

PRESS RELEASE BY IAEDEN-SALVEM L'EMPORDÀ, AMICS DE LA NATURA DE CADAQUÉS AND SOS COSTA BRAVA

Barcelona, March 22, 2019

We ask the designer Custo, as stake holder in the project of the Custo Hotel in the development of Sa Guarda in Cadaqués (Empordà, Catalonia, Spain), to stop irregular construction works and to reinvest instead in the preservation of the landscape and natural and cultural heritage of the municipality. (More information on the project here: <https://www.soscostabrava.cat/portfolio-posts/cadaques/>)

We consider it important that internationally renowned people, with a professional career of relevance, and who are linked to the latest construction work denounced by *Friends of Nature Association* of Cadaqués and SOS Costa Brava, take responsibility for this development project.

The designer's family owns the company DOMUS VIATOR SL which forms part of the project's board of compensation.

Description of the development and its impact on the natural environment:

- Covers 15ha of land with 1000-1500 olive trees, 8 dry stone shelters and 55 dry stone stacks, an ancient water mine and 17km of dry stone wall.
- The project is situated above the highest developed zone in Cadaqués and therefore would have an important impact on the landscape and on the traditional skyline of the town.
- Impact on creeks and water conduits and areas of public hydraulic domain.
- The estate is situated on the border of the Cap de Creus Nature Park.
- Includes a 10m-wide road with street lighting at a height of 5m.
- The houses included in the project are valued at 1 million € and higher, and the project does not include social housing as legislation prescribes.

The project was approved in 2013 without complying the current legislation and presents the following irregularities:

- a) The Catalan government, Generalitat de Catalunya, has declared a suspension of licenses for building houses that includes the project of Sa Guarda in Cadaqués, but construction for roads and related infrastructures have started. It makes no sense to start the project while the government is deciding on a development and growth strategy in this case. The government's decision is expected to be announced in June or July.
- b) The urban planning law of 2010 prohibits development in sectors with slopes above 20%. The 2013 urbanization project fails to comply with this regulation.
- b) No report of the Catalan Water Agency and of the water supplying companies on the concession for water use and flow necessary for the sector has been submitted, a requirement that was demanded as a condition for the execution of the planned project.
- c) A connection of the sanitation system of Sa Guarda with the general sanitation system of the town has not been resolved adequately. With the current diameters of the pipes, it is impossible that the pipes of the area assume the residues from Sa Guarda.
- d) The local wastewater treatment station has not sufficient capacity to treat the additional residual waters that would be produced by the new development of 104 houses and a 4000m² hotel.
- e) The project establishes mandatory free spaces and green zones in areas not suitable and non-

functional for the enjoyment of free spaces by the population, in violation of article 9.7 of Legislative Decree 1/2010 of August 3.

d) The already ongoing construction modifies the current topography of the area, excavating future building plots, and thereby exceeds the strict urbanization project which is a manifest infraction of the moratorium.

We also want to make public another factor recently detected that should have been considered seriously before allowing this development project: According to the property registrar in Roses, and based on the official and public information requested, the Treasury Department has seized the property of Domus Viator SL for the amount of 1240207€. According to Catalan urban planning law, the economic viability of the development project is an indispensable requirement for executing the corresponding plan.

Given the possible embargo of the estate of one of the principal developers, we demand the immediate suspension of construction and ask the responsible administrations to require a justification of economic viability adjusted to the new circumstances and additional guarantees from the Compensation Board and the main promoters. It is evident that the promoters will not be able to pay the additional city-planning taxes, so the economic solvency of the project is not guaranteed, requirements established in urban planning legislation regarding viability and economic solvency are not complied with.

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