

Sector 2

Promoter: **Inversiones Costa Caleta S.L.**
Caleta de Fuste - Fuerteventura



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Canary Islands, the eternal spring

The Canary Islands are a European archipelago located in the North of Africa, near the coasts of the South of Morocco and of the North of the Sahara. They are a paradise, just a few hours away from the main European cities. Its membership to the European Union gives it a wide network of infrastructures and services as well as the tranquillity of being able to use the euro. Due to its geographical location, the Canaries are the most southern and western autonomous community of Spain.



A set of eight islands and five islets forms the archipelago of the Canaries, located 97 kilometres from the African continent. The islands are: El Hierro, La Gomera, La Palma, Tenerife, Gran Canaria, Lanzarote, Fuerteventura y La Graciosa. The total area of the Canary Islands is 7.446 square kilometres. The islands have 141 protected areas, of which 4 are national parks. All landscapes are combined in the Canary Islands; from mountains, volcanoes, waterfalls, ravines to immense dunes and white, golden or black beaches. In the archipelago the pleasant temperature stands out; it has a subtropical climate due to the influence of the trade winds, the altitude inequality and other factors that modify the temperature.

The economic activities of the islands are mainly tourism and hotel infrastructure.

Fuerteventura, a fascinating island of contrasts

Known as the quiet island, Fuerteventura has an area of 1.679 square kilometres. It is the second largest island in the Canary archipelago, located only 97 kilometres from the African coast. It boasts of its immense golden sand beaches that, together with the turquoise blue of its waters, will make you feel that you are in an authentic oasis on the Atlantic Ocean. The coasts of Fuerteventura stand out for their kilometric vision of white sand beaches that attract tourists to the beautiful island.



Caleta de Fuste is one of the largest tourist centres on the island of Fuerteventura next to Corralejo and Costa Calma. In the south of the island there are the beaches of Costa Calma, Morro Jable and Cofete and in the north the beaches of Corralejo, with their wide sand dunes, as well as the lagoons of the town of Cutillo, on the northwest coast.

The infrastructure of the island, given the wind and water conditions of the coasts, has been developed in association with the practice of water sports, especially surfing, windsurfing, kitesurfing and sport fishing. Fuerteventura is a paradise for all lovers of water sports, sun, beach and golf. The climate of the island is mild and temperatures remain stable practically all year round, about 21 degrees with about 3.000 sunny hours a year and little rainfall. Temperatures that rarely drop below 18°C and peaks of 24°C make the climate a perpetual spring. Fuerteventura is the ideal destination for families, for sports holidays or for relaxing both in summer and winter, a quiet island to rest and enjoy.



Caleta de Fuste, the perfect destination for holidays



Caleta de Fuste, also known as El Castillo, is located on the east coast of Fuerteventura, just 8 minutes from the island's airport and less than 15 minutes from the capital Puerto del Rosario.

Its almost central position on the island makes it a perfect destination for holidays, since both sites of interest in the north (Corralejo, El Cotillo), or in the south (Costa Calma, Jandia) are at an equal distance. This tourist town has grown rapidly to serve the large number of national and international tourists seeking relaxation, beaches and golf courses.

Caleta de Fuste is one of the largest tourist centres on the island developed around its natural bay. It has one of the largest commercial and leisure offers on the island, with the Atlantic Shopping Centre (a variety of shops, bars and restaurants, and modern Yelmo Cineplex cinemas), 2 Golf courses, and a seafront promenade of several kilometres of length, a marina with boat trips, and also pedestrian and commercial spaces. The harbour and the beach offer all kinds of sea activities: canoe, jet ski, diving, boat trips, submarine, diving school, windsurfing school, etc. The favourable climatic conditions of the island of Fuerteventura allow the practice of sports, among others golf.

Surrounding its wide beach of El Castillo (perfect for practicing water sports with total security since it is very well protected), the Barceló and Eurostar Las Salinas hotels are located, while, to the south of this beach, a few hundred meters away, there are 4 interesting artificial beaches very protected by reefs, where the hotels of the Elba Chain and the Sheraton Fuerteventura are located.

