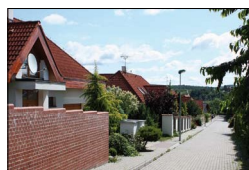


Brno-Ivanovice – Residential Suburb



In spite of the fact, that population is generally ageing, suburbs are settled by young families with children or by middle aged inhabitants in particular. While the population of former villagers is heterogenous (rather the members of working or middle class are present), the structure „newcomers“ shows a relatively high degree of homogeneity in the income, education, preferred individualized lifestyles and age as well. Even when the city grew, the peripheral parts did not experience any rapid expansion. This situation changed after the 1990.

Since the time of their administrative integration (in the case of the city wards) up to today, these communities have not grown organically with the city, and have largely remained physically separated, thanks to which they were able to retain their rural character. In all the communities there has been vigorous building activity over the last approximately ten years; this has left its mark on its physical appearance and on the number of inhabitants. Building has taken place largely on locations which were originally agricultural land, that were returned after 1990 to the descendants of the original owners under the restitution provisions. People living till this time primarily in the housing estates were looking for new localities with better environmental conditions. The need of specific type of housing was one of the expressions of this rediscovered social group. Simultaneously the ability to move in this higher valued area became a higher status symbol. Land restitutions, state assistance, expansion of the mortgages and undeveloped together with insufficient state of urban planning and construction regulatives allowed a rapid expansion of the suburban zones.

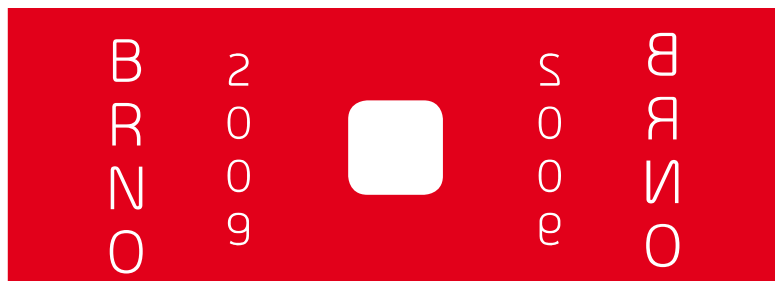


The history of suburbanization in Brno

Brno is the second largest city in the Czech Republic and the process of suburban development proceeds here with significantly less strength. In comparison with Prague - the capital, our city has a time delay of about 5 years.

In Brno, suburbs are typically linked up to the older parts of urban neighbourhoods, which, thanks to the certain sort of spatial disposition, have partially kept their former rural character. The last two censuses, which were taken in 1991 and 2001, showed that Brno also hasn't avoided the nowadays usual loss of inhabitants from the inner city to the periphery. During this period the inner city lost approximately 15 thousand inhabitants, while at the same time it was shown that the target for people leaving the city was precisely the suburbs and communities in the outskirts.

Construction of residential areas onto the existing border of the city is typical for the city of Brno. This is being caused by the specific mode of growth of the Brno conurbation. There have appeared mixed neighbourhoods made up partially of a core of the older community with its relatively "country-like" character, and of newcomers area, which is often physically separated. A sufficient population density secures the urban environment for the current society in the city.



Ivanovice

The north frontier locality of Brno was, thanks its geographical conditions, from the beginning of the suburbanization process valued as very good place to live. It is attractive particularly for its position in the middle of the outcrops of the Dražanská highland, the locality where the Moravian Karst is situated. But at the same time these geographical conditions did not allow an unlimited growth. That is why (in spite of the fact that the migration begun first in these parts of the city) we can find here just relatively small suburbs with old (village) centres.

The city ward of Ivanovice is a very interesting locality. It lies on the north edge of the city and it has been a part of Brno since 1971. It is the shore of the very first wave of migration to the community - the first new building took place after its inclusion in the city. At the census of 1991 the community had 687 inhabitants, 10 years later it had 999 inhabitants. The average age in Ivanovice according to the 2001 census is 38 years. There is a slight majority of male population and more than 27% people are university educated unlike in the rest of the city. Various kinds of building have been already built there. For instance: villas, detached family homes, town houses, blocks of apartments etc. It is likely that this number will further increase, even if residential construction in Ivanovice is slowly coming to an end, since only the last few building plots are available.

Newcomers x old residents

The development in Ivanovice was not very calm. The newcomers in this locality do not maintain any relations to their surroundings. The difference between the newcomers and the old residents is lying primarily in their unlike lifestyles, the communication between them almost doesn't exist.

On one hand, we can see the notion of higher social and cultural capital of well educated newcomers, which are often encouraged to gain some position in structures of local politics. On the other hand, there's an evident dissimilarity in demands of these two groups and some kind of competition for financial resources (for example an insufficient sewer system in older part of the locality x a new playground for children and the new roads and parking-sites in the part of newcomers). Typical activities of the old residents are the voluntary fire brigades, organization of feasts sometimes connected with pilgrimage and other traditional events. The old residents declare especially against the new houses. They find them "ugly" or "disturbing the character of the village". The majority of the newcomers is constituted by young families with small children or older married couples whose children are already living on their own. Ivanovice are also facing the phenomenon of private roads closing. This means, that the image of this quarter is pretty much made by the barriers or signs "private property" in the new separate streets.



Commercial zone in Ivanovice

The first Czech hypermarket – Globus (opened in 1996) is also located in Ivanovice. Since that time, new and now dominant retail zone was developed in southern part of the city.

The further expansion of the commercial zone in Ivanovice is well expected. The multinational chain Bauhaus has been planning to build a hobby-market in Brno-Ivanovice for years. The hobby-market would bring 1,500 passenger cars and 10 lorries a day to this quiet, peripheral district. There would be about



1.6 square metres of shopping area per inhabitant however the valid zoning plan recommends only one square metre per head. According to a poll conducted by students from the Department of Environmental Studies at Masaryk University's Faculty of Social Sciences, about 72.6% of Ivanovice residents stood up against the construction of the hobby-market. "Nesehnuti" and the "Klidné Ivanovice" movement filed lawsuits against the zoning decision on the project in 2006. The Regional Court in Brno has not passed a verdict yet. All of 483 households in Ivanovice are getting info leaflets. They are also signing petitions and sending e-mails and protest postcards to Bauhaus officials.