answer questions relating to the magnitude of the financial benefits received and how these compare with losses through higher prices, migration and the social costs which holiday home development may encourage (Rogers, 1973).

Although holiday homes are still owned by only a small section

of society, they have become a notable element in many rural landscapes due to the large amount of space each requires and also because, in some areas, they tend to develop in a linear fashion along prominent and attractive coastlines. Holiday homes are rapidly spreading over large areas, mostly in high value recreational areas. Land in coastal environments is often ecologically fragile and high density usage often leads to pollution, erosion and general deterioration of landforms. In a study of holiday home settlements close to Prague, Gardavsky (1969) found that pollution of the atmosphere and surface water had become noticeable partly because of the presence of holiday homes with inadequate drainage. The visual deterioration of the natural landscape caused by the proliferation of holiday homes of many forms and textures has led Marsden (1969) to recognize a new dimension to the term 'coastal erosion'. Failure to appreciate adequately the relationship between the natural and the built environment in the design and fabric of holiday homes can often create considerable visual intrusion in the natural landscape (Ashby, Birch and Haslett, 1975).

Unightly holiday home settlements in many parts of Tasmania have resulted from the use of low quality building materials and poor standards of construction.

Management of Holiday Home Development

The development of planning policies and the application of sound management practices are necessary if a region is to take advantage of the benefits arising from holiday home occupation, while minimizing the conflicts they create within the rural community and the rural landscape. Of particular need is the formulation of policies

relating to the number and location of holiday homes and the provision of essential services. No method or approach exists relating specifically to holiday home planning. However, two techniques developed in other planning fields can be of particular importance in formulating a planning framework for holiday home development.

The concept of carrying capacity which has been applied in recreation studies (McCarthy and Dower, 1967; Furnidge, 1969) provides a useful base for balancing the demand for holiday homes with the available rural resources. The carrying capacity concept can be defined as "the level of recreation use an area can sustain without an unacceptable degree of deterioration of the character and the quality of the resource or of the recreation experience" (Gittins, 1974: 157). Although easily defined, capacity is a very difficult concept to measure as it can be interpreted in several ways. Physical capacity is the maximum number of people a site can physically accommodate for a given activity. Psychological capacity is the number of people an area can absorb before the latest arrivals perceive the area to be full and seek satisfaction elsewhere. Ecological capacity is the level of human activity an area can support without ecological deterioration. The basis of the measurement problem is that the concept of carrying capacity is based on the notion of quality, since it is implied that when capacity is exceeded quality is reduced (Barkham, 1973). Quality is determined by the perception of the user. In terms of recreation, perception comes with the users' expectations of the recreational experience. As most outdoor recreation locations are multi-purpose, capacity will depend to a large extent on the mix of user expectations.

In cases where such measurement problems can be overcome, the concept of carrying capacity may provide a useful basis from which

ceilings of holiday home development can be determined and from which areas suitable and unsuitable for future development can be identified.

Land-use zoning is a useful tool for the implementation of planning policies relating to holiday home development. Zoning has been widely used in urban areas to separate conflicting land uses. One study of land-use planning in recreation areas suggested a 5 zone plan for holiday home development for a lakeside area (Jaakson, 1972). The plan provides zones of intensive lakeside residential development as well as areas of wilderness and provision for public access, including areas for picnics, parking and boat ramps. Buffer zones of natural landscapes are provided to reduce user conflict and enhance the aesthetic appearance of the lake. Land-use zoning applied in a flexible manner can provide a partial solution to conflicts between different uses and users of the rural environment. Attempts at land-use zoning have been started in Denmark, Norway and Sweden to delimit areas where holiday homes might be developed in the future and others where they should be prohibited, especially along valuable stretches of coast and in the mountains (Clout, 1972).

Large scale development of holiday homes requires effective management schemes for the provision of roads, electricity and mains drainage. Concentration of homes is the most economically efficient arrangement for providing services. Provision to remote and dispersed locations is often very costly. Concentration of holiday homes has further advantages: schemes for farm enlargement would not be impeded and rural landscapes would not be 'eroded' by a scatter of holiday homes. However concentration of holiday homes will transform the recreational area into a form closely resembling urban settlement. Such development may be contrary to the wishes of holiday home occupants,

many of whom are attempting to escape the confines of an urban area and spend their leisure time in remote and relatively unsettled surroundings.

The degree to which holiday home development can be controlled by local planning authorities will depend to a great extent on the planning legislation in the country or area concerned. In Britain, for example, there is an extensive body of planning legislation which can effectively control most changes in land use. Planning authorities thus have the potential to control the development of holiday homes and to effectively prevent any visual or environmental deterioration of the landscape.

However, in Australia planning legislation relating to the development of rural areas is poorly developed. Thus the growth of holiday homes, has in many cases, resulted in piecemeal and unattractive development. Although some local authorities or state departments attempt to take some initiative in planning for holiday home development, there is no overall framework for co-ordination of policy and management objectives, due to the lack of planning legislation. Local government authorities in particular have very little expertise, time or finance with which to develop long term planning policies and thus they require some form of legislative framework.

Analysis of Holiday Home Development

Most studies dealing with the development of holiday homes have used very simple forms of analysis. Mapping and elementary statistical analysis are the main forms used. Mapping is a basic geographical tool for describing the spatial relationship between a phenomenon and its location. Mapping of holiday homes allows description of the

spatial pattern from which broad generalizations can be derived. Elementary statistical techniques (e.g., the location quotient) have been used in different studies to determine the relative importance of holiday home development in an area.

The more sophisticated technique of regression analysis has been used in several studies to examine the distribution of holiday homes (Aldskogius, 1967; Cook, 1977; Burby, Donnelly and Weiss, 1972). Regression analysis is concerned with describing the nature of the relationship between a set of variables, in which one variable (dependent variable) is considered to be dependent upon the other variables (explanatory variables) being partly controlled by or related to them. Aldskogius (1967) provides a theoretical basis to justify the use of regression analysis in the study of holiday homes.

He considers that the spatial distribution of holiday home development represents the cumulative result of a great number of individual locational decisions made by prospective holiday home owners. A great number of factors will enter into the decision making process, many of which will be random. However, it is reasonable to assume that several of the factors can be grouped together into broad categories to form a set of behavioural parameters, that are common to many people and can be used to explain, at least in part, the spatial distribution of holiday homes.

Cook (1977) in a study of holiday homes on the Yorke Peninsula, South Australia, tested the influence of the variables - 'distance to Adelaide', 'distance to the nearest regional urban centre' and 'length of suitable coastline' in explaining the distribution. He found that the most important factor was length of suitable coastline.

Aldskogius (1967) found that 66.4 per cent of the distribution of holiday homes in the Silijan Lake region in Sweden can be explained by the 4 variables - length of shoreline, distance to nearest higher order service centre, seter settlement and open land.

Although regression analysis provides a statistical basis for explaining distribution patterns, there are many problems inherent in both the application and the statistical basis of the regression model.

Identification of relevant explanatory variables and quantifying the variables chosen are major problems in applying the model. Deletion of variables from the analysis or the use of surrogates that can be quantified, result in lower levels of explanation in the model.

Statistically the model is based on several assumptions, which if violated will give rise to misleading interpretation of the results. However, in most cases the data can be manipulated so as to conform with the assumptions.

Due to the difficulties in applying regression analysis, studies using this technique have, in many cases, only achieved low levels of explanation. Burby, Donnelly and Weiss (1972) studied holiday homes surrounding two reservoirs in the United States. A regression model used to explain the distribution achieved only a 20 percent level of explanation. This low level was considered to be due to the assumption that all privately owned land was available for development.

Given the low level of explanation achieved in most studies, it would appear that regression analysis is, at least with the current range of input variables, of limited value. In most cases, applications of the technique to holiday home distributions seem to have merely

pointed to conclusions that are obvious from simple mapping procedures.

However, one valuable use of regression analysis is in indicating changes in the importance of different explanatory variables over time. The regression model is run for different points in time and a comparison is made of the level of explanation achieved by the explanatory variables at those points. Such analysis was applied to the distribution of holiday homes on the Yorke Peninsula by Cook between 1961 and 1971. It indicated that the importance of the variable 'distance from Adelaide' in explaining the distribution had decreased between 1961 and 1971.

Overall there has been very little analysis of changes in the distribution patterns of holiday homes. This may reflect both the recency of recognition of holiday homes as an important element in the rural landscape, and an absence of data permitting analysis of trends over time. Analysis of changes in the distribution at a detailed level is important to the understanding of the phenomenon of holiday homes and the impact it is having in rural areas.

Theoretical Considerations

Very few theoretical statements have been suggested, tested or established regarding any aspect of recreation, largely due to the absence of research relating to recreation until very recent years and to the nebulous nature of many recreation activities.

One attempt has been made by Clout (1972) to provide a theoretical basis for the study of holiday homes. He formulated a concentric zone model to show, at a generalized level, the two important processes of change over time and change over space in the distribution of holiday

homes.

In a static context the model suggests that there exists two distinct zones of holiday homes around urban centres. The first is a zone of holiday homes used primarily on a weekend basis while the second is of holiday homes used on a seasonal basis. The width of these zones will vary with the size of the urban centre (larger cities generate a greater demand), stage of transport development, variations in the perception of distance and a number of local factors. Zones in European countries tend to be narrower than those in North America or Australia. Europeans generally travel shorter distances (two-thirds of holiday homes in Sweden are within 50 kilometers of the permanent residence) than their counterparts in the New World who consider 320 kilometers a reasonable distance to travel (Clout, 1972).

Variations will also occur in the width of the zones over time as the demand for holiday homes increases and the transport system improves. As demand increases, existing settlements will become saturated and prospective owners will have to travel further to find suitable sites. Improved roads and higher levels of personal mobility enable people to travel further in the same time, in their search for a suitable site. A study of the French city of Lyons between 1900 and 1960 (Clout, 1972) in terms of the concentric zone model found that three rings of increasing diameter served to bound the weekend residential zone at three dates. One hour remained the accepted travelling time but as transport technology improved the distance travelled increased from 9 miles in pre-1914 years with a horse-drawn carriage to 40 miles in 1955 with a motor car.

Following on from this, as people are prepared to travel greater

distances, the uses made of holiday homes change. Holiday homes that were previously used for long vacations may come to be used on a weekend basis, while those used on a weekend basis may be used by retired people or commuters on a permanent basis.

Thus at a very generalized level the concentric zone model highlights changes in accessibility as a major explanatory factor in changes in the distribution of holiday homes over time and space.

However, analysis at a more detailed level presents many anomalies in the general patterns. A major weakness of the model is its assumption of an homogeneous extra-urban environment uniformly endowed with sites for holiday homes. In fact, real world patterns exhibit a strong relationship with main roads and certain types of landscape.

It seems unlikely that any body of theory relating to holiday homes will be developed, other than at a very generalized level, until researchers have spent more time analysing the patterns and trends of holiday home occupation.

II. STUDY OBJECTIVES AND DATA SOURCES

Objectives

It is apparent from the previous discussion that there are a large number of aspects involved in a geographical analysis of the holiday home phenomenon. The present study focuses on three important aspects.

Firstly, it is difficult to gain a correct perspective of the holiday home phenomenon without some knowledge of the current distribution. Hence the first part of this study concentrates on establishing

and analysing the number and distribution of holiday homes in Tasmania in 1977.

As was indicated previously, few attempts have been made to examine changes in the distribution over time, mainly because of the lack of data. Some theoretical expectations have been expressed but shortages of data have made it impossible to evaluate these expectations from a sound data base. It is fortunate that in Tasmania a study was made of the state's holiday homes in 1960 (Mosley, 1963). Hence the second objective of this study is to examine changes and trends in the distribution of holiday homes between 1960 and 1977.

The third objective of this study is to trace the intra-urban origins of the holiday home owners, an aspect of holiday home ownership that, to the author's knowledge, has not been previously considered.

Data Sources

This approach to the study of holiday homes requires data relating to the location of every holiday home in Tasmania and the location of the owner's permanent home by town and/or suburb.

In Tasmania there are three main sources of data relating to holiday homes. These are the census, municipal rate records and valuation records of the Lands Department. A field survey was considered inappropriate for this study. Locating holiday homes in remote areas would present considerable difficulty and finding the home address of all owners would be basically impossible, even in the summer months.

The census has been a widely used source of data in locational studies of holiday homes. However the accuracy of the relevant census data in Australia has been subjected to considerable criticism (Marsden,

1969; Cook, 1977). Firstly, as holiday homes are enumerated under the category of unoccupied dwellings, they must be unoccupied at the time of the census if they are to be counted. Secondly, holiday homes must be recognized as such and not as some other type of unoccupied dwelling. Apart from doubts concerning its accuracy, the census is of little use in this study as it gives no record of the address of the owner's permanent home and the only data available is for 1971; the relevant data from the 1976 census is yet to be published.

Rate records of local government authorities are the second major data source. These records give the address of the owner and the location of the rated property. If these two addresses differ, it can be assumed, in most cases, that the property is a holiday home. As a complete guide to the number of holiday homes, rate records have two drawbacks. Firstly, they include tenanted properties and exclude those properties where the owners have their rates notice sent to the holiday home. Secondly, and more pertinent to this study, collection would have involved detailed recording of information at approximately thirty different municipal offices around Tasmania.

Valuation records of the Lands Department are the third major source of data available in Tasmania. The Valuation Branch of the Lands Department values every property in Tasmania every five years. The records kept on these valuations contain considerable information relating to the location, owner's address, several types of values, improvements made to the property and the building materials of structures built on the property. It is the most comprehensive and accurate data available on holiday home ownership in Tasmania. Although the data relating to holiday homes is submerged amongst the 175,000 files covering all properties in Tasmania, it has the advantage of

being housed in one central office in Hobart, making data collection considerably easier than is the case for rate records.

The real estate branch of the Lands Department and the Hydro Electricity Commission also record information relating to holiday home ownership in Tasmania. The records kept relate to holiday homes on Crown Land and those on land controlled by the Hydro Electricity Commission respectively. Although they both record accurate and relevant information for a study of this type their records cover only a limited number of Tasmania's holiday homes.

Valuation records were chosen as the data base for this study for three main reasons. Firstly, it appears to be the most accurate data available in Tasmania due to the wide coverage of the state and to the constant up-dating procedures. Secondly, the data is available at one central office. Thirdly the use of valuation data enables a comparison of holiday homes in 1977 with those in 1960 when a similar study was undertaken using valuation data (Mosley, 1963).

Although the valuation files record information about many aspects of property only those items necessary for this study were extracted. Given the quantity of the data, the time taken to extract it from 175,000 records, and the confidentiality of the records, it was not feasible to extract any information other than the location of the holiday home and the location of the permanent residence.

The records of the Valuation Branch are classified initially by local government areas. The 1971 census gave 20 municipalities in which there were less than 10 holiday homes. The local government areas were either urban areas (e.g., Hobart, Glenorchy) or inland farming or mining regions (e.g., Longford, Queenstown). Due to the small

numbers involved (a total of 38 holiday homes) these local government areas were excluded from the analysis. Data was collected for 29 of Tasmania's 49 local government areas.

It was extracted from the files relating to all properties, using the classification given to each property (vacant, house, dwelling, shack, hut) and the address of the owner. The details of how each holiday home was recognized is contained in Appendix I.

Although the data is the most accurate available it does have some deficiencies. It may include some rented housing and hobby farms, while some very high quality holiday homes and those in very isolated areas may have been omitted. Such anomalies in the data could only be corrected by a comprehensive field survey of Tasmania.

CHAPTER 2.

THE DISTRIBUTION OF HOLIDAY HOMES

IN TASMANIA, 1977.

Number of Holiday Homes

Files in the Valuation Branch record a total of 7316 holiday homes in Tasmania in 1977. This total means that approximately 6 per cent of all households in Tasmania own a holiday home, a level comparable to the United States. It is difficult to determine how this compares with other Australian states, as two previous studies of holiday home ownership (Marsden, 1969; Cook, 1977) base their analyses on census data - a source that has been severely criticised regarding holiday home data. Marsden (1969), for example, uses 'unoccupied dwellings' as a measure of holiday homes. If this measure is applied to Tasmania, the level of holiday home ownership would be 12.8 percent in 1976; a gross over-estimation. Comparable accuracy of the data given in the 'holiday home' category, as was used by Cook (1977) in South Australia, cannot be determined as the census data relating to holiday homes for 1976 is not as yet published.

Distribution of Holiday Homes

The present distribution of holiday homes in Tasmania is shown in Figure 1. An important feature of the distribution is the high degree of agglomeration. Ninety-five percent of all holiday homes are situated in settlements of more than 9 holiday homes. Such settlements will be referred to as resorts in the following discussion.

The attracting force of the coastline for the location of

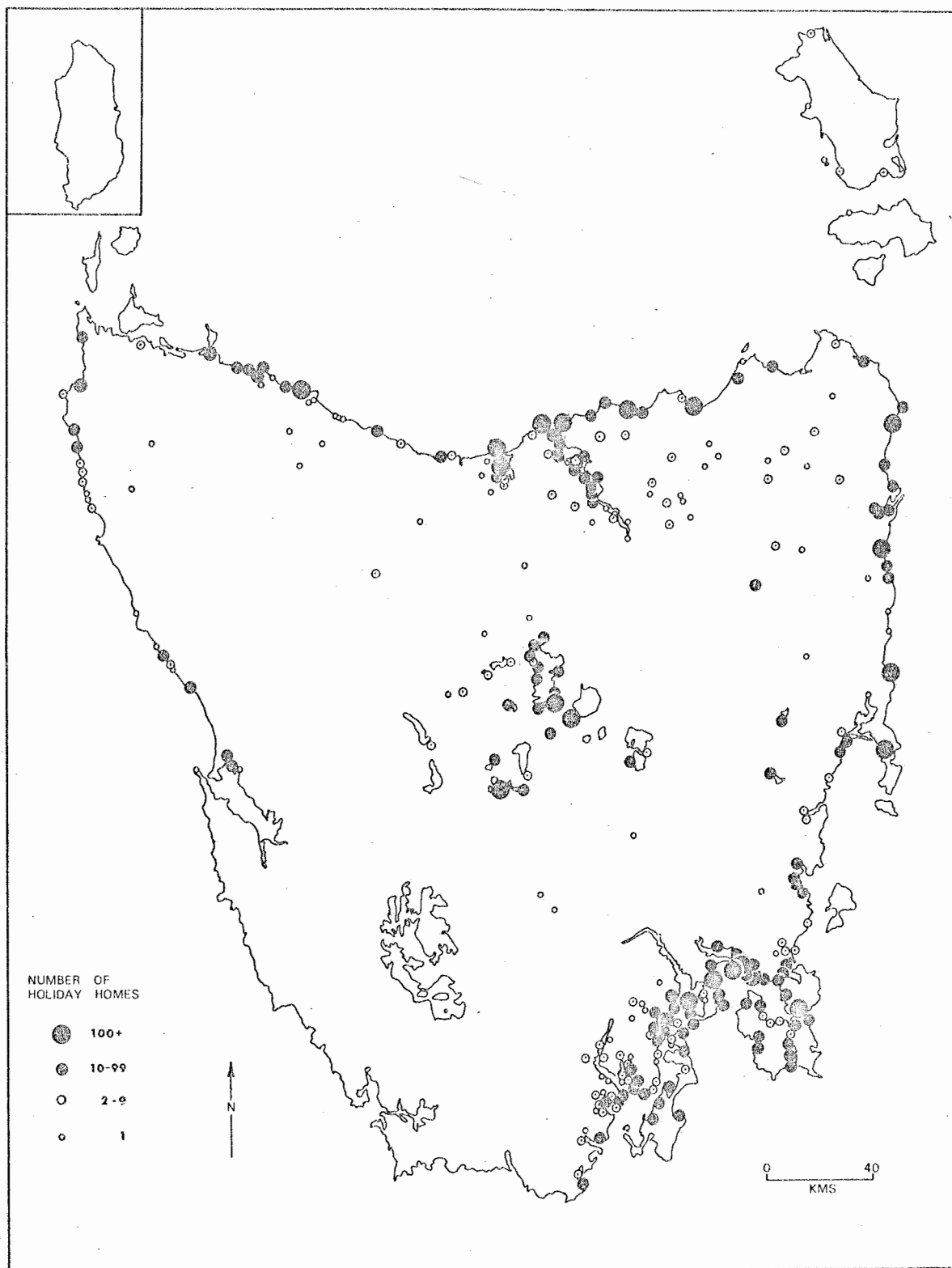


FIGURE 1.

Distribution of holiday homes in Tasmania, 1977

holiday homes is readily apparent (Fig. 1). The natural resources of coastal areas are highly prized for many forms of outdoor recreation and for their scenic attraction. In fact 86 percent of all Tasmania's holiday homes are located in coastal or estuarine areas.

Another important feature of the distribution is the concentration of holiday homes in close proximity to Hobart and Launceston, Tasmania's two major urban centres. Sixty-four percent of the state's holiday homes lie within 100 kilometre radii of Hobart and Launceston. Also the largest resort in the state, a virtual conurbation around Dodges Ferry and Park Beach, consisting of over 1,000 holiday homes is within 40 kilometres of Hobart.

The distribution of holiday homes mirrors that found in most countries - that is, large concentrations along the coastline in close proximity to major centres of population. Major concentrations are found in Tasmania along the south-east coastline and along the Tamar River and the north-east coast in close proximity to Hobart and Launceston respectively.

Other important concentrations are found in the lake region of the Central Plateau and on the north-west and east coasts. Minor concentrations are found on the west coast, a remote area with a small local population, an exposed coastline and generally poor weather conditions for recreation. A small number of holiday homes (less than 2 percent of the total) occur in a dispersed manner in inland rural locations - areas generally considered unattractive for recreation, and in very remote coastal locations.

Main Locational Influences

The spatial distribution of holiday home development represents

the cumulative result of a great number of individual locational decisions made by prospective holiday home owners. Many factors, some of which may be diverse and random, will enter into the locational decision, making precise evaluation of the distribution impossible. Nevertheless, several factors seem to be of major importance in either attracting a potential buyer to a location or in restricting the locational options open to the buyer. These include the location of attractive sites, the location of the owner's permanent home, the availability of land and the influence of planning control. Closer analysis of these factors can throw considerable light on the evolution of the present distribution of holiday homes.

a. Location of attractive sites.

It is apparent that certain landscapes are more favoured as sites for holiday homes than others. In Tasmania the coastal zone is the major attracting influence as it provides for a wide range of recreational activities. For some people it provides tranquil surroundings in which they can relax, while for those who wish to make more active use of their leisure time, it provides the opportunity for many types of land and water-based activities.

Although conclusions concerning the locational influence of the coast can be drawn from the distribution of holiday homes, a survey of owners is necessary if this factor is to be analysed in any detail. A sample survey of holiday home owners was undertaken in Tasmania in 1960 by Mosley (1963). As might be expected, he found that the most common requirements were firstly close proximity to safe and sandy beaches, and secondly, peaceful surroundings. Similar results were found in a survey of holiday home owners on the Yorke Peninsula of

South Australia (Cook, 1977). Eighty-two percent of respondents stated that the main requirement was proximity to a beach, followed by peace, quiet and seclusion. It seems safe to assume without a specific survey, that similar motives lie behind the decisions of current holiday home owners in Tasmania.

Although most holiday homes are located in coastal regions which permit participation in many forms of recreational activity, a number of specific resorts have evolved in response to one localized form of recreation. The most distinctive example in Tasmania is the establishment of a large number of holiday homes on the shores of lakes on the Central Plateau largely in response to the good trout fishing opportunities. A further example is the location of 12 ski huts on the slopes of Ben Lomond, Tasmania's most popular ski resort.

In Tasmania it seems that inland rural areas hold very little appeal for recreation as only 2 percent of holiday homes are found in rural areas. These inland holiday homes tend to be dispersed and located in isolated areas.

The site feature in most demand by holiday home occupants - safe sandy beaches - can be found along much of Tasmania's coastline; thus providing a wide range of locational options for the holiday home buyer.

b. Origin of holiday home owners

Both the literature and the distribution of resorts in Tasmania suggest that proximity to major urban centres is an important factor influencing the distribution of holiday homes. Whilst small by mainland standards, Hobart (population, 1976: 131,524) and Launceston (63,386) are the two major concentrations of population in Tasmania.

The large number of holiday homes close to these major centres suggests some relationship between the location of holiday homes and the location of owners' permanent homes. An analysis of this hypothesized relationship was made in a study of recreation in Tasmania (Mosley, 1963). The approach taken was to map for every resort a proportional circle, indicating the size of the resort and subdivided to show the place of origin of the owners. The size of the segments of the proportional circles corresponded to the percentage of owners from 10 source regions in Tasmania.

Mosley's procedure, with two minor modifications to the boundaries of source regions, has been used to indicate the source areas of holiday home owners in each resort in 1977 (Fig. 2). The boundaries of the source region are shown in Figure 3.

The dominant feature that emerges from Figure 2 is the small distance between owners' holiday and permanent homes. Holiday home owners generally travel to a readily accessible resort and very few travel to a resort outside their own general region. A corollary to this is that most resorts, the exceptions being those in the lakes area in the centre of the state, are dominated by owners from one particular source region. The detailed expression of this dominant feature in the relation between the location of permanent homes and the location of holiday homes is discussed below in the context of each of the source regions.

Hobart and the South:

In the south of the state three main source regions have been delimited, the South, Hobart and the South-east. It can clearly be seen that the majority of people owning holiday homes, travel only short distances to them. Very few southern people travel outside

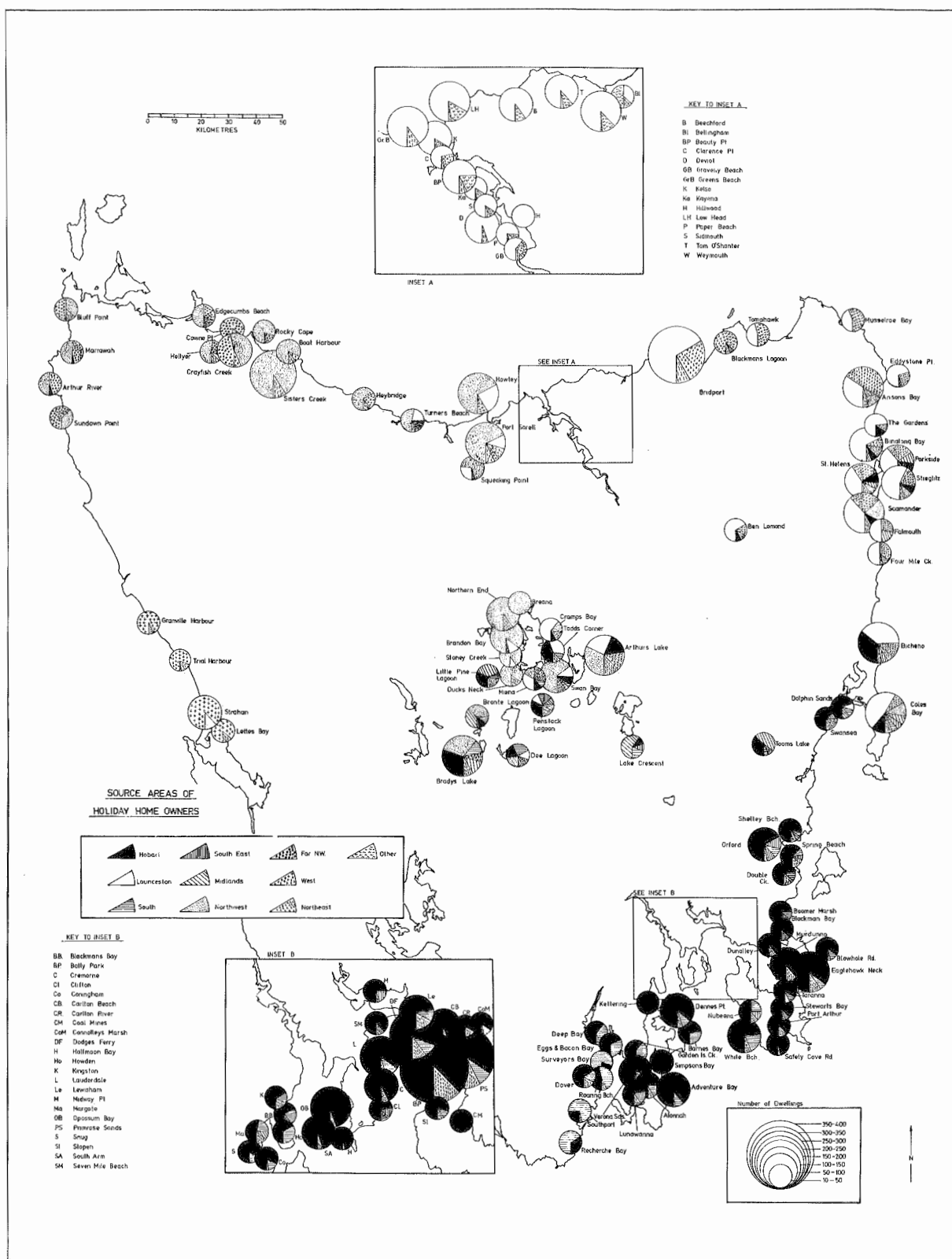


FIGURE 2: Origin of holiday home owners



FIGURE 3.

Source regions.

this general southern region, and of those that do the majority travel to the Lakes region.

The majority of Hobart owners have holiday homes in resorts from Recherche Bay in the south to The Gardens on the east coast and Hobart based owners constitute the majority of occupants in resorts from Dover to Dolphin Sands. The distance that Hobart owners travel to their holiday homes can be seen from Figure 4a. Although some travel up to 500 kilometres from Hobart to their holiday home, 80 per cent travel less than 100 kilometres, which encompasses the resorts from Dover in the south to Orford on the East Coast.

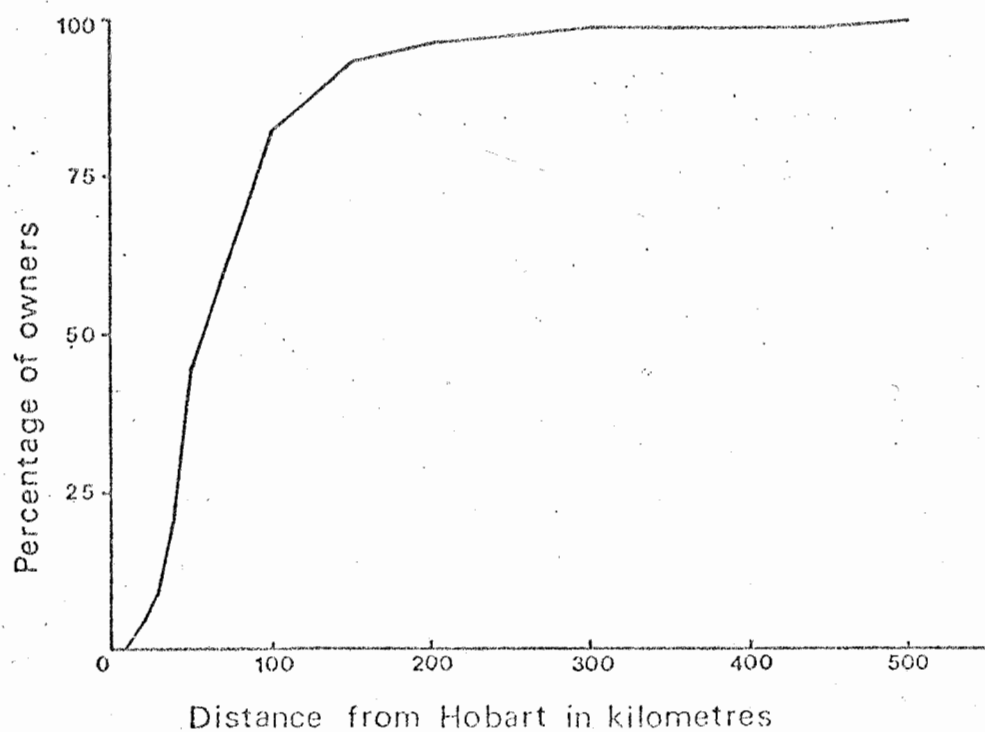
A similar pattern exists for the Southern region, though on a smaller scale. The majority of holiday homes owned by people from the southern region are located in that region mainly along the Channel, although some are located on the Tasman Peninsula and the east coast. The most southern resorts of Southport, Recherche Bay, Roaring Beach and Surveyors Bay draw the majority of holiday home occupants from the Southern region.

Holiday home occupants from the South-East region do not dominate any resort and show very little influence on any part of the distribution due in most part to the small resident population of this region.

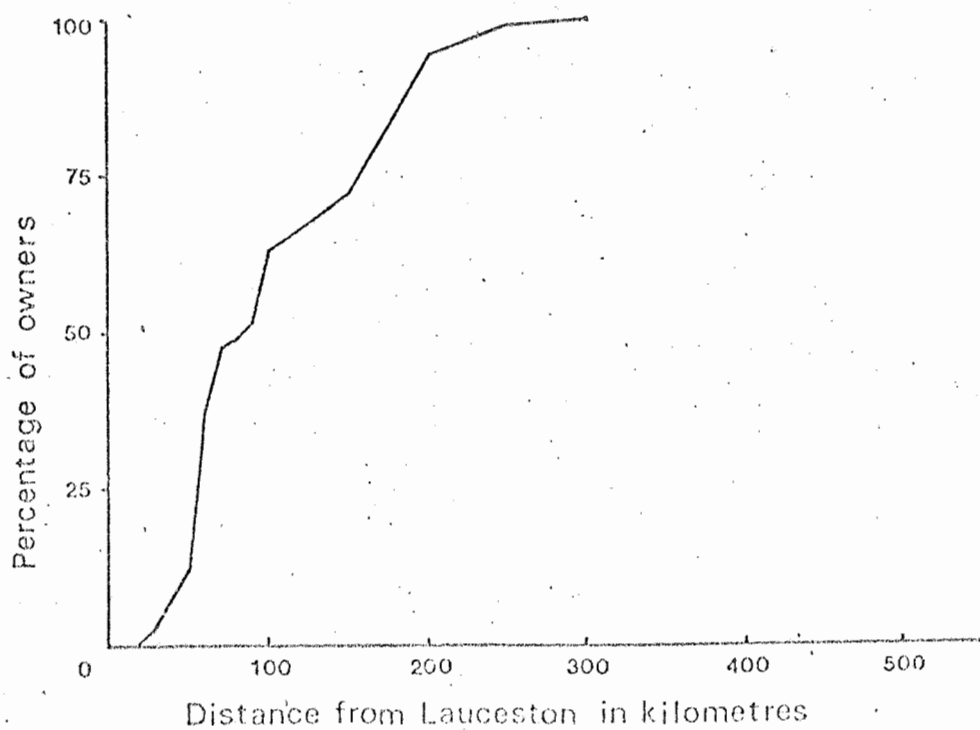
Apart from holiday homes owned in the Lakes region and in the northern section of the east coast, the majority of residents in the south of Tasmania own holiday homes in close proximity to their permanent home. Also the resorts are dominated by occupants from the closest source region.

FIGURE 4.

a. Distance travelled to holiday homes by Hobart owners.



b. Distance travelled to holiday homes by Launceston owners.



Launceston and the north-east:

Residents from Launceston constitute the majority of holiday home owners in resorts on the Tamar River and along the north-east coast to Bridport. Residents from the North-East region dominate the resorts eastwards from Blackmans Lagoon to Ansons Bay. Taken together residents from Launceston and the North-East region own virtually all holiday homes along the Tamar River and north-east. Although a large number of Launceston residents own holiday homes in the north-east region a large number also travel to the northern section of the east coast.

This is reflected in the graph depicting the distance owners travel to their holiday home from Launceston (Fig. 4b). Just less than 50 percent of owners travel under 70 kilometres - the maximum they can travel along the Tamar River. The relationship between the number of holiday homes and the distance travelled does not form a smooth curve due to the lack of suitable sites in the region 70-100 kilometres from Launceston. People requiring holiday homes in an environment other than estuarine have to travel either 100 kilometres to the Lakes or nearly 200 kilometres to the east coast resorts.

Thus holiday home owners from Launceston and the North-East source region travel to resorts in close proximity to their permanent home. However, due to the lack of coastal sites suitable for recreation many Launceston and North-East residents travel to the most accessible resorts around St. Helens on the east coast. A small number own holiday homes on the north-west coast and in the Lakes region.

North-west and far-north-west:

Residents on the North-West and Far North-West coast generally

own holiday homes within the region in which they live except for a large number of North-West residents who own holiday homes in the Lake country. In fact these people constitute the majority of owners in resorts on the western side of Great Lake. Another interesting feature in the north-west of the state, is the large number of residents of the North-West region who travel to the resorts of Rocky Cape, Edgemoor Beach, Hellyer and Crayfish Creek in the Far-North-West region. This pattern probably arises from the urbanised nature of coastline of the north-west region, which virtually excludes it from resort development. Thus residents of the towns along the central north-west coast have to either travel further west, to the Lakes, or to the east coast. The western resorts are far more accessible than those in the Lake region or on the East Coast, especially to the residents of Wynyard and Burnie. Very few holiday home owners from the Far North-west travel outside this region and they tend to dominate the remote West Coast resorts.

West Coast:

The west coast of Tasmania is virtually a self-contained unit with regard to holiday home ownership. Very few people own holiday homes outside the region and resorts on the west coast are almost exclusively owned by west coast residents; a pattern which results from the remoteness of the area.

The above discussion indicates the central nature of both the Lake region of the central plateau and the East coast in forming a focus between all source regions. Due to the central nature of these areas, their resorts attract holiday home occupants from all regions

in Tasmania. However if these regions are examined in greater detail, it can be seen that only in very few central resorts are there occupants from many regions. The outer resorts tend to be dominated by occupants from the more accessible population centre. In the Lake country, for example, there are some interesting indications that patterns of origin within different Lake resorts reflect access routes to the area from different parts of the state.

On the western shores of Great Lake, which is served by a road from Deloraine, the majority of holiday home owners come from the North-West region. Although there is no clear pattern of dominance in any of the other Lake resorts, the distribution of owners from each source region exhibits spatial patterns reflecting accessibility based on the road network. Most holiday home occupants from Launceston and the North-East region occupy resorts on the eastern shore of Great Lake (Cramps Bay and Todds Corner) and at Arthurs Lakes - those sites easily accessible on the Poatina Highway from Launceston. Hobart residents own holiday homes in the more southern and eastern resorts, which are easily accessible from the Lyell and Lake Highways.

Although holiday home owners on the east coast come from all regions in Tasmania, resorts tend to be dominated by one source region. Thus the ownership of holiday homes, in terms of the origin of the occupants, exhibits a spatial pattern of changing influence. There is a series of resorts dominated by one source centre, interspaced by resorts containing occupants of mixed origin. The central resorts of Bicheno and Coles Bay exhibit such a pattern of occupants of mixed origin and form the focus of change from Hobart to Launceston dominance. A similar change occurs at The Gardens where Launceston takes

over from the North-East as the major source region.

In Tasmania, then, the physical distance between permanent and holiday homes is generally small. Few people own holiday homes outside the general region in which they reside permanently. As a corollary to this, most resorts are dominated by owners from one particular source region. These general statements are well exemplified by the West Coast where the remoteness of the area restricts ownership almost exclusively to residents of the West Coast. Exceptions to these general statements are provided by the Lakes region where a specialized recreation resource and a location roughly central to major population concentrations appear to produce larger distances between permanent and holiday homes and correspondingly, mixed origin patterns in many resorts. Exceptions also occur on parts of the east coast where the "holiday home sheds" of a number of source regions merge.

c. Land Availability

The availability of land for development, while not a major factor in the overall pattern, does have an important influence on the location and the growth of holiday homes at a local level. In Tasmania 80 percent of all holiday homes are freehold while the remainder are situated on Crown Land. The majority of resorts on the eastern, northern and southern coasts are on freehold land. The availability of this land for holiday home development depends upon the owner's willingness to sell. In Tasmania "landowners' attitudes have varied from keen interest in personally planning ... subdivision to

indifference and outright refusal to sell" (Mosley, 1963: 125). The desire to prevent fragmentation of their property and fear of damage to stock or property from the ensuing resort development are reasons for refusal to release land. Such refusal will preclude resort development along stretches of coastline and limit or interrupt the expansion of some resorts. However the general reduction in real income experienced by many farmers in Tasmania in recent years may have increased willingness to subdivide and sell land suitable for holiday home development. This may apply particularly in the more marginal farming areas in the south and south-east of the state.

The availability of Crown Land for holiday home development is determined by Lands Department policy and regulations (B. Ford, pers.comm., 1977). The Lands Department provides land for holiday homes in two ways. Firstly, in some areas, annual temporary licences are issued for the amount of land that the holiday home actually occupies. The licence does not include any land around the structure. There are plans within the Department to convert the annual temporary licences to 18 year leases to provide greater security of tenure for occupants. In the past the granting of temporary licences has been dependent only upon the requirements of the applicant. However they are now being granted at the discretion of the Lands Department, with sites being selected on the basis of their location in relation to the environment.

Secondly large sections of Crown Land are subdivided into small blocks and sold for holiday home development. The amount of land offered in this manner is largely determined by public demand and is controlled to some extent by the availability of funds. Present subdivision development by the Lands Department is concerned with

the extension of existing resorts rather than the development of new resorts.

d. Planning Control

Although it was not possible to determine the influence of planning controls on the distribution of holiday homes in Tasmania, it is of interest to examine the planning powers available to governmental bodies in relation to holiday home development.

Most of the powers by which holiday home development can be guided are contained in the Tasmanian government Town and Country Planning Act 1944, and the Local Government Act, 1962. They provide for the zoning of future land use in planning schemes and for the control of subdivisions.

The Town and Country Planning Act, 1944, provides for the preparation of planning schemes by local government authorities in which land can be zoned for a number of uses. Land use zoning is a useful tool for separating conflicting land uses. Zoning for specific areas of resort development could halt the linear development of resorts, provide protection for valuable natural landscapes and allow access of other users to the area (Jaakson, 1972).

Control of subdivision planning is provided by the Local Government Act, 1962. Implementation of the Act is the responsibility of the Town and Country Planning Commission in all but 7 of Tasmania's municipalities in which the municipality itself holds the control. The control of subdivision development under this Act has been largely of a corrective nature and the Commission, apart from seeing that statutory rules are complied with (for example, road width, block size),

the wishes of the subdividers have generally been respected (P.G. Pay-Poy & Associates Pty.Ltd., 1974).

However the Act does provide for the reservation of foreshores, open spaces and rights of way to beaches. Generally a foreshore must be 100 feet wide and at least 5 percent of the subdivision must be set aside as open space. Imaginative subdivision design could provide for the needs of holiday home owners, day trippers and campers while still preserving some open space and natural vegetation (Jaakson, 1972).

Local government authorities also exercise control over construction standards and the type of facilities contained in all new buildings. Extension of these regulations in terms of material used could considerably reduce the visual deterioration of landscape quality often created by holiday home development.

Although land subdivided by the Lands Department has to comply with the regulations set out in the Local Government Act, 1962, land leased on a temporary licence does not. Thus the development of holiday homes on Crown Land leases is entirely controlled by the Lands Department. Until recently this control has been minimal. However, attempts are now being made to take site features into account when locating new holiday homes. It is also hoped that poor quality holiday housing can be removed when the change over is made to 18 year leases. Those holiday homes of poor construction and in inappropriate locations will be granted only a temporary three year licence at the end of which they will have to be removed (B.Ford, pers.comm., 1977).

Although some legislation does exist in Tasmania, it is poorly expressed, lacking in clear guidelines and poorly implemented. Local

governments have the power to guide the development of holiday resorts but they face considerable difficulties in utilizing these powers due to the limited financial resources available for the production of planning schemes and policies. Further, a considerable proportion of revenue (30 percent in the case of the Tasman local government area) is derived from the rates on holiday homes. Serious attempts to control layout, construction standards, to produce more compact resorts run the risk, in the absence of state-wide plans, of diverting holiday home development to other local government areas.

The location of attractive sites and the origin of holiday home owners are the dominant parameters in the distribution of holiday homes in Tasmania. However, the availability of land and planning controls, can be of considerable influence in the location and growth of resorts at a local scale.

CHAPTER 3.

HOLIDAY HOME OWNERSHIP, 1960-1977.

This chapter analyses the changes that have occurred in the distribution of Tasmania's holiday homes over the last 17 years. Such analysis provides a framework in which the present distribution can be viewed, enables speculation about future trends and also provides a sound basis on which to build any necessary planning policies and management principles.

It is largely due to the willingness of Dr. Mosley to supply the raw data from his work in 1960 (Mosley, 1963) that an examination of changes in the distribution of holiday homes over time has been made possible. Dr. Mosley relied on data from the Valuation Branch and collected his information in a manner similar to that used in the present study.

Trends at a State Level.

Over the 17 years from 1960 to 1977, the number of holiday homes in Tasmania has increased from 3,800 to 7,316. This constitutes an average yearly increase of 206.8 holiday homes or an annual percentage increase of 5.4. Building statistics (A.B.S., 1977) over that same period indicate that holiday homes make up 7.8 percent of all new private dwellings approved for construction.

If current trends continue there will be approximately 12,000 holiday homes in Tasmania by the year 2000. The level of holiday home ownership is related to levels of affluence, leisure time and mobility. It is likely that Tasmania will follow the trends exhibited

in other developed countries of increases in these factors and an increasing diversion of resources into recreation activities. If these trends do continue it is very likely that the number of holiday homes in Tasmania in the year 2000 may well exceed 12,000.

Trends at a Resort Level.

Although there has been a large increase in the number of holiday homes in Tasmania over the last 17 years, this pattern of growth is not repeated uniformly in every resort. The wide variations that have occurred in trends since 1960 at individual resorts can be seen in Figure 5. The number of holiday homes in each resort in both 1960 and 1977, and the percentage change over that time is given in Appendix II.

The large increase in most resorts can be attributed to the general increase in demand for holiday homes since 1960. As demand increases vacant blocks at existing resorts are infilled and new resorts are established. Resorts that have doubled in size are found in most regions of Tasmania (Fig. 5). They include new resorts in regions close to the major urban centres such as Primrose Sands and Verona Sands near Hobart, and both established and new resorts in remote regions of the west coast, the lakes and the east coast.

Of particular interest, is the location of resorts that experienced a decrease in numbers over the last 17 years. It is unlikely that many holiday homes have been destroyed although some may have been lost in the 1967 fires, hence the decrease in some resorts must be attributed to some other factor. Accessibility has been well documented in the literature as a major influence in the location of holiday homes. As personal mobility increases, greater distances can be

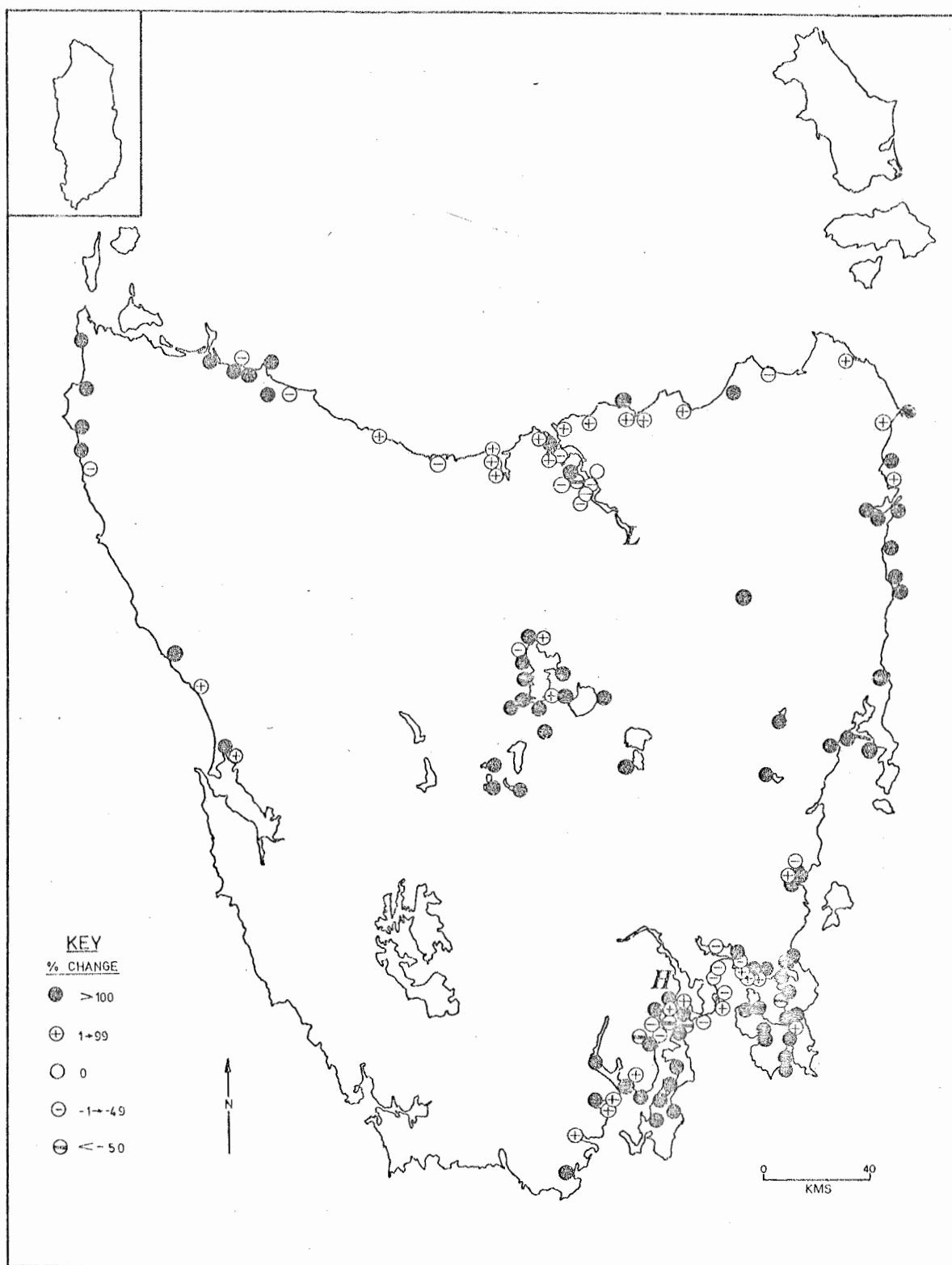


FIGURE 5: Size of holiday home resorts: Change 1960 - 1977.

travelled in a given time, making all areas in the state more accessible to the holiday home buyer. It would seem that changes in accessibility due to increasing personal mobility could influence, to a great extent, changes in the spatial location of holiday homes.

Increased accessibility could affect the distribution of holiday homes in several ways. Firstly, as people can now travel further in a given time, a far wider range of locational options are open to the holiday home buyer. More remote areas of the state are increasingly being utilized for resort development. Secondly, improved personal mobility widens the range of locational options for those requiring a permanent home. Vacation resorts, given the generally lower construction standards and smaller size of many holiday homes in Tasmania, provide housing in attractive coastal environments, at prices below those of urban areas. Thus resorts in close proximity to urban centres offer an attractive alternative to people willing to commute to employment in urban centres.

Holiday home resorts also provide an ideal setting for retired people. The tendency for holiday home sites to become retirement home sites may be enhanced by the feelings of attachment that individuals develop for locations visited regularly over a long period of time.

As permanent residents of a resort, both retired people and commuters will require the availability of certain services - shops, medical and postal services - and it thus seems likely that they will settle in the larger and more accessible resorts.

Although increased personal mobility is a major influence in the changing distribution of holiday homes, it is but one of several factors. Their spatial location is the result of the interaction of

many diverse and often localised factors. For example, on a local scale, the availability of suitable land for sale may have limited the expansion of some resorts.

In Tasmania the majority of resorts that experienced a decline in numbers between 1960 and 1977, are located along the Tamar River in the north of the state and in the southern and south-east coastal regions - that is, in close proximity to the urban centres of Launceston and Hobart. Other resorts that experienced a decline are Turners Beach, Boat Harbour and Cowrie Point on the north-west coast, Temma on the west coast, Tomahawk in the north-east and Double Creek on the east coast. All of these resorts, excepting Temma and Tomahawk, are located in close proximity to major towns or industrial centres in Tasmania. It can thus be suggested that there is some relationship between urban centres and the decline in the number of holiday homes in nearby resorts. A specific survey of all housing in each of these resorts would be needed to specify the exact nature of this relationship. However it can be suggested from the data presented, that these resorts are now within the daily commuting range of urban centres, or are being chosen by older people as attractive sites in which to spend their retirement.

In addition, a resort that is attracting permanent residents is likely to become increasingly unattractive to holiday home buyers for a number of reasons. Firstly, the transition from holiday homes to permanent homes is likely to be accompanied by a general rise in land and house prices that may deter potential holiday home buyers. Secondly, the transition may well be regarded by some as an extension of suburbia into the countryside; hence sites where the transition

is advanced may not be seen as providing sufficient environmental contrast to the permanent home locale. In a crude sense, if these surmises are correct, there may be, as Clout (1974) has suggested, a series of outward moving zones with holiday homes visited on an infrequent basis becoming more frequently visited, then being taken over as retirement homes and finally becoming the permanent residences of commuting urbanites.

Resorts that experienced only a small growth are found in most regions of Tasmania, although they are more highly represented in the south-eastern areas close to Hobart and in the area north of Launceston. A pattern of slow growth can be expected in resorts close to urban centres, as when the majority of blocks have been sold in these resorts, especially the more attractive beachfront sites, potential buyers may look towards more distant resorts where they can obtain blocks fronting onto the coastal reserve. Also, these resorts in close proximity to urban centres may reflect the early stages of the transition discussed in the previous pages with additional holiday homes being equalled by the number of holiday homes that have become permanent residences.

Analysis of the effect of increasing personal mobility and thus access, on the growth of holiday home resorts at a regional level shows a marked spatial pattern in the growth of holiday home resorts with distance from urban centres.

In the southern region, for example, holiday home resorts exhibited marked variations in growth rates over the last 17 years. Although there are some anomalies, those resorts closest to Hobart are declining or growing only slowly, whilst those further from Hobart in

the south of the region all showed some growth.

Bruny Island, which is probably the most inaccessible part of the region from Hobart due to the 35 minute ferry crossing of the D'Entrecasteaux Channel, shows a marked growth in all resorts over the last 17 years. In 1960 there were only 27 holiday homes situated in resorts on Bruny Island. Every resort has more than doubled and there are now a total of 251 holiday homes on the island.

Resorts located in the Kingborough municipality, that closest to Hobart, have, on the whole, experienced a decline in numbers over the last 17 years. Only the resorts of Kingston, Blackmans Bay, Kettering and Margate have increased in size. It seems likely that the increases in Kingston and Blackmans Bay may be due to deficiencies in the data as these two areas which were originally holiday resorts are now largely dormitory suburbs connected by an expressway to Hobart. It seems unlikely that any housing in these two centres is still used as holiday accommodation.

Thus in the Southern Region, changing accessibility from Hobart for both holiday home owners and commuters has created a marked spatial variation in the growth of holiday home resorts, with distance from Hobart.

These spatial patterns are repeated in holiday home resorts throughout the state. In the South-East region the resorts in the Clarence municipality which are within easy reach of Hobart have shown very little growth over the last 17 years, with over half the resorts experiencing a decline in numbers. Resorts in the more remote areas, for example those on the Forestier and Tasman Peninsulas increased in numbers.

Most resorts in close proximity to the Launceston, North-east and North-west source regions experienced a decline or only a small increase in numbers between 1960 and 1977, while the majority of resorts in the more remote locations of the west coast, the lakes and the east coast more than doubled in size.

On a general level then it may be suggested that variations in the growth of resorts are strongly related to changes in accessibility and these variations tend to be spatially ordered around urban source centres.

Origins of Owners: 1960 and 1977.

If people now travel further in their search for a suitable holiday home site, it could be expected that this change will have some influence on the relationship between a resort and the origin of its occupants. Thus analysis of the changes in Tasmania's resorts has been taken one step further to analyse the changes since 1960 in the origin of holiday home occupants.

If, as seems to be the case, people do travel further in search of a holiday home, it would seem likely that the area of influence of a source region would have increased since 1960 and that a resort would be less dominated by one source region and draw its occupants from more distant source regions.

To examine the changes in the relationship between the permanent and the holiday home, a series of diagrams have been drawn (Fig. 6a-h). These diagrams which have grouped resorts into regions, show for each resort the percentage of owners from each source region for both 1960 and 1977. Only those holiday home settlements which had more than 9 holiday homes at both points in time are included.

Origin of holiday home owners : change 1960 - 1977.

KEY:

Origin of owners

FIGURE 6.

Origin of holiday home owners : change 1960 - 1977.

H - Hobart
S - South
SE - SE
I - Inverness
NE - North-east
NW - North-west
WNW - West-north-west
W - West

O - Other, includes owners for whom no address is known.

Percentage of owners in a particular resort from the given origin, 1960.
Percentage of owners in a particular resort from the given origin, 1977.
Percentage of resort occupants.

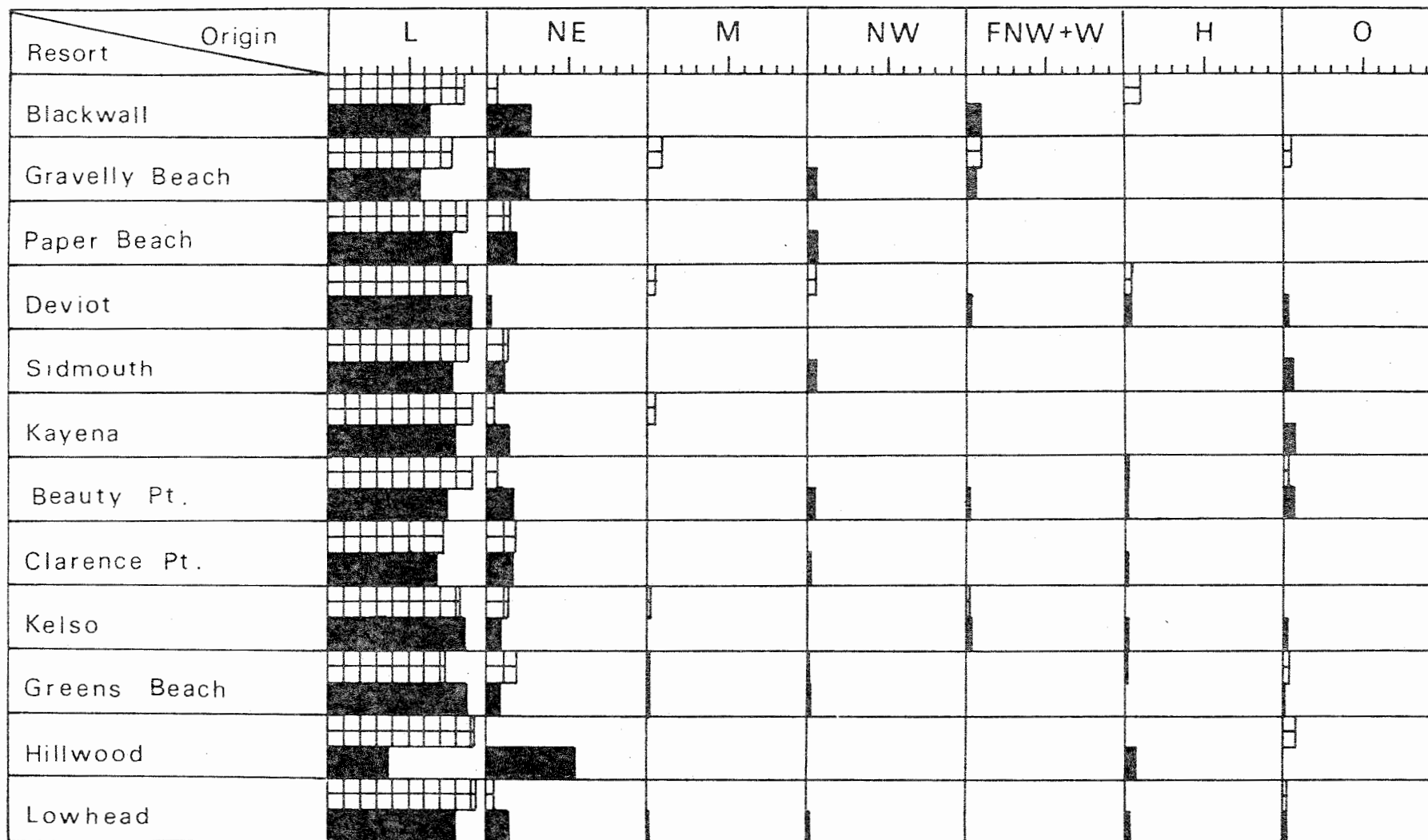
Resort \ Origin	H	S	SE	M	O
Lauderdale	██████████	██		██	██
Seven Mile Beach	██████████	██	██		██
Cremorne	██████████	██	██	██	
Clifton Beach	██████████	██	██	██	██
South Arm	██████████	██	██		██
Half Moon Bay	██████████	██	██		
Opossum Bay	██████████	██	██		██
Midway Point	██████████	██	██		██
Lewisham	██████████	██	██	██	██
Dodges Ferry	██████████	██	██	██	
Park Beach	██████████	██	██	██	
Carlton Beach	██████████	██	██	██	██
Carlton River	██████████	██	██	██	
Connellys Marsh	██████████	██	██	██	
Murdunna	██████████	██	██	██	
Eaglehawk Neck	██████████	██	██	██	██
Blowhole Road	██████████	██	██	██	
White Beach	██████████	██	██	██	██

FIGURE 6b.

South-eastern resorts

FIGURE 6c

Tamar resorts



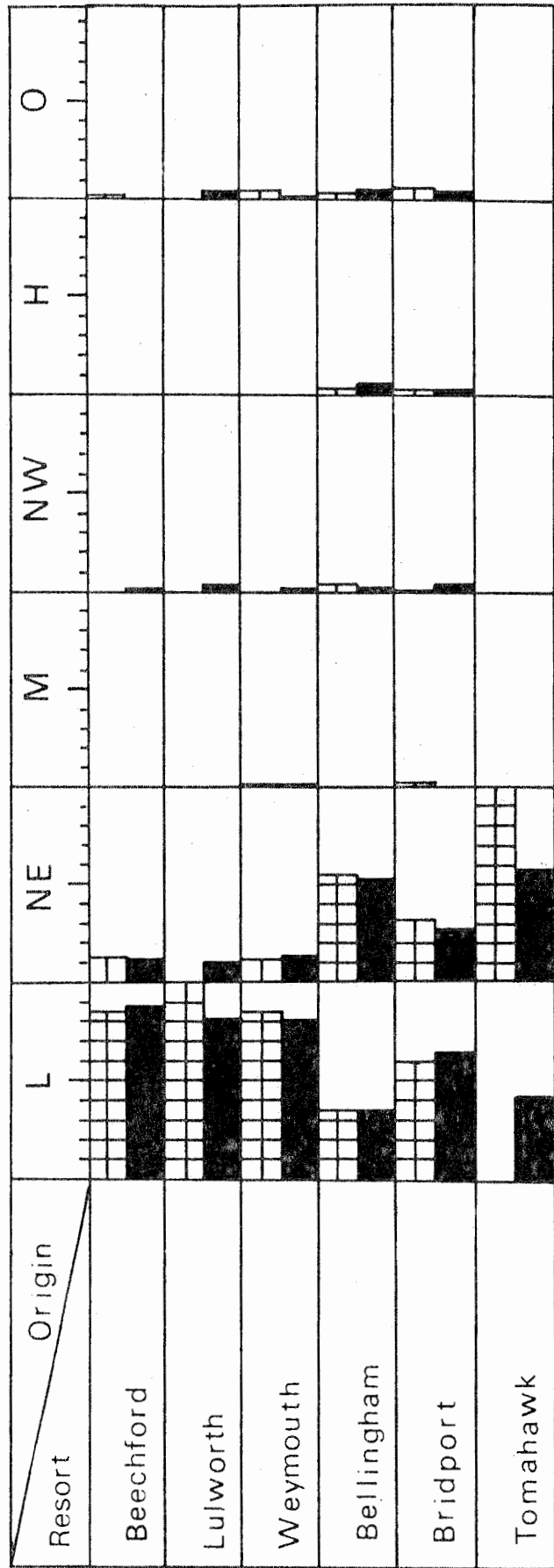


FIGURE 6d. North-eastern resorts

FIGURE 6g. Eastern resorts

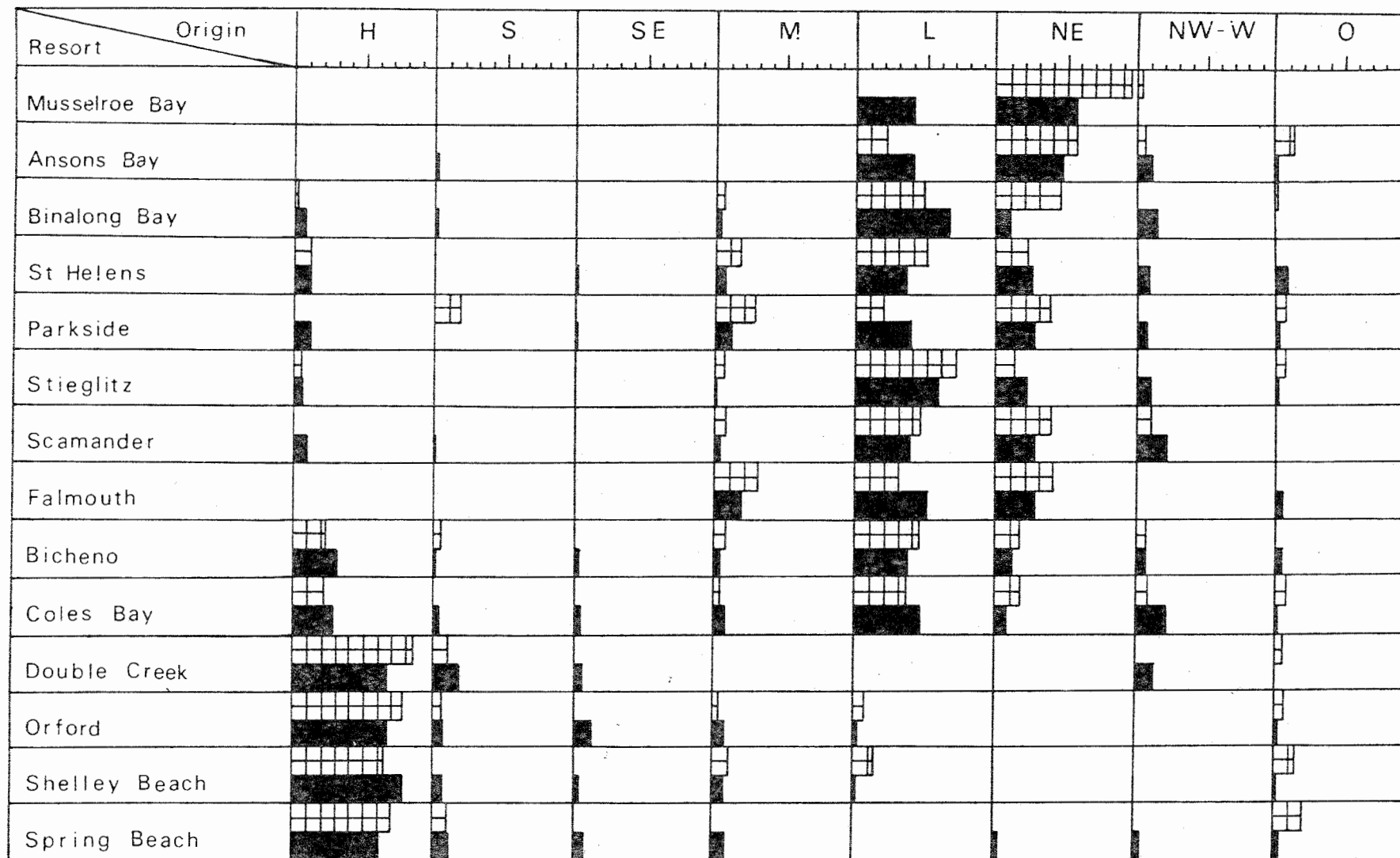




FIGURE 6h Lake resorts

The important feature established in Chapter 2 with respect to the relationship between permanent and holiday homes, is the close proximity between them. Most people only travel a very short distance to their holiday home. It follows then that most resorts are principally made up of occupants from the closest source region.

These features can clearly be seen in the southern resorts (Fig. 6a). The resorts are listed in geographical order southwards from Hobart. For the northern resorts in 1960 (those closest to Hobart) the majority of holiday home owners had their permanent home in Hobart. In 4 out of 5 of those resorts, Hobart residents made up 80 percent of holiday occupants.

However very few Hobart residents travelled to the more southern resorts of Surveyors Bay, Roaring Beach, and Southport. These resorts drew their holiday home occupants mainly from the closer southern areas, in particular Geeveston, Franklin and Huonville. The more central resort of Garden Island Creek drew holiday home occupants from both Hobart and the Southern region.

Although in 1977 this general pattern of origin structure is repeated, Figure 6a indicates a number of quite marked changes since 1960. In nearly every resort the proportion of people coming from the closest dominating source region has declined, with more people from other centres buying into particular resorts. In Surveyors Bay, for example, in 1960 every owner was a resident of the Southern region, whilst in 1977 that had fallen to 80 percent, with 20 percent of occupants travelling from Hobart.

This general pattern seems to be the logical result of the increasing mobility of our society. As more people own cars and

transport technology improves people are able to travel greater distances in a given time. As this occurs a greater range of sites become accessible to the holiday home buyer and new resorts are established in more remote locations. Also the purchase of holiday homes in resorts close to urban areas by permanent residents and the infilling of established resorts necessitates holiday home buyers travel greater distances from their permanent home than they did in 1960.

This pattern of change in the relationship between holiday and permanent homes is repeated in almost every resort in Tasmania excepting those in the lakes region. Apart from these lake resorts, 13 resorts do not adhere to this pattern and exhibit a slight tendency to draw an increasing number of holiday home occupants from one source region. Nine out of the 13 resorts have experienced a decline in numbers or only a small increase over the last 17 years and the majority of them are in close proximity to the urban centres of Hobart, Launceston, Burnie or Devonport. They are thus resorts close to the major demand centres and have locations that are unlikely to be penetrated by residents of more distant source regions.

With the exception of one resort, Todds Corner, the lake region provides the one major exception to the general trend described above (Fig. 6h). In the lake region there has been a marked tendency for a higher percentage of holiday home owners to be drawn from the Northwest region. This applies to all resorts except for Todds Corner which draws owners from many parts of the state. This anomaly is difficult to explain as one would expect increased mobility and the central location of the lakes to be reflected by a broadening of the origin structure of these resorts.

That this has not occurred may be partly due to the slightly closer proximity (real or perceived) of North-west residents to the lake region combined with a lack of readily accessible opportunities elsewhere. Much of the coast in the North-west region is urbanised or well within urban shadow zones and hence does not offer many holiday home sites. Eastwards, potential buyers would run into competition for attractive sites around the Tamar from Launceston residents. Westwards, relatively long distances must be traversed to reach resorts outside the urbanized zone. Hence it may be that the lakes area is seen to be the only easily accessible resort region providing an alternative environment to that in which North-west residents live. It is possible also that some undefined social process contributes to the increased monopoly of lake resorts by North-west residents. As was mentioned earlier, the lakes offer specialized recreation activities, primarily trout fishing but also some shooting. To some extent the holiday home in the lakes represents a male preserve and it may be that ties between fellow workers have contributed to the increased dominance. Without detailed investigation however, it is only possible to speculate on the anomaly presented by the lake region.

As the personal mobility of the population has improved, increasing areas of the state have become accessible to holiday home buyers. As demand for holiday homes has increased, there have been large increases in the size of most Tasmanian resorts with buyers travelling increasingly further distances to procure a holiday home. Increased personal mobility also means that urban residents can now live at greater distances from their place of employment. Holiday home resorts in close proximity to urban areas provide a very attractive

alternative for urban residents requiring a permanent home.

Accessibility outwards from urban centres for people requiring either a holiday or a permanent home is largely responsible for the spatial patterning of resorts about urban centres and the growth in those resorts. At a local level other factors such as the ownership and availability of land for development may play an important role in determining the distribution and changing distribution of holiday homes.

CHAPTER 4.

HOLIDAY HOME OWNERSHIP :

INTRA-URBAN PATTERNS AND DIRECTIONAL BIAS.

An analysis is made in this chapter of the location of holiday home owners within the two urban areas of Hobart and Launceston. It attempts to examine spatial variations of holiday home ownership within the two urban areas, to determine whether these variations are related to characteristics of the population and whether the location of a holiday home is related to the location of the owner's permanent residence in the city.

In the Hobart and Launceston urban areas there are respectively 2,804 and 1,525 holiday home owners. The level of holiday home ownership expressed as a percentage of the number of households in each suburb is shown in Figure 7a for Hobart and Figure 7b for Launceston, with the location of these suburbs given in Figures 8a and 8b. In both cases the rate of holiday home ownership varies markedly between suburbs. In the case of Hobart (Fig. 7a), it ranges from 1.16 percent of households in Rokeby to 13.41 percent in Moonah. Low rates of ownership, up to 2.99 percent of households, are found in the suburbs of Goodwood, Risdonvale, Rokeby, Warrane, Lutana, Springfield and Derwent Park. Rates of ownership greater than 12 percent of households (twice the Tasmanian average) are found in Bellerive, Hobart, Lindisfarne and Moonah.

A salient feature of this distribution pattern is the central location of those suburbs exhibiting high rates of holiday home ownership and the peripheral location of suburbs with a lower rate of

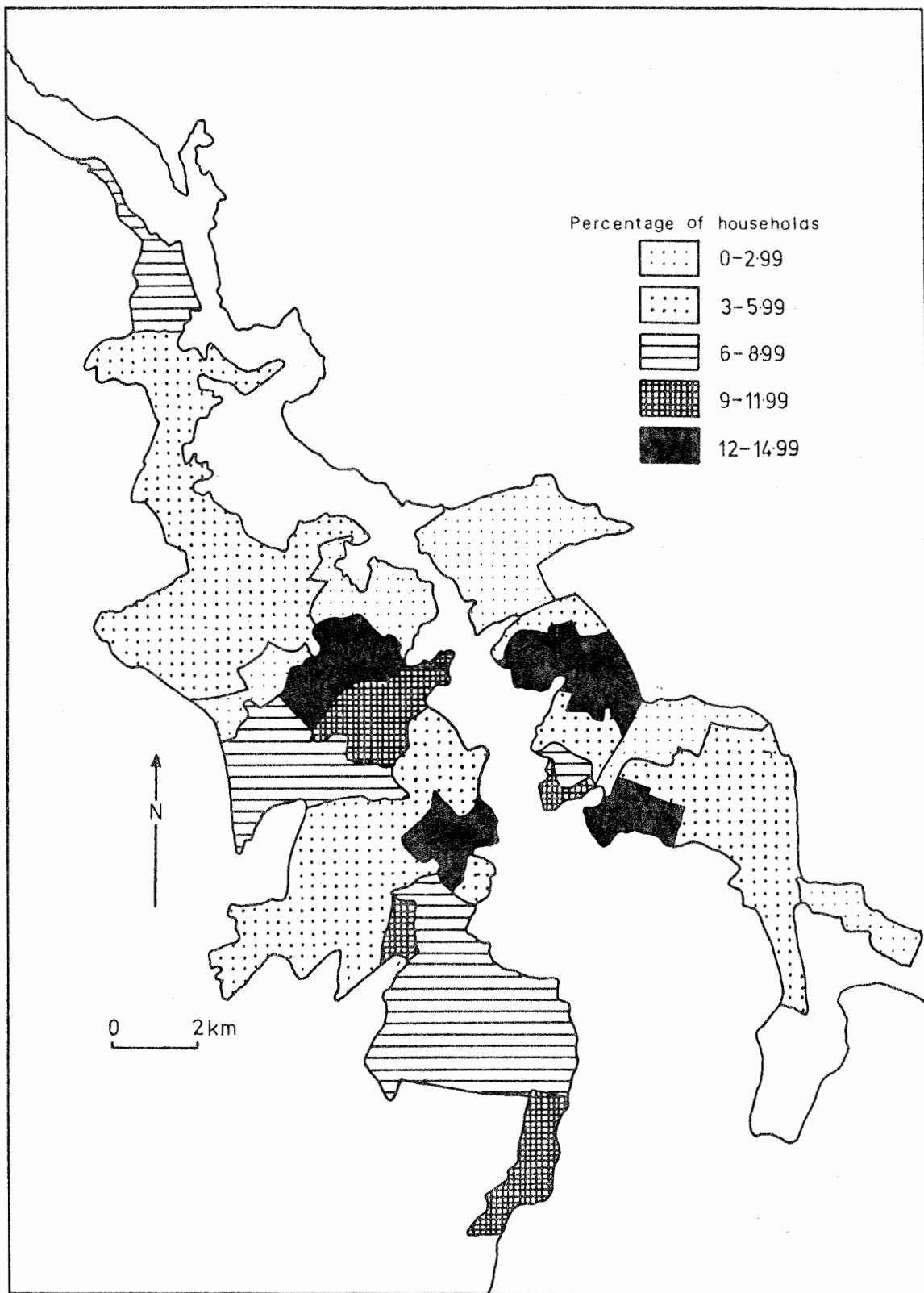


FIGURE 7a.

Level of holiday home ownership, Hobart.

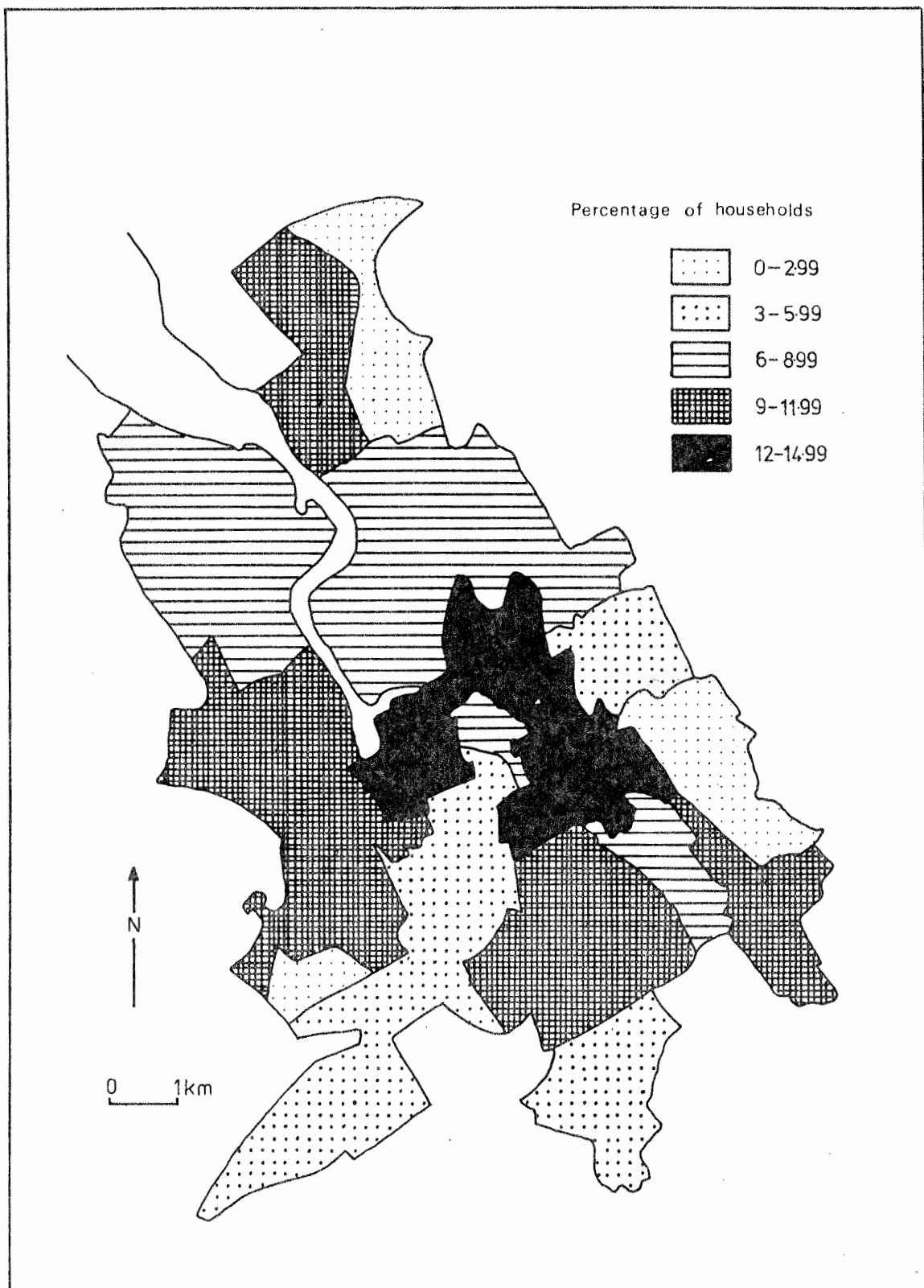


FIGURE 7b.

Level of holiday home ownership, Launceston.

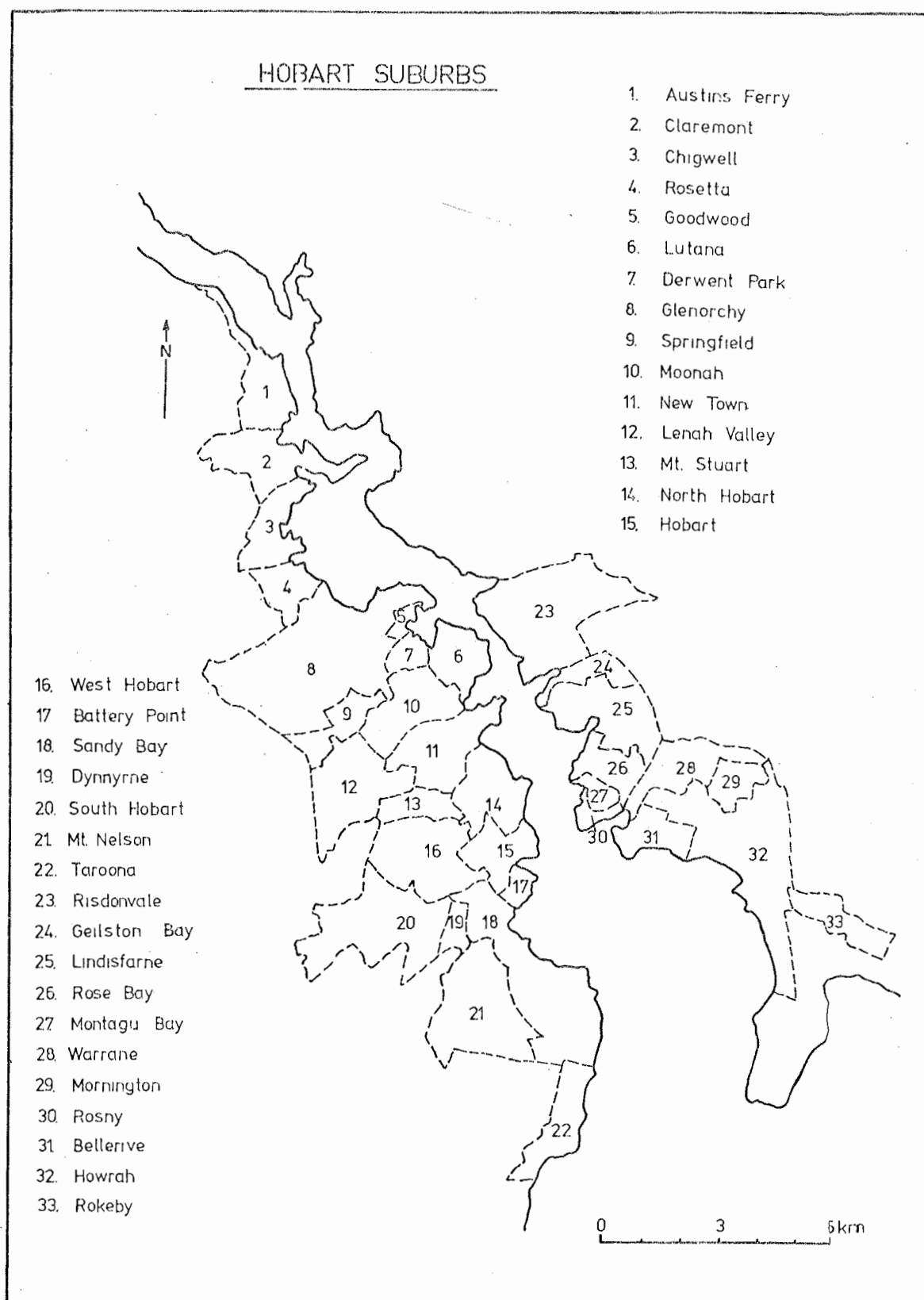


FIGURE 8a.

Suburb location, Hobart.

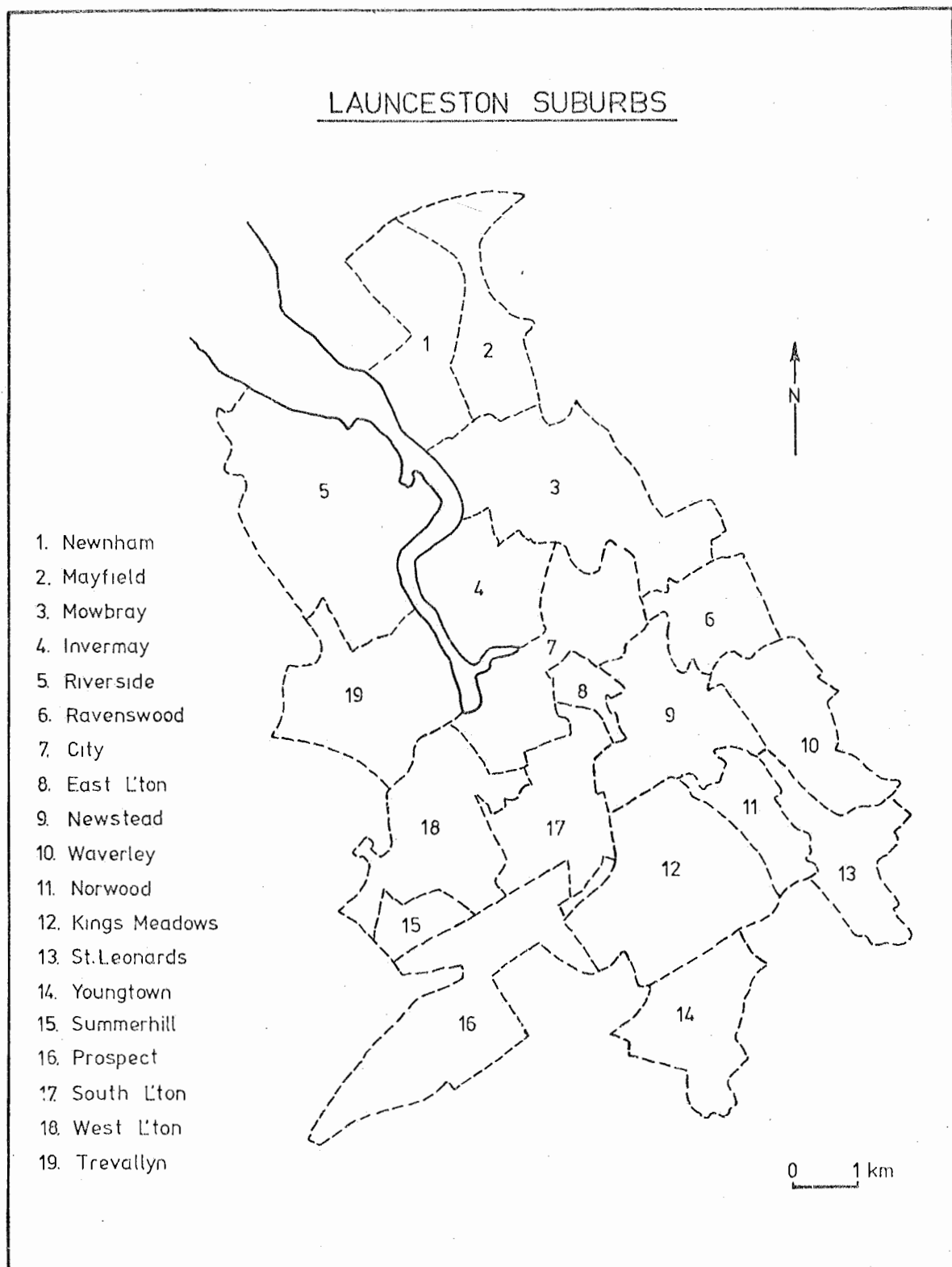


FIGURE 8b.

Suburb location, Launceston.

ownership.

In Launceston the rate of ownership ranges from 1.32 percent of households in Mayfield to 13.85 percent in Newstead (Fig.7b). Rates of ownership of twice the Tasmanian average are found in the suburbs of Newstead and Launceston whilst the suburbs of Mayfield and Summerhill exhibit the lowest levels of ownership. As with Hobart there is a tendency for suburbs with high ownership rates to be centrally located in the urban area, while the outer suburbs exhibit lower ownership rates.

It has been widely suggested in the literature that ownership of holiday homes is still largely confined to the more affluent sections of society. Clout (1969) in an analysis of the socio-economic characteristics of holiday home owners found this to be so. His results are presented in Table 1. below.

TABLE 1.

Proportion of Households Owning Second
Homes in France by socio-economic grouping.
(1964).

	%
Farmers	1.0
Agricultural wage earners	0.0
Employers in industry and commerce	12.1
Liberal professions and top-level management	28.8
Medium-level management	13.8
Clerical workers	10.0
Manual workers	5.2
Service personnel (domestic)	2.0
Other employed persons	11.1
Non-active personnel	4.7

Source: Clout, H.D. (1969)

Although many factors determine the level of holiday home ownership it seems that socio-economic status is of major importance, hence this will be examined in the Tasmanian content. A survey of individual owners was not possible in this study so analysis of the relationship between holiday home ownership and socio-economic status is made at a suburb level.

Due to the limited data as yet available from the 1976 census, occupational status was used as a measure of socio-economic status. Obviously occupation alone does not provide a fully satisfactory measure of socio-economic status but various studies have suggested that occupation is a good surrogate for socio-economic status (Clout, 1969; Congalton, 1963).

A regression analysis was used to determine to what extent occupational status explains variations in holiday home ownership in the urban area. The percentage of the workforce employed in census occupation codes 1 to 15 in each suburb was used as a measure of occupational status. Census occupation codes 1 to 15 include professional, administrative and managerial occupations.

A positive correlation, significant at the 0.01 level, exists between these two variables. Those suburbs with a high proportion of professional and administrative workers also tend to have a high level of holiday home ownership. In both Hobart and Launceston, while there is a significant relationship between the two variables, the correlation between them is not high. In fact, from the regression model, it was found that in Hobart only 0.22 of the variation in holiday home ownership can be explained by variation in occupational status, while in Launceston the level of explanation was 0.33. Although occupational

status is one important factor contributing to the spatial variations in ownership, the low levels of explanation indicate the existence of other factors which may contribute to an explanation of these variations.

In an attempt to identify these factors an examination is made of the regression residuals. A residual is the difference between the expected level of ownership for a given percentage of professional and administrative workers and the actual level of ownership. High positive residuals indicate that there is a greater number of households owning holiday homes than would be expected given the occupational status of the suburb whilst negative residuals indicate that the level of holiday home ownership is less than would be expected. The residuals expressed in percentage terms are mapped for both Hobart and Launceston (Fig. 9a and 9b).

In Hobart the suburbs of Moonah, Hobart, Lindisfarne and Bellerive have more holiday home owners than would be expected while the suburbs of Howrah and Rokeby have less. The important feature in this pattern is the inner city location of suburbs with positive residuals and the peripheral location of suburbs with negative residuals.

A similar pattern occurs in Launceston. A greater than expected number of holiday homes is owned in the suburbs of Newnham, Newstead, St. Leonards and Launceston, given the level of occupational status in these suburbs; whilst fewer holiday homes than expected are owned in the suburbs of Mayfield, Norwood and Summerhill. Thus, as with Hobart, there is a general pattern of positive residuals in inner city suburbs and negative residuals in peripheral suburbs.

Thus there appears to be a relationship between high levels of

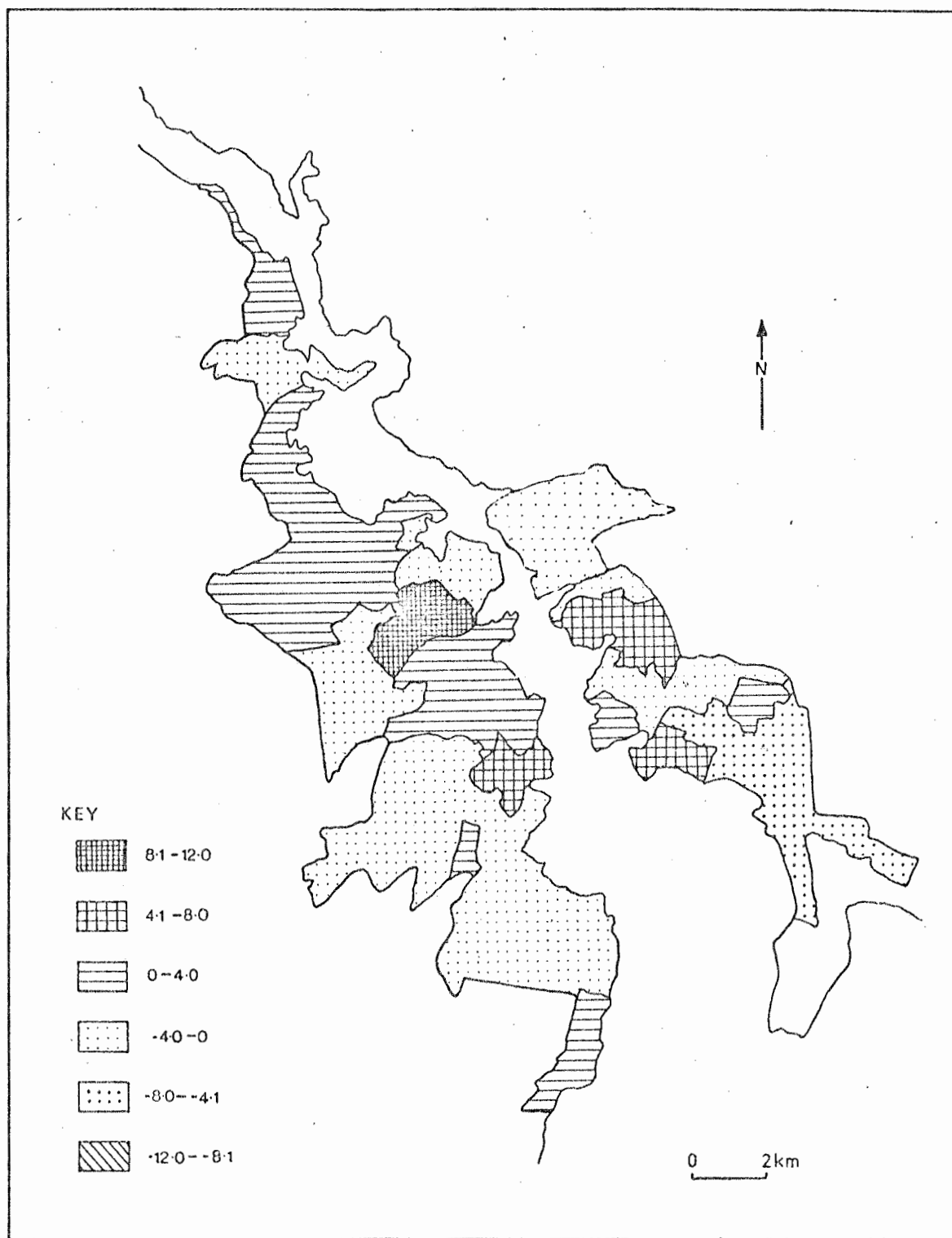


FIGURE 9a

Regression Residuals, Hobart.

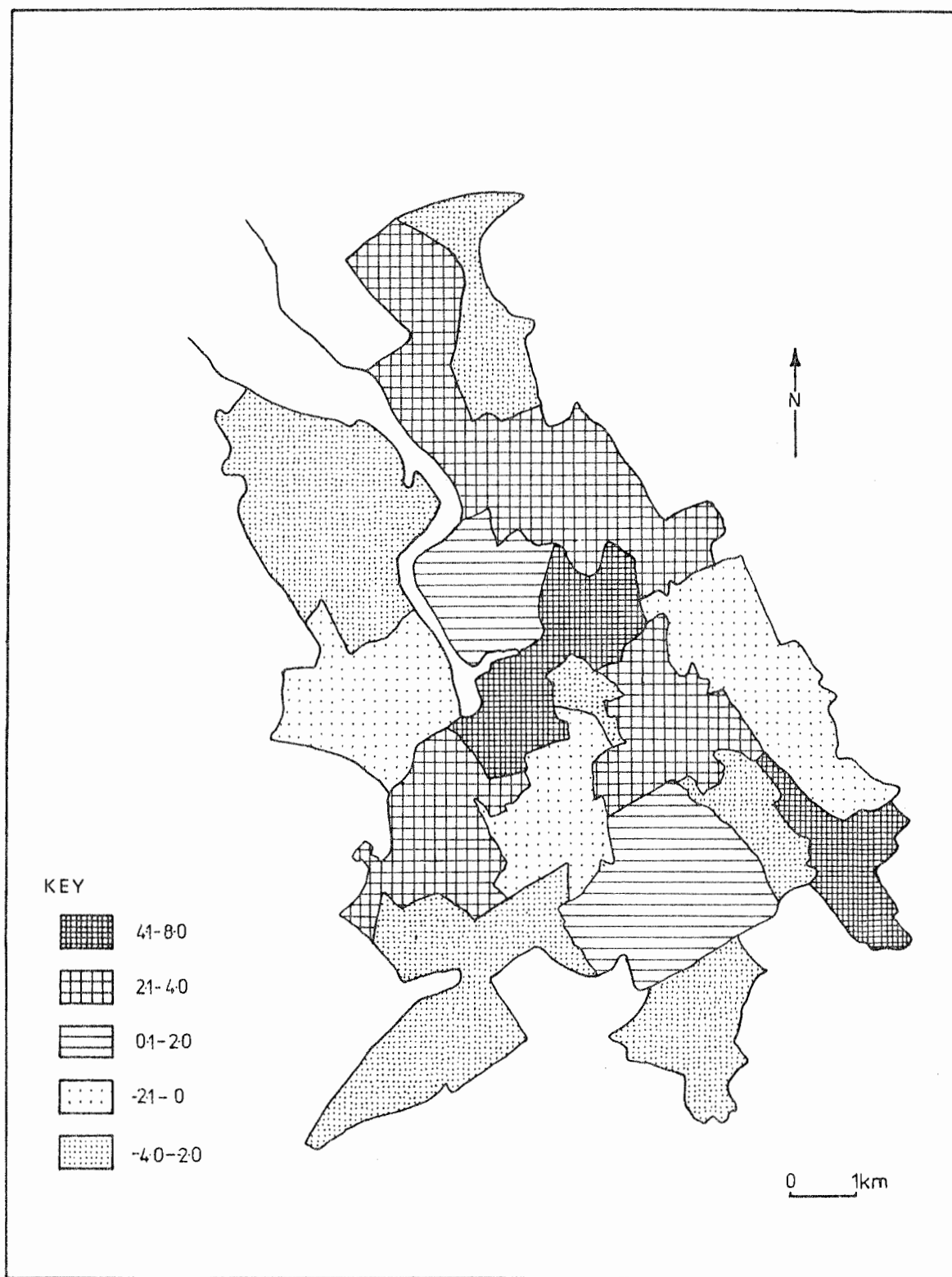


FIGURE 9b.

Regression residuals, Launceston.

holiday home ownership and inner city suburbs. These suburbs are typically categorised as consisting of middle-aged couples with school-age or older children (Johnston, 1971). It seems highly probable that holiday home ownership can be explained to some extent by stage in the life-cycle. Generally as families mature their financial commitments (for example, housing, car, schooling) decrease and a larger part of their income is available for the purchase of luxuries such as a holiday home. A young family with heavy financial commitments (typically located in the outer city suburbs) is less likely to have money available for the purchase of a holiday home.

Variations in the level of holiday home ownership are likely to be related to a number of factors of which occupation and stage in the life-cycle may be important. Any pattern of ownership is likely to be complicated by the wide range of holiday homes available in terms of value and cost. In Tasmania they range in value from a few hundred dollars to well over 20,000 dollars in the more exclusive resorts.

A survey of the characteristics of owners would be necessary in order to explain in detail the spatial variations in holiday home ownership. Nevertheless it is evident from the wide variations that do exist, that the ownership of holiday homes is restricted to some groups in society. Those groups may be delineated on a wealth basis, stage in the life-cycle or to a combination of these and other factors.

The occurrence of different levels of holiday home ownership in different suburbs raises two related and interesting possibilities. Firstly, intra-urban ownership patterns may be reflected by intra-urban regularities, that is people of similar status residing in the

same suburb may tend to own holiday homes in the same locations. Social contact between neighbours, giving rise to a greater knowledge of particular resorts, may encourage the purchase by neighbours of holiday homes in those resorts. People of similar socio-economic status may hold the same views and expectations regarding ownership and location of holiday homes. Also as holiday homes are purchased in a market situation, particular locations, by virtue of their location and specific site characteristics may acquire prestige status in the market. Prestige status carries with it high prices and hence one may surmise that particular resorts may be dominated by residents of particular suburbs.

Secondly, forms of directional bias are evident in many intra-urban locational decisions. Locational decisions relating to shopping behaviour and housing relocation tend to exhibit a form of sectoral confinement within cities. It seems highly likely that this confinement, based on a gradually learned familiarity with a segment of a city and probably highly influenced by the disposition of major arterial roads, carries over to the rural areas outside the city. Whilst there is little supporting evidence, it is reasonable to suggest that the dominant form of outdoor recreation in many areas, that of day tripping, will tend to be concentrated within the extension of the urban segment in which the household resides. Thus households may develop a biased familiarity with non-urban areas - a familiarity that may be reflected in locational decisions relating to holiday homes. Each of these possibilities is examined below.

An attempt was made to examine the first possibility by using a chi-squared test. This test examined the null hypothesis that

there is no significant difference between two samples. The reliability of this test decreases if there are too many categories in which the expected frequencies are small. As a conventional rule of thumb no cell should have an expected frequency less than one and no more than 20 percent of all cells should have expected frequencies less than 5.

The largest resort near Hobart, Park Beach was chosen to test the suggested relationship. Expected and observed frequencies were calculated for each suburb. However the number of suburbs is so large that the number of owners in each suburb having a holiday home at Park Beach was very small. In fact 5 of the cells had expected frequencies of less than one and over 60 percent of cells had expected frequencies of less than 5. It is reasonable to suggest that this pattern of ownership, with numbers too small to make statistical analysis significant, will be repeated for other resorts (all of which are smaller than Park Beach) as the numbers involved from each suburb will be even smaller.

Thus, firstly it is difficult to apply the chi-squared test as it will produce unreliable results and secondly, due to the small numbers involved, it is difficult to discern any pattern (if such a pattern does exist) in the relationship between suburbs and resorts. It could be, that it does not exist and the purchase of holiday homes may be due to information passed along social rather than spatial channels.

To examine the second possibility, that the location within the city of an individual's permanent home may be related to the direction in which that individual's holiday home is located, it was

necessary to amalgamate suburbs. Suburbs in Hobart were grouped into northern, southern and eastern. The dividing line between northern and southern suburbs was arbitrarily drawn just north of the central business district. Similarly resorts were grouped, for analysis of Hobart owners, into the North, Lakes, East, Clarence, Southeast, Channel and Huon regions.

A chi-squared analysis was made for each region based on the assumption that each segment of the city will provide that proportion of owners in each grouped set of resorts as it holds in the city. The actual and expected frequencies for each resort region are shown in tabular form (Table 2) and diagrammatically (Fig. 10).

In Figure 10, the central circle represents the Hobart urban area with each of the surrounding circles representing a resort region, the size of which is proportional to the number of holiday homes in that resort region. Each of these circles is divided into 3 to represent the suburban source segments. The presence of shading in the circles representing the resort regions indicates more owners than would be expected from a particular suburban segment. In the case of Clarence, for example, more owners with holiday homes located in Clarence come from the eastern and southern suburbs than would be expected, while less come from the northern suburbs.

It can be seen from Figure 10 that there is a general trend for people to own holiday homes in those resorts most accessible from the suburb in which they live. In the southern resorts of the Huon and the Channel regions a larger number of owners than expected live in the southern segment of Hobart, while less come from the northern and eastern segments.

FIGURE 10.

Owners in resort regions
by suburban area of origin.

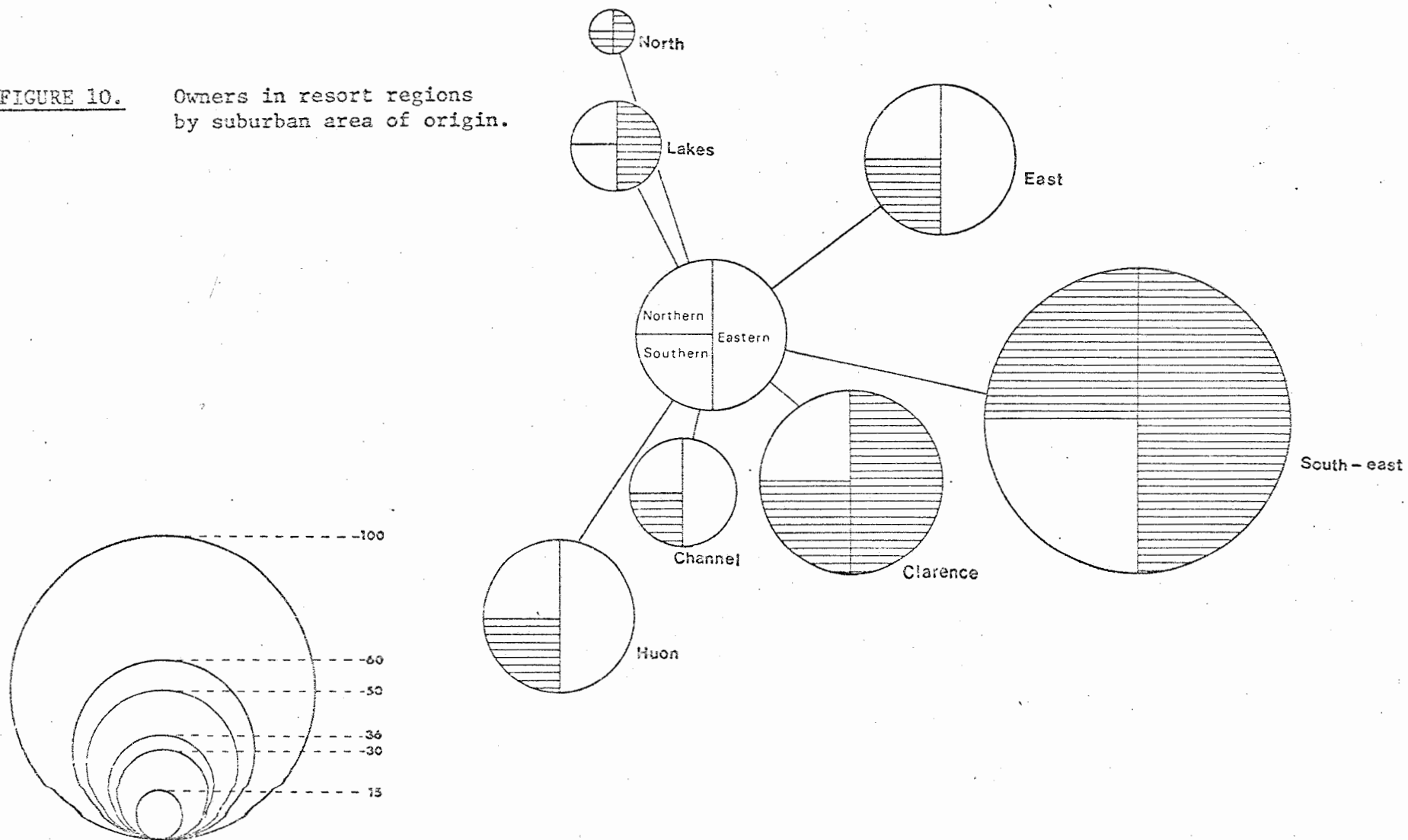


TABLE 2.

Directional relationship: resorts and suburbs: Hobart.

Suburb segment Resort region	EAST			NORTH			SOUTH			Σfo
	fo	fe	fo-fe	fo	fe	fo-fe	fo	fe	fo-fe	
North	10	6.89	3.11	7	13.69	-6.69	13	9.45	3.55	30
Lakes	25	23.90	1.10	47	47.46	-0.46	32	32.76	-0.76	104
East	67	69.40	-2.40	104	137.80	-33.80	131	95.13	35.87	302
Clarence	99	96.29	2.71	184	191.19	-7.19	139	131.99	7.01	419
South-east	355	312.76	42.24	684	621.02	60.98	324	428.72	-104.72	1361
Channel	34	70.32	-36.32	134	139.63	-5.63	138	96.39	41.62	306
Huon	23	33.32	-10.32	59	66.16	-7.16	63	45.68	17.32	145
	613	612.88	0.12	1217	1216.95	0.05	840	840.12	-0.12	2667

p < .05

p < .10

p < .05

fo - observed frequency

fe - expected frequency

Resorts in the two south-east regions draw more owners from the eastern suburbs than the southern or northern suburbs given the intra-urban distribution of holiday home owners.

The actual patterns of ownership in both the northern and lakes resort regions deviates very little from the expected, perhaps due to the large distance to these regions being perceived equally by all Hobart residents.

An anomaly in this pattern is the large number of residents of the southern suburbs relative to those from the northern and eastern suburbs, travelling across the city to the east coast. Again perception of distance may play an equalizing role in this movement or it could reflect a movement towards the prestige resorts on the east coast.

Even so, there is a general pattern in which holiday homes are located in those resorts in the most accessible direction from their owner's residence in Hobart. This pattern is statistically significant at the 0.05 level for both the eastern and southern segments but falls below this significance level in the northern region.

A similar analysis was made for the Launceston urban area (Table 3). Although this table shows some interesting patterns, with the overall pattern following that in the Hobart urban area the analysis is not statistically significant and hence no conclusions can be drawn with any confidence.

Although no relationship has been found to exist between the location of holiday and permanent homes on an individual suburb-resort basis (perhaps due to the small number of owners involved), there is nevertheless, a clear relationship between the direction of holiday home location and the owner's location within the urban area.

TABLE 3.

Directional relationship: resorts and suburbs: Launceston

Resort Suburb segment	WEST TAMAR			EAST TAMAR			LAKES			EAST			NORTH-WEST			SOUTH			Σfo
	fo	fe	fo-fe	fo	fe	fo-fe	fo	fe	fo-fe	fo	fe	fo-fe	fo	fe	fo-fe	fo	fe	fo-fe	
West Launceston	95	71.38	23.62	80	95.30	-15.30	15	18.63	-3.63	78	85.11	-7.11	12	10.98	1.02	5	3.53	1.47	285
South Launceston	92	81.43	10.57	93	108.72	-15.72	17	21.25	-4.25	107	97.09	9.91	13	12.53	0.47	3	4.03	-1.03	325
North Launceston	102	114.73	-12.73	170	153.19	16.81	45	29.94	15.06	121	136.80	-15.8	14	17.65	-3.65	6	5.67	0.33	458
East Launceston	75	96.46	-21.46	143	128.79	14.21	18	25.18	-7.18	128	115.01	12.99	17	14.84	2.16	4	4.77	-0.77	385
	364	364	0	486	486	0	95	95	0	434	434	0	56	56	0	18	18	0	1453

fo - observed frequency

fe - expected frequency

CHAPTER 5.

DISCUSSION AND CONCLUSIONS

Marked spatial patterns are inherent in both the location and the ownership of holiday homes in Tasmania. The tendency for holiday homes to be located in close proximity to the owner's permanent home suggests that accessibility, in terms of travel time, is a major determinant of these patterns. Improvements in accessibility appear to have made more remote regions available for resort development and to have brought resorts in close proximity to urban areas within the range of urban commuters.

Marked spatial variations also occur in the ownership of holiday homes in relation to demographic and social characteristics of the population. These variations reflect spatial processes of considerable implications for the management of Tasmania's coastal resources both now and in the future.

The majority of holiday homes are located in coastal or lake environments. Many problems arise from the development of resorts in these environments. Of major importance is the considerable space required by holiday homes. Due to a dominant trend in most areas for holiday homes to develop in ribbon fashion along prominent and attractive coastlines, many valuable stretches of coastline are often completely lined by holiday homes; such development often precludes access of other users to the foreshore area.

This raises the question of equality of access to recreation resources. Only 6 percent of households own a holiday home, yet this small percentage of the population effectively establishes territorial

rights to large stretches of coastline. Although only the very earliest land grants bestowed ownership of the foreshore on an individual, the presence of lines of holiday homes between a road and the beach often deters other potential users of the foreshore such as day trippers and campers. In older resorts, ways of public access are often absent or poorly marked and although the day tripper is quantitatively the most important user in coastal areas in the allocation of space and facilities they usually take second place to holiday home occupants.

Many resorts in Tasmania are regarded as eyesores. Construction of housing in coastal and lake environs and the often associated clearing and burning of surrounding vegetation can cause severe erosion and deterioration in these often fragile landscapes. The buildings themselves are often shack-like being constructed of poor quality materials and, not uncommonly, relatively poorly maintained. It is this visual clash in many resorts that has led to concern over what Marsden (1969: 73) termed a "new form of coastal erosion".

A more specific form of environmental pollution is evident in many of the older resorts. Sanitary arrangements are often makeshift. Occupants have to rely on septic tanks, which may be ineffective in some areas of high density resort development due to the inability of water tables to accommodate effluent, or undertake their own means of waste disposal. Sanitary arrangements thus raise a variety of environmental and health problems that must become increasingly significant as the numbers of holiday homes grow.

Holiday homes are typically located in areas relatively distant from urban centres. Provision of such services as exist, usually only roads and electricity, is often costly. The costs of service

provision presumably are provided by local rates and state government finance - again raising equity questions.

Finally in terms of the economic structure of rural areas, holiday home occupants may provide stimulus, in terms of injecting outside capital, for local business firms. The extent to which such stimulus would be provided will depend to a large extent on the use pattern of a particular resort. Individuals using their holiday home as a 'weekender' may well transport provisions from town and only rely on local establishments for incidental purchases. Problems may arise in maintaining profits and employment due to the seasonal nature of holiday home occupation.

It has been well established in the literature that leisure time, income and mobility largely determine the demand for holiday homes. As income and the amount of leisure time increases, as has been the case in many developed countries, the demand for holiday homes will increase. As personal mobility improves people will have greater access to holiday homes in more remote regions and to permanent homes in resorts close to but outside urban areas. Increasing access in terms of the numbers involved on one hand and in the location of holiday homes and permanent homes for commuters and retired people on the other hand, has been clearly recognised in Tasmania. The implications of increasing accessibility for Tasmania's settlement pattern will be firstly considered in terms of new holiday homes.

As personal mobility improves, more remote sites come within the range of locational options open to the potential buyer. As holiday homes proliferate the problems of conflict with other uses and of environmental modification increase in magnitude and begin to appear in more remote regions.

Of major importance is the rapid erosion of Tasmania's valuable stretches of natural coastal and lake landscapes in both physical and visual terms. Encroachment of man-made features in a natural environment is a process that can only rarely be reversed. Of major concern is the ribbon development of holiday homes which rapidly erode an entire section of the coast for the benefit of only a small number of owners. It would be virtually impossible to slow the demand for holiday homes but with sound zoning restrictions many of the problems of conflict, even with wilderness areas, could be alleviated.

The current state of planning in Tasmania was discussed in Chapter 2. Some legislation by which holiday home development can be controlled does exist but as yet these planning powers appear to be used only in a piecemeal fashion. The general operation of non-urban planning appears to suffer from lack of clearly formulated guidelines and objectives.

In terms of permanent housing increased mobility has had important implications for the development of resorts close to urban centres. These resorts are being increasingly utilized for retirement and commuter homes. As was stated earlier, holiday home resorts provide readily available housing in attractive coastal environments and often at lower prices than that available within the urban area. However, the use of holiday homes as permanent dwellings often requires the provision of essential services that most people do not consider necessary in a holiday home. Provision of such services to regions outside the urban area is costly and inconvenient for the local government authority.

However, in terms of the settlement pattern, these resorts

provide an ideal basis for dormitory suburb development. This has occurred in the Kingston and Blackmans Bay areas on Hobart's southern boundary. Originally resorts, they are now sizable dormitory suburbs connected by an expressway to Hobart.

Recognition of the transition process by which holiday housing becomes permanent housing may be advantageous in the formulation of planning schemes for resort areas within the foreseeable commuting range of the larger urban centres. If this is done, then it may be possible, for new resorts at least, to ensure that piecemeal and haphazard holiday home development does not prejudice future transition of such areas to permanent residences.

Tasmania already has a large number of holiday homes most of which have developed under planning-free circumstances. This study has shown, in general terms, that both the location of holiday homes and changes over time in the distribution of holiday homes can be seen as dependent on a number of basic factors. The specific location of attractive coastal and lacustrine sites, access considerations from major population concentrations and the socio-economic characteristics of the consumer population, all appear to combine to produce some distinctive spatial regularities both in the distribution of holiday homes and in the relationships between permanent home site and holiday home site.

Comprehension of the factors influencing holiday home development is essential if some of the adverse consequences of future development are to be avoided. Since the main focus of this thesis has been to document trends and to identify broad regularities in one specific

area of recreation geography in Tasmania, it has only been possible to discuss the adverse consequences of future development of holiday homes in general terms.

It is clear, however, that considerable growth in the number of holiday homes can be expected. Also the current state of planning legislation appears to be mainly concerned with the rectification of past errors and piecemeal control of immediate trends rather than with the provision of forward-looking policies for long term guidance. It may be suggested that such guidance is highly necessary at the present time if aggregate losses to both the Tasmanian environment and the Tasmanian population are to be avoided.

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APPENDIX I.

DATA COLLECTION

Every property in Tasmania is recorded in the Valuation Branch files which note the location of the property, the owner's address, the nature of improvements (i.e., the type of structure on the property), several types of valuations and the building materials used in construction. These files are catalogued by street or road, listed alphabetically under towns or rural areas, and grouped by local government areas.

A holiday home can be distinguished initially by the nature of improvements on a property. In terms of housing this classification includes dwelling, house, shack and hut. There is no consistent policy used by the Valuation Branch concerning the use of this classification. From discussions with senior field officers of the Valuation Branch it does seem that the majority of valuers distinguish between each of these classes on the basis of housing quality, using type of building materials and types of facilities contained to establish distinctions. Thus high quality holiday homes may sometimes be designated as a house or dwelling, while poor quality permanent homes may be designated as a shack or cottage. Since holiday homes have been defined by type of usage rather than quality of construction, valuation procedures create some difficulties.

To establish whether structures are in fact used as holiday homes the following guidelines were used. They are based on the assumption that if the address of the owner differs from the location of the property, the property is a holiday home and are presented in the following figure.

Valuation description

Location of property
and address of owner

Designation

Holiday home

same

permanent
home

different

holiday
home

House or dwelling

same

permanent
home

different

holiday home
unless the
valuation, or
building materials
used indicates
otherwise.

APPENDIX II

SIZE OF RESORTS AND PERCENTAGE CHANGE

<u>Holiday Home Resorts</u>	<u>Number of Holiday Homes</u>		<u>Percentage</u>
	<u>1960</u>	<u>1977</u>	<u>Change</u>
<u>SOUTH-EAST</u>			
Lauderdale	194	112	-42.2
Seven Mile Beach	49	39	-20.4
Cremorne	110	78	-29.1
Clifton Beach	19	26	+36.8
South Arm	34	79	+132.4
Half Moon Bay	17	15	-11.8
Opossum Bay	103	128	+24.3
Midway Point	37	13	-64.8
Lewisham	30	68	+126.7
Dodges Ferry	172	152	-11.6
Park Beach	159	369	+132.1
Carlton Beach	62	90	+45.2
Carlton River	29	38	+31.0
Primrose Sands	1	344	+34,300.0
Connelley's Marsh	17	20	+17.7
Boomer Marsh	4	23	+475.0
Blackman Bay	5	16	+220.0
Dunnalley	6	32	+433.3
Murdunna	12	57	+375.0
Chronicle Point	13	0	-100.0
Eaglehawk Neck	23	100	+334.0
Blow Hole Road	27	33	+22.2
Taranna	4	32	+700.0
Slopen	1	36	+3500.0
Coal Mines Area	0	24	∞
Stewarts Bay	0	18	∞
Port Arthur	2	38	+1400.0
Safety Cove	0	19	∞
Nubeena	6	39	+550.0
White Beach	13	73	+461.5

<u>Holiday Home Resorts</u>	<u>Number of Holiday Homes</u>		<u>Percentage</u>
	<u>1960</u>	<u>1977</u>	<u>Change</u>
<u>SOUTH</u>			
Kingston	7	17	+142.9
Blackmans Bay	17	22	+29.4
Tinder Box	11	4	-63.6
Howden	33	12	-63.6
Margate	5	19	+280.0
Snug	23	15	-34.8
Conningham	56	49	-12.5
Oyster Cove	14	2	-85.7
Kettering	1	10	+900.0
Dennes Point	5	89	+1680.0
Barnes Bay	0	10	∞
Simpsons Bay	4	15	+275.0
Allonah	2	21	+950.0
Lunawanna	0	28	∞
Adventure Bay	16	88	+450.0
Deep Bay	0	33	∞
Eggs and Bacon Bay	2	15	+650.0
Garden Island Creek	14	22	+57.1
Verona Sands	0	65	∞
Surveyors Bay	10	15	+50.0
Dover	0	22	∞
Roaring Beach	15	23	+53.3
Southport	44	64	+45.5
Recherche Bay	0	18	∞
<u>TAMAR AND NORTH-EAST</u>			
Paper Beach	23	22	-4.3
Blackwell	20	11	-45.0
Gravelley Beach	23	19	-17.4
Deviot	24	51	+112.5
Sidmouth	48	19	-60.4
Kelso	47	55	+17.0
Beauty Point	119	84	-29.4
Kayena	20	15	-25.0
Clarence Point	18	45	+150.0

<u>Holiday Home Resorts</u>	<u>Number of Holiday Homes</u>		<u>Percentage Change</u>
	<u>1960</u>	<u>1977</u>	
Greens Beach	86	133	+54.6
Hillwood	13	13	0
Low Head	100	112	+12.0
Beechford	45	61	+35.6
Lulworth	14	50	+257.1
Weymouth	114	136	+19.3
Bellingham	26	40	+53.8
 Bridport	 181	 263	 +45.3
Tomahawk	19	12	-36.8
 <u>EAST</u>			
Musselroe Bay	29	34	+17.2
Ansons Bay	60	114	+90.0
Eddystone Point	4	23	+475.0
Gardens	5	17	+240.0
Binalong Bay	42	71	+69.0
St. Helens	18	65	+261.1
Parkside	26	66	+153.8
Sheglitz	17	87	+411.7
Scamander	39	120	+207.7
Falmouth	10	22	+120.0
Bicheno	70	140	+100.0
Coles Bay	25	137	+448.0
Dolphin Sands	0	10	∞
Swansea	0	27	∞
Double Creek	20	18	-10.0
Orford	57	91	+59.6
Shelley Beach	30	92	+206.6
Spring Beach	10	26	+150.0
 <u>NORTH WEST</u>			
Sisters Creek	19	158	+731.6
Boat Harbour	53	46	-13.2
Heybridge	21	25	+19.0
Turners Beach	34	26	-23.5

<u>Holiday Home Resorts</u>	<u>Number of Holiday Homes</u>		<u>Percentage Change</u>
	<u>1960</u>	<u>1977</u>	
Hawley	81	103	+27.2
Port Sorell	77	132	+71.4
Squeaking Point	12	19	+58.3

FAR NORTH WEST AND WEST

Rocky Cape	11	38	+245.4
Hellyer	0	48	∞
Cowrie Point	18	15	-16.7
Crayfish Creek	23	53	+130.4
Edgecumbs Beach	7	24	+242.8
Marrawah	0	22	∞
Bluff Point	0	10	∞
Arthur River	10	47	+370.0
Temma	13	9	+44.4
Sundown Point	0	13	∞
Trial Harbour	24	43	+79.2
Granville Harbour	5	22	+340.0
Strahan	17	57	+235.3
Lettes Bay	26	29	+11.5

LAKES

Breona	25	30	+20.0
Great Lake - north end	38	80	+110.0
Brandon Bay	16	87	+443.8
Brownie Bay	10	6	-40.0
Storey Creek	0	10	∞
Reynolds Neck/Duck Point	13	39	+200.0
Miena	0	11	∞
Swan Bay	61	158	+159.0
Todds Corner	17	21	+23.5
Cramps Bay	0	22	∞
Arthurs Lake	7	131	+1771.4
Penstock Lagoon	5	10	+100.0
Little Pine Lagoon	0	16	∞

<u>Holiday Home Resorts</u>	<u>Number of Holiday Homes</u>		<u>Percentage Change</u>
	<u>1960</u>	<u>1977</u>	
Lake Crescent	0	10	∞
Dee Lagoon	3	18	+500.0
Brady's Lake	0	118	∞
Bronte Lagoon	0	21	∞
Tooms Lake	0	13	∞
Lake Leake	31	71	+129.0