Caleta de Fuste, the largest golf centre in Fuerteventura



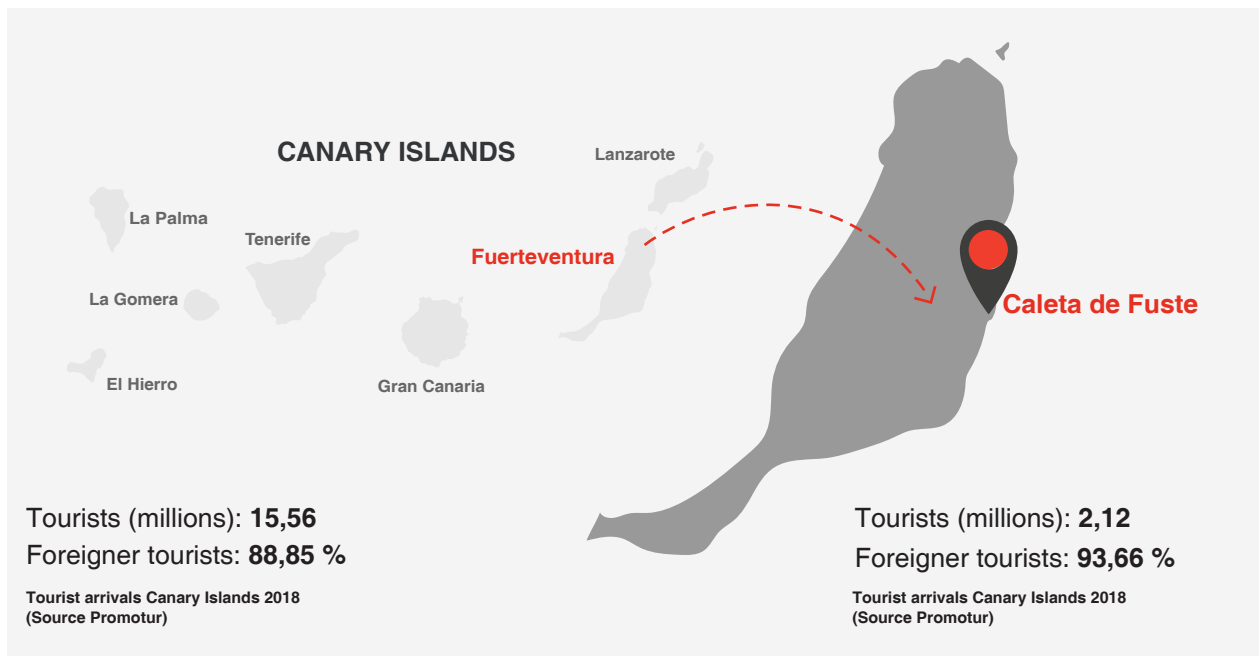
Caleta de Fuste is the largest Golf centre on the island of Fuerteventura and offers ideal conditions for lovers of this sport as there are two large Golf courses located in luxurious residential tourism developments and near high-level hotels (4* and 5*).



Fuerteventura Golf Club is the first 18-hole Golf course in Fuerteventura, home to the Spanish Open in 2004. Located just 8 kilometres from the airport and integrated into the Hotel Elba Palace Golf *****, the more than one million half a square meter that make up its facilities, make it the largest green space on the island. Bunkers and natural obstacles add to the attractiveness of the game, with beautiful views over the Atlantic Ocean. Designed by the renowned Juan Catarineu, it is the perfect place to meet the needs of players who want to enjoy a perfect golf vacation.

Golf Club Salinas de Antigua, an 18-hole course designed by two-time world champion Manolo Piñero, is a reference in the golf courses of the Canary Islands and requires a strategic game. There are practically no architectural barriers that prevent you from enjoying the spectacular views towards the sea.

Tourism information and economic indicators



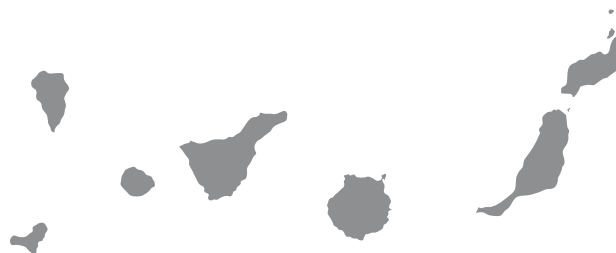
Tourism in Canary Islands

The Canary Islands is one of the most popular destinations in Spain thanks to its varied offer of beaches, nature, sports and other tourist and cultural attractions. The goodness of its climate, mild throughout the year, gives it the privilege of not suffering, like other destinations traditionally focused on the holiday segment, the ravages of low seasons, which provides a relatively stable demand throughout the year.

In recent years, this sector, fundamental in the economy of the Autonomous Community, has been reaping successes and records year after year. The strong dependence on foreign markets, less affected during the years of crisis, made the Canary Islands not suffer as much as other destinations in Spain. It has also been chosen as an alternative destination to other places in North Africa and the Mediterranean, given the conflicts that have occurred in these locations in recent years.

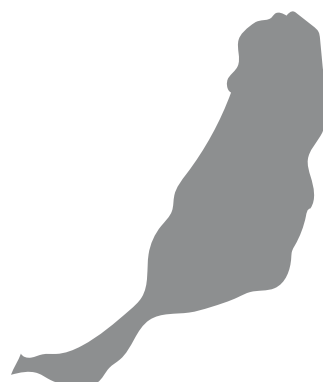





	Tourists	%
1. United Kingdom	5.001.630	32,14%
2. Germany	3.065.360	32,14%
3. Nordic Countries	1.636.819	10,52%
4. Holland	619.539	3,98%
5. Sweden	600.332	3,86%



Tourists issuing countries – Canary Islands 2018
(Source Promotur)

	Tourists	%
1. Germany	850.816	40,06%
2. United Kingdom	518.748	24,42%
3. France	123.391	5,81%
4. Nordic Countries	100.470	4,73%
5. Italy	96.035	4,52%



	40%
	24%
	5%

Tourists issuing countries – Fuerteventura 2018
(Source Promotur)

According to the latest ISTAC report (February 2019), the year 2018 confirms the good results of previous years in terms of tourist's arrivals. During the year 2018, arrivals of tourists to the Canary Islands reached the level of almost 16 million, 6,60% more compared to 2016. The arrivals of foreign tourists stand out with the figure of almost 14 million people, that supposes a decline of 3,40% compared to the previous year. This lost of foreigner tourists was compensated by the increase of national tourists with a growth of 4,20% compared to 2017. As seen before, most tourists who come to the Canary Islands come from abroad (88,85%). If we look at the country of origin, we can see that the three main emitting countries of tourists that arrive to the Canary archipelago are: United Kingdom (32,14%), Germany (19,70%) and the Nordic Countries (10,52%).

It is important to note the growth of tourists from the United Kingdom and the Nordic countries, which increased respectively by 9,45% and 10,39%. On the other hand, Canarias was the community with the most overnight stays in 2017, reaching almost 71 million, which implied an increase of 1,78% compared to the previous year.

As for the island of Fuerteventura, Germany and the United Kingdom lead the arrival of tourists to the island in 2018, followed by French tourists. In total, the island received more than 2,1 million tourists last year, 4,55% more than during the previous year. They do not appear in the ranking, but it is important to note the increase in arrivals of tourists from Belgium, with an increase of 7,70%.

The good tourist figures for 2018 confirm the good results achieved by the Canarian tourist sector during the last years, with almost 16 million tourists who visited the Canary Islands.

3º Trimester	2016	2017	Evol. %
1. United Kingdom	5.132	5.471	6,60%
2. Germany	3.812	3.968	4,10%
3. Nordic countries	1.919	2.088	8,80%
4. Spain	1.385	1.400	1,10%
5. Holland	629	697	10,80%
Total market	16.579	17.764	7,20%

Canary Islands tourist turnover
according issuing country (2017)
- millions of Euros
(Source Promotur)

Expense per tourist and day (€)	2016	2017	Variation
- Total expense	129,50	135,60	4,7%
- Expense in origin	102	106,70	4,60%
- Expense in Fuerteventura	27,60	29	5%
Expense per tourist and travel (€)			
- Total expense	1.152	1.168	+1,40%
- Expense in origin	904	922	2%
- Expense in Fuerteventura			
Average stay (days)	9,6	9,2	-0,4%
Number of tourists	1.914.137	1.938.908	1,30%
Tourist Expense (mill. €)	2.455	2.523	2,80%

Tourist expense in Fuerteventura 2017 (Source Promotur)

Tourist expenses

In 2017, international tourists who visited the Canary archipelago spent a total of 17.764 million euros, which represents an increase of 7,20% over the previous year, according to the data released by the Egatur survey in the National Institute of Statistics (INE). Thus, the Canary Islands is the second Spanish destination where international tourists spend the most in 2017 (+ 7,20%), only preceded by Catalonia, with an increase of 9,7% in annual rate, and in third position the Balearic Islands with an increase of 4,90%. As for the island of Fuerteventura, the total tourist turnover in 2017 was of 2.455 million Euros, 2,80% more than in the previous year. We can see that the results of the island of Fuerteventura are above the results of the Canary Islands. In terms of average spending per tourist and day, visitors to the island of Fuerteventura spent in 2017, an amount of 135,60€ per day, 4,70% more than in the previous year, as an increase of 3,10% in the archipelago. In terms of spending per tourist and trip, Fuerteventura tourists spent 1.168€, 1,40% more than in 2016.

Canary Islands, leader of hotel income per room

The Canarian hotel sector continues in its particular honeymoon, a boom with joys bounded month after month, as they continue confirming the main official records of the year 2017.

In accordance with what has been defined for 2017, Canary Islands led the hotel income per available room and day in Spain with 85,37€, 55% more than the national average, at 55,50€.

In relation to the annual rate of the Hotel Price Index (HPI), it must be said that it stood at 5,6% last October, which implied 0,7 percentage points less than the registered last month (6,3) and 0,8 above the one registered a year ago, then at 4,8%. As for prices for hotel categories, all rise: in five gold stars (+2,6%), in four gold stars (+ 5,3%), in three gold stars (+8,7%), in two gold stars (+5%) and one gold star (+3,8%). There are also improvements in three and two silver stars (+4,2%) and in a silver star (+8,1%). Negative signals remain unseen.

Canary Islands	2017	Evol. % 2016
Occupancy % (per room)	78,80%	-2,57%
ADR: average daily rate/room (Euros)	88 €	7,10%
RevPAR: average daily income/room (Euros)	69,30 €	3,70%
Fuerteventura		
Occupancy % (per room)	80,30%	3,70%
ADR: average daily rate/room (Euros)	88 €	14,50%
RevPAR: average daily income/room (Euros)	70,70 €	20%

Occupancy and profitability indicators - Canary Islands and Fuerteventura (December 2017 - ISTAC)



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As seen before, tourism continues well or very well in the islands, and the same for hotel activity, in the path of growth and growth. This is shown again and again by economic records of a productive tourism sector that keeps the Canary Islands economy going, with a prolonged honeymoon from 2011 onwards, until today. The historical data reached last year represent a challenge for 2018: to develop the tourism model of the future, sustainable and competitive, which, instead of focusing its objective on the growth of the number of tourists, does so in five fundamental challenges:

- The consolidation of its annual tourism leadership against competing destinations as a basis to build the leadership of the future.
- The diversification of the issuing country markets to reduce the risk of depending on the economic and political situation of a few countries.
- The diversification of tourist typologies through in-depth knowledge of their different motivations and efficient segmentation.
- The differentiation of the offer through the enhancement of the Canary Islands singularities but also of their identity, their culture, their history and their personality as a people.
- The strengthening of tourism's driving capacity with respect to other economic sectors and the improvement of the positive impact of tourism activity in the global value chain of the Canarian economy.



Regarding hotel profitability, establishments located in the province of Las Palmas closed the season from July to October (quarter 2017) with an increase in profitability of 16% and with an income per available room (RevPAR index) of 54,90€/day, while in Santa Cruz de Tenerife profitability has increased by 12%, with a RevPAR index of 51€/day, reported Europa Press.

Hotel Investment within the Canary Islands

Another determining factor has been the hotel investment in the Canary Islands during the recent years. Only in 2015, 683 million euros were invested, five times the amount of the previous year, registering the largest increase at the national level. The islands accounted for 28% of the total investment in the sector in Spain (2.614 million euros) and 33,2% of the total number of rooms.

In 2016, investment recorded a slight decline (2.155 million euros), although 130 assets were transacted. National investors dominate, such as the H10 chain, the SOCIMI Hispania (highlighting the purchase of the **Gran Hotel Atlantis Bahia Real** de Fuerteventura - Corralejo, for 105 million euros). European investment has also been present, with the purchase of the **Altamanera and Catarina** hotels for 47,8 million euros by the German group IFA Hotel&Touristik (Lopesán Group), the last one having been sold to HI Partners in 2016. In addition, the investment group Chinese Chongqing Kangde took the Barceló Santiago de Tenerife (406 rooms) for an amount that could reach 50 million euros, and the Meeting Point Investment group took the Stella Canaris (1.164 rooms) in Fuerteventura for 40 million euros.

As **challenges for the future**, after more than 50 years of tourism activity, focused primarily on sun and beach tourism, **the need to bet more on hotel innovation**, specialization in new products such as sports, or thematic segments should be highlighted for travellers (weddings, gastronomic, rural, etc.), as well as staff training, which requires a greater command of languages among other parameters.





The role of the Administration will be key both for the renewal of destinations (through Modernization and Improvement Plans), as well as for the regularization of aspects of concern to the hotel sector, among others the new modalities of holiday accommodation, marketed through the online platforms, who act as intermediaries, but who have acquired a huge role in the Islands. In short, it is necessary to find the keys, both government and hotel entrepreneurs, to achieve **a sustainable tourism model in the long term** and generator of employment, which allows to maintain the attractiveness of the Canary Islands as a favourite destination.

In this context, the **Insular Beautification Plan comes in - Fuerteventura, we love you beautiful!** This Insular Plan, started in 2016 and involving the Government of the Canary Islands, the Cabildo de Fuerteventura and the six municipalities of the island, includes 6 blocks of actions, which will be carried out in tourist spaces on the island of Fuerteventura, to achieve an island more careful, sustainable and beautiful, both for residents and visitors to the island of Fuerteventura. Below are some examples: creation of corners of the Biosphere, rehabilitation of stone walls, treatment of facades and exteriors of towns, creation of urban gardens, etc. On the other hand, the president of the Cabildo of Fuerteventura, Marcial Morales, assures that the different planned actions will make possible to qualify the tourist destination, as well as the promotional agreements that will be signed and that will be aimed at capturing unconventional promotional segments, such as sports, among others.

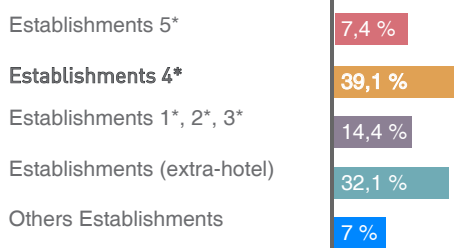
Hotel offer in Fuerteventura

As in the whole Canary Islands, Fuerteventura has a wide range of high-standing hotels located in the three main tourist areas of the island of the island (north, south and centre). Several hotel chains are present with establishments of four and five stars categories: Barceló, Riu, Atlantis, Barceló, Iberostar, Sheraton, Elba, etc.

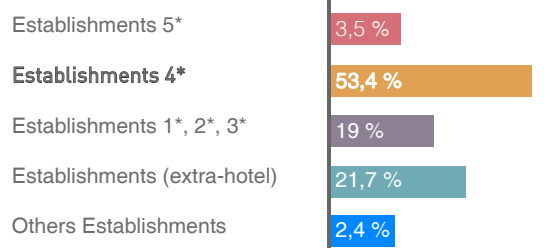


Tourists distribution by tourist accommodation type in 2017 (Source Promotur)

CANARIAS



FUERTEVENTURA



Hotel offer in Canary Islands and Fuerteventura (Source Promotur)

Hotel accommodations (2018)

Category	Canary Islands	Fuerteventura
4-5 stars	175.573 (70%)	33.254 (73%)
1-3 stars	74.459 (30%)	12.128 (27%)
Total	250.032	45.224

Hotel Establishments (2018)

Category	Canary Islands	Fuerteventura
4-5 stars	304 (48%)	52 (60%)
1-3 stars	332 (52%)	35 (40%)
Total	636	87



To be able to respond to the growing tourist demand year after year, the municipality of Caleta de Fuste, area subject of the Costa Caleta Miraflores project, has several establishments of the mentioned hotel chains above, 7 four-star hotels and 2 five-star hotels:

Four stars hotels (****)	
ELBA Sara Beach&Golf Resort	****
ELBA Carlota Beach&Convention Resort	****
BARCELÓ Castillo Royal Level	****
BARCELÓ Castillo Beach Resort	****
BARCELÓ Fuerteventura Thalasso&Spa	****
EUROSTARS Las Salinas	****
EREZA Mar	****
Five stars hotels (*****)	
ELBA Palace Golf&Vital Hotel	*****
SHERATON Fuerteventura Golf&Spa Resort	*****

High-standing hotel offer in Caleta de Fuste (2018)

Project situation

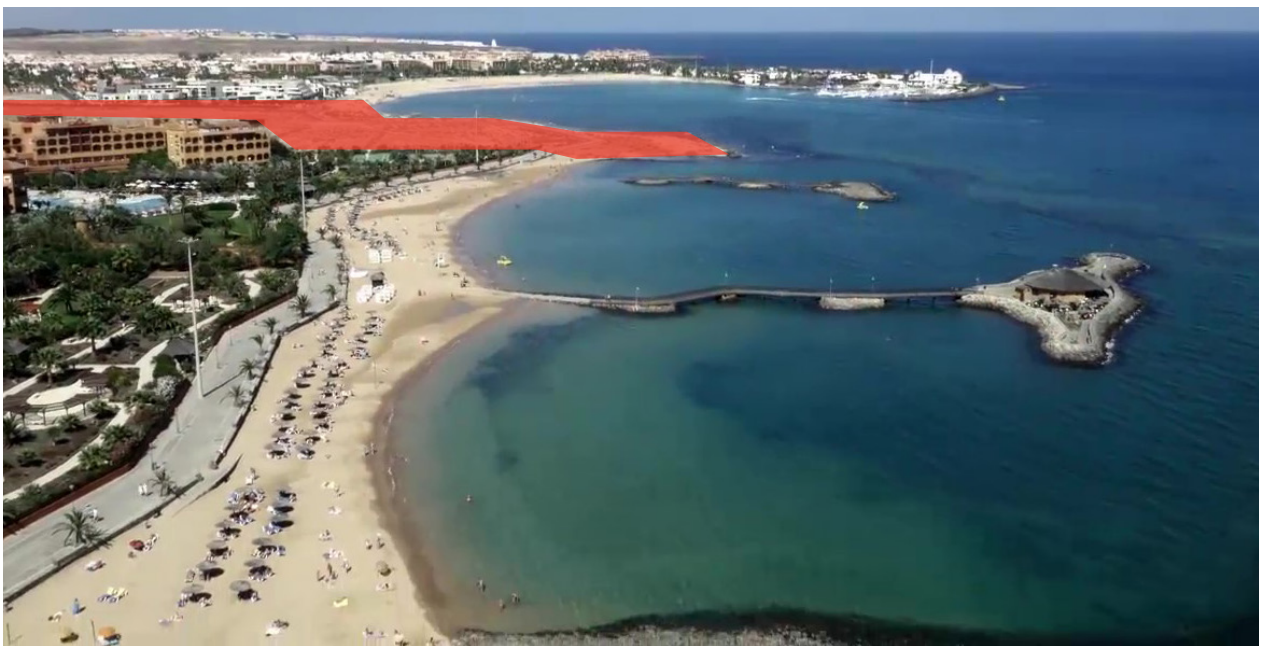
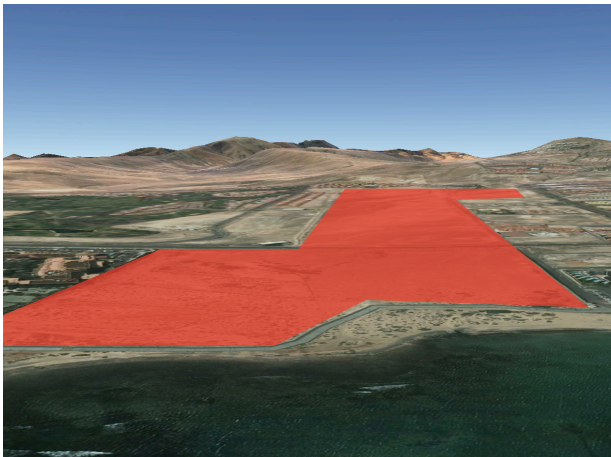


Sector 2 project is located in the centre of the island of Fuerteventura, in the touristic town of Caleta de Fuste. The touristic centre of Caleta de Fuste is characterized for being a mixed area planned by the planning of indistinct form, that is to say, it is allowed in a same plot as much the tourist use as the residential, reason why the mixture of use is not differentiated by areas, but coexist together. In addition, there are processes of reconversion of non-hotel tourist establishments to residential use.

The plot of the Sector 2 project, located in one of the most tourist centres of the island, is ideally situated due to several factors. In the first place, due to the strategic location of Caleta de Fuste, located less than 10 minutes by car from the Fuerteventura airport; and at the same distance from the sites of interest in the north and south of the island. Second because the plot of Sector 2 is located on the beachfront, offering great views of the Atlantic Ocean. **Eurostars Las Salinas**** and Sheraton Fuerteventura Beach, Golf&Spa Resort******* hotels are located near the plot. Finally, the plot of the project borders the **Fuerteventura Golf Club** golf course and is located a few kilometres from the **Salinas de Antigua Golf Club** course; Caleta de Fuste being the largest golf centre in Fuerteventura.

Distances (car)

Airport	8 minutes
Puerto del Rosario	13 minutes
Corralejo (North)	40 minutes
Costa Calma (South)	45 minutes



Project description

The Sector 2 project area, with a total area of action of 363.000m², belongs to the Second Plan of Modernization, Improvement and Increase of the Tourist Competitiveness of Caleta de Fuste, approved by the Canary Islands Government Council on June 30, 2022. This urban land for touristic use offers two parcels of hotel use of approximately 100.000m² that allow the construction of two high-standing hotels (4 and/or 5 stars), with a total offer of **1.618 beds**. One of the hotels is located on the beachfront (below the FV-2 motorway); and between the hotels **Eurostars Las Salinas****** and **Sheraton Fuerteventura Beach, Golf&Spa Resort******* (hotel with 584 beds). The second one is located above the motorway and right next to the **Fuerteventura Golf Club** golf course (hotel with 1.034 beds). The implementation of two new high-standing hotel units will make it possible to respond to the constant increase in the demand for luxury tourist beds to meet the flows of national and international tourists with high purchasing power, researching beach, relaxation, comfort and sports.

The commercial area will be of approximately 12.000m². The establishment of a new commercial area of quality to the service of neighbours, visitors and tourists of the municipality will strengthen and improve the touristic competitiveness of the area of Caleta de Fuste, touristic attraction of the island of Fuerteventura.

Sector 2 project contemplates a surface destined to free areas ascending in total to 114.000m², always looking for the harmonization of urbanization with the privileged existing environment, taking special care of the integration of the landscape and ensuring the enjoyment of it by residents and tourists. Sector 2 project foresees the implementation of equipment primarily intended for leisure and sports, so the project includes sports facilities whose purpose is to improve sports performance by providing high level athletes the best training conditions and attending in priority the training needs of the inhabitants of the area. This sports centre will have many facilities: Water park, olympic swimming pool, athletics track, skating areas, outdoor swimming pools, soccer fields, basketball, paddle tennis, tennis, parks with outdoor sports spaces, etc.





In the delimitation of sector 2 of “Caleta de Fuste” is included the Cultural Interest Good (BIC), with category of Paleontological Zone, La Guirra Deposit. Thanks to the existence of this site, this area has been revalued as a tourist attraction of great affluence. Taking into account the tourist attraction in this area of cultural interest, it is necessary to conserve and protect the site of La Guirra, taking advantage of this area to establish an informative exhibitor museum of Fuerteventura/Caleta de Fuste/La Guirra.

Sector 2 project respects at all times the delimitation of the paleontological site of La Guirra and its protection scope. In fact, a plot is foreseen to locate CIG interpretation centre at the service of the site, in process of being definitively approved by the Government of the Canary Islands as SIC (Site of Cultural Interest). In relation to the protection of the area of La Guirra, there is an environmental study carried out by the company Evalúa with date of 30/11/2017, a study in which it is concluded that no environmental elements or values are located in the surface that can define the development of any use or activity inside.

Plot use	Plot area
Intensive tourist	97.053m ²
Tourist villas	44.761m ²
Supplementary tourist equipments	11.573m ²
Community equipment (sports)	25.846m ²
Free area (green area)	19.043m ²
Free area general system	95.603m ²
Community equipment (Recreational&Cultural)	30.404m ²
Total	324.283m ²

Promoter:

SOCIAL DENOMINATION:	INVERSIONES COSTA CALETA S.L.
CIF:	B-76319904
REGISTERED OFFICE:	C/ Pérez del Toro 54-56, 35004 Las Palmas de Gran Canaria



Basic data of the project:

Location:

Caleta de Fuste - Antigua - Fuerteventura - Canarias

It belongs to the Second Plan for Modernization, Improvement and Increase in Competitiveness of the Tourism Sector of Caleta de Fuste approved by the Government of the Canary Islands on 30 June 2022.

- Total area of Sector 2: **362.695 m²**
- Total buildable area: **59.313 m²**
- Total Hotel Beds: **1.618**
- Sales amount: **37.300.000 €**
- Valuation: **45.769.921 €**

Plot	Use	Plot area	Building area	Hotel Beds (4*/5*)
Intensive Tourist A	Hotel	35.042 m ²	16.119 m ²	584
Intensive Tourist B	Hotel	62.011 m ²	28.525 m ²	1.034
Supplementary Tourist Equipments	Commercial	11.573 m ²	1.241 m ²	-
Total		108.626 m ²	45.885 m ²	1.618



I. Disposiciones generales

Consejería de Transición Ecológica, Lucha contra el Cambio Climático y Planificación Territorial

2319 *DECRETO 157/2022, de 30 de junio, por el que se aprueba el Segundo Plan de Modernización, Mejora e Incremento de la Competitividad de Caleta de Fuste (municipio de Antigua, Fuerteventura).*

Mediante el Decreto nº 44/2016, de 5 de mayo (BOC nº 93, de 16.5.2016), se aprobó el “Plan de Modernización, Mejora e Incremento de la Competitividad de Caleta de Fuste (municipio de Antigua, Fuerteventura)”, con el objeto de regular los procesos de recualificación de este núcleo turístico mediante actuaciones de iniciativa pública y privada, a fin de adaptarlo a los nuevos requerimientos de la demanda, conforme a lo establecido en la Ley 2/2013, de 29 de mayo, de renovación y modernización turística de Canarias.

Mediante el Acuerdo del Gobierno de Canarias de 19 de junio de 2017, se acepta la iniciativa para la elaboración y tramitación del Segundo Plan de Modernización, Mejora e Incremento de la Competitividad de Caleta de Fuste (municipio de Antigua, