

Wednesday, January 19, 2022



# Diario de Fuerteventura

WE HIGHLIGHT

## **New General Plan for La Oliva: El Cotillo grows and urbanizations are resurrected**

- The future planning defines the residential expansion and an industrial estate in Corralejo, while drawing the great tourist growth in El Jablito, south of the Dunes



Works on a villa in the Panorama Tres Islas urbanization, in Corralejo. Photo: Carlos de Saá.

M. Riveiro [1 COMMENT](#) 01/19/2022 - 07:10

The cards of the territory of La Oliva have begun to be shuffled. The strategic environmental assessment procedure of the new General Planning Plan (PGO) has been launched and the initial document is already on the table – on public display – which marks clear lines on the path that the City Council chaired by Pilar González wants to travel .

Of the five planning possibilities that arise -the planning in force from the year 2000, a draft of the General Plan from 2003 that was not approved and three alternatives-, the drafting team keeps these last three and traces several keys that are common: the expansion of Corralejo to the west, the attempt to legalize Origo Mare, the forecast that El Cotillo will grow and the return to urban life from Parque Holandés and El Jablito to the south.

The planning in force in the municipality of La Oliva was approved in the year 2000. "In the last 20 years", reflects the editorial team, led by Francisco González-Jaraba, "the municipality has gone from 6,956 inhabitants to 24,508, multiplying its population by 3.5" in these two decades. This vertiginous growth is due, adds the editorial team, "almost exclusively" to tourism, of which the northern municipality was a "pioneer" in Fuerteventura.

However, tourism and population growth have not translated into an effective distribution of wealth. In the memory of the new Plan the data of the income per capita of the municipalities of Fuerteventura are reflected. Among those that are tourist, La Oliva is the one with the lowest figures (18,600 euros per year), behind Antigua (20,400 euros) and Pájara (34,200 euros).

According to the balance of the current situation, in the Corralejo area, the Geafond urbanization and the failed Atalaya Dorada promotion, 23,731 accommodation places have been built (10,910 hotel rooms and the rest non-hotel rooms). Between El Cotillo and the Origo Mare urbanization, with an infringement procedure from the European Commission (more information on page 13), there are another 1,581 beds (283 of them, hotels). In total, just over 25,000 tourist places.

If the municipality of La Oliva has experienced a significant population boom linked to tourism, as recognized by the drafting team of the new General Plan, and has almost one inhabitant for each tourist bed, the growth could have been even greater. When the last planning for La Oliva was approved, in the year 2000, 24 pieces of land were recognized as tourist destinations.

In total, they added up to 2,864 hectares (28.6 million square meters), with up to 116,588 tourist beds, which would mean multiplying the

current offer almost by five. The total developable land, with land also dedicated to other uses, such as residential, raised the land with expectations of being built in La Oliva to 34.2 million square meters.

Some of the urbanizations, with names that many of the residents of La Oliva will not ring a bell, were drawn in totally remote places, where today it would be unthinkable to build. This is the case of the Tamboril urbanization, more than a million square meters with some 2,900 tourist beds, on the coast of Majanicho to the north. Or that of the Golf Country Club partial plan, a huge pocket of land of more than four million meters east of Villaverde in the direction of Parque Holandés, between Escanfraga mountain and Caima mountain. In these two examples, the drafting team's proposal is to declassify the soil, due to its isolation and "fragility".

Whoever circulates along the new highway from Caldereta to Corralejo, probably without knowing it, will be crossing several urban fossils: the SAU 7 Tinojay (about two and a half million meters for more than 6,200 tourist beds); the SAU 5 Mal Nombre (one million square meters and 2,600 beds), in the vicinity of the rustic land overlooking the Dunes of Corralejo, where the Dreamland theme park was to be installed; or the SAU PSR-4, in the vicinity of Atalaya Dorada, a pocket of soil of more than 400,000 square meters (with the same philosophy as Tamaragua, which is technically the SAU PSR-5) in which it was thought that there a thousand residential homes. In the new General Plan, all these lands will be declassified.

### **revive ground**

The same will not happen with all the land that, legally, was condemned to declassification. This is the case of the Peña Erguida Special Plan, which was approved in September 1973 and covered

almost 11 million square meters, between Parque Holandés and the coast, towards Jablito beach, and from there to the south. Under this urban umbrella, five urbanization projects were presented, from the following estates: Montañeta del Sol, Puerto de La Oliva, Islaplan, Vistapark and Ventursol.



The Little Jablito Photo: Carlos de Saá.

### ***The PGO raises 6,500 beds in a new tourist land in declassified plans***

None of them was ever adapted to the municipal planning of the year 2000, "as required", and its effectiveness was "extinguished" by the Urgent Measures Law of 2001, the antecedent of the Territory Planning Guidelines of 2003, which removed from the market those partial plans that did not have the subdivision project, nor had the urbanization project been approved, nor had the obligatory and free transfers to the City Council materialized.

Despite the fact that this land is declassified, the drafting team of the General Plan intends to maintain the Ventursol sector as urban land, where only one block, Las Caletas, is built, and the rest of the streets lack services in an acceptable state. And, in addition, join part of three other sectors (Islaplan, Puerto de La Oliva and Vistapark), which "will form a new sector of developable land for tourist use, with structuring facilities, and a capacity of about 6,500 beds". This new urbanizable sector, from the road to the coast, would be defined by its "strategic tourist use".

### **The Cotillo**

The other area with a marked tourist accent in the municipality of La Oliva is El Cotillo. On the old fishing village there are many expectations of urban development for the future. In two of the three management alternatives that are considered viable in the new General Plan, the growth of the town is contemplated: towards the north and towards the south, and in turn towards El Roque.



Works in El Cotillo, last October. Photo: I. Leis.

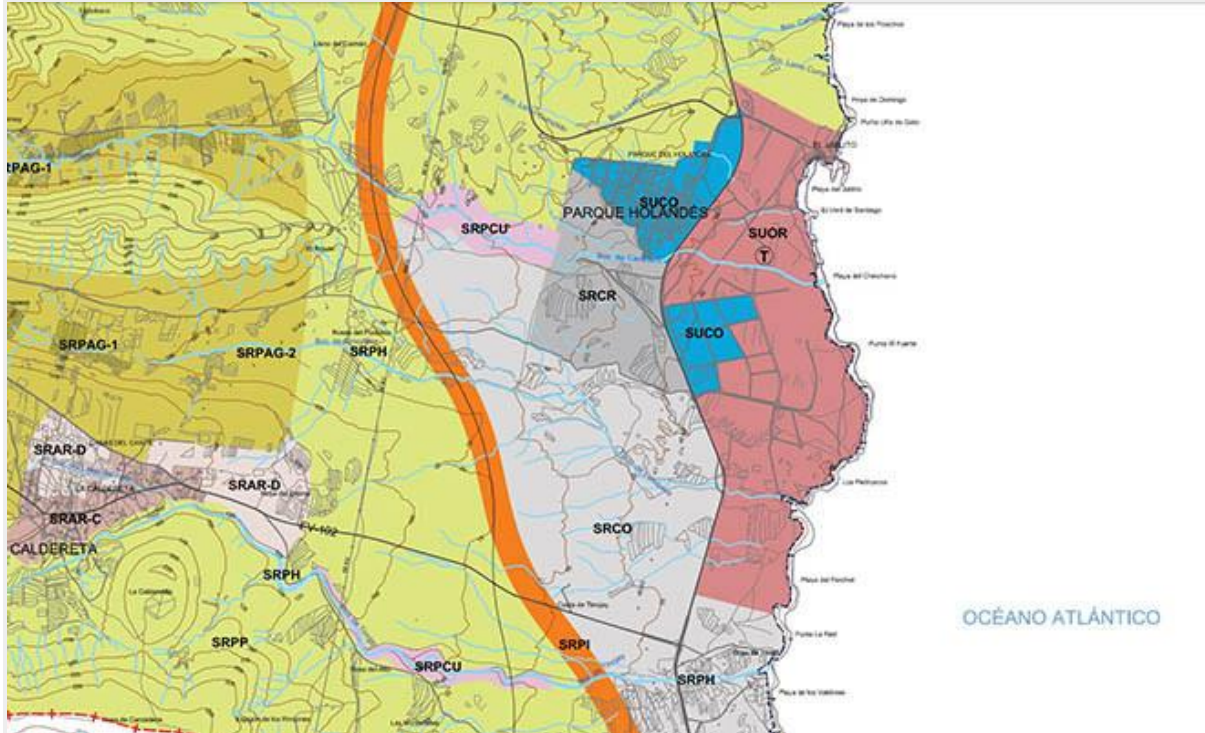
In the document that is on public display, it already slips that in the end there will be a bag of developable land in El Cotillo. Thus, when analyzing the situation of the Los Lagos Special Plan, of about 790,000 square meters, it is noted that "it has some constructions and licenses granted on certain lots", but also "it is quite affected by the demarcation of the maritime-terrestrial zone" of Coasts.

In addition, it was not adapted to the municipal planning of the year 2000 and is declassified by the current PLOF. Although the land is deactivated from the urban point of view, in the new General Plan it is suggested to compensate the owners and it is "proposed to include" its building potential "in the sector of developable land of El Cotillo" and seek "a solution within" of that future piece to build.

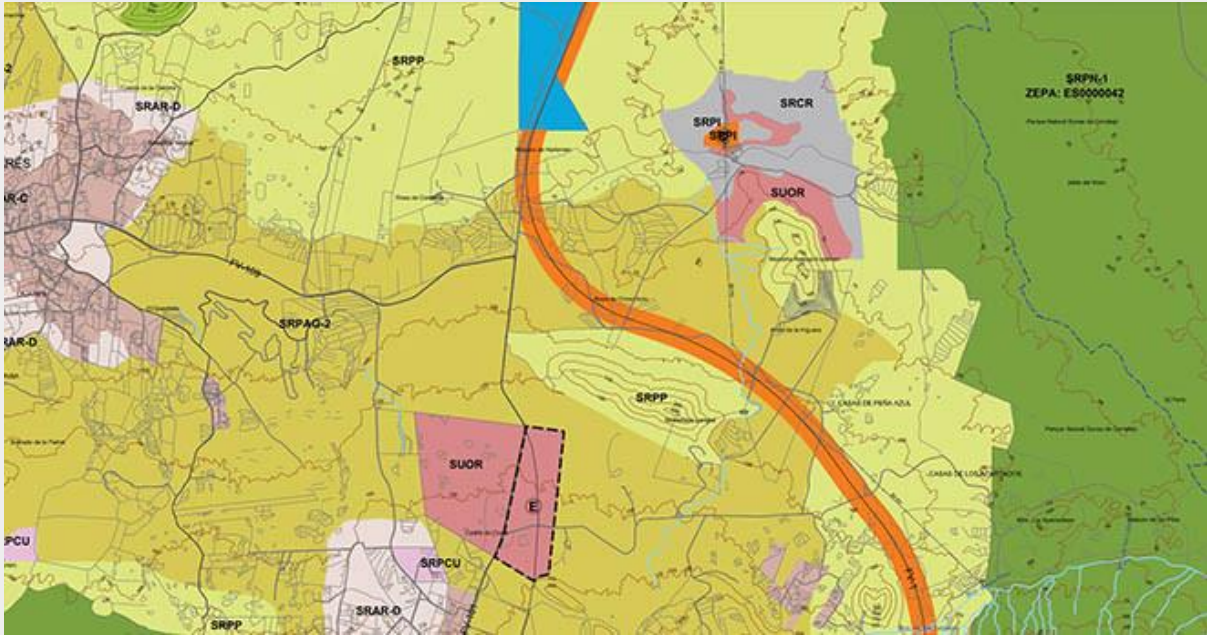
**Increase**



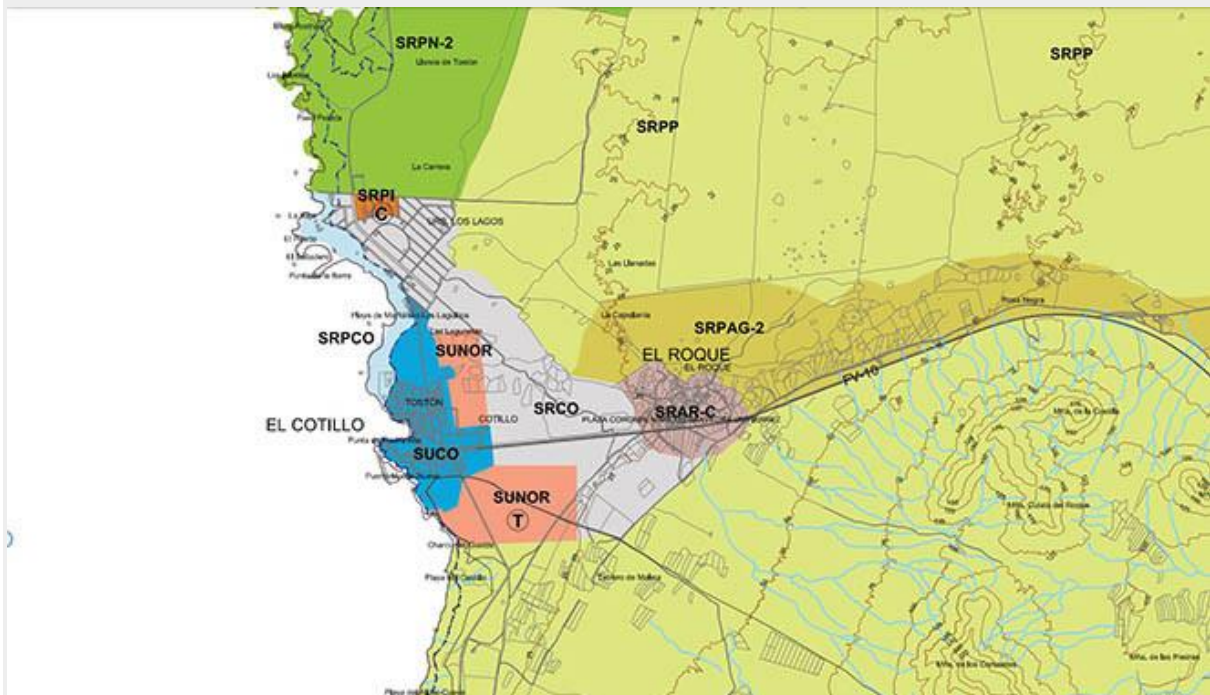
residential expansion area is proposed by the Bristol salt marsh and the bus station, and an industrial estate at the rear of the Panorama Tres Islas urbanization.



**02. JAB.** This is undoubtedly the area that would experience the greatest growth with the new General Development Plan, since, except for some isolated buildings and old street layouts, there is practically nothing on the coastal strip from El Jablito to the south. The “new sector of developable land for tourist use, with structuring facilities”, would have “a capacity of about 6,500 beds”.



**03. GOLDEN WATCHTOWER.** The failed urbanization of Martinsa Fadesa intended to develop 1.3 million meters and 3,435 beds. "It is proposed to keep this land" in the PGO, "seeking a solution to the serious problem posed by the existing looted buildings," says the document. 812 tourist beds and the residential part would be left "exclusively to the executed urbanization, eliminating the hotel plot that occupies the mountain."



**04. THE COTILLO.** The old SAU 9-Capellanía, between El Roque and El Cutillo, had 1.2 million square meters, with main tourist use and, as tolerated use, residential. "It is proposed from the General Plan to leave it in part as non-ordered urbanizable land for tourist use", it is indicated in the document. In alternative four, the expressly touristic part would be developed towards the castle of El Tostón.

**05. MAJANICHO.** Involved in an infringement procedure of the European Commission and a criminal investigation, the Government of the Canary Islands recognizes that it is rustic land. However, in the General Plan drawn up by La Oliva, it is intended to leave only one corner that is within a Special Protection Area for Birds (ZEPA) and as urban what has already been received by the City Council of La Oliva.

**06. COAST BOX.** For this sector of land next to Villaverde, it is proposed to leave it as "developable in execution, but changing the use of the eastern zone", to the other of the highway, and to pass that piece "from industrial to residential, concentrating industrial use" in the municipality to the west of the Panorama Tres Islas urbanization in Corralejo, where "there are several landfills and a concrete plant".

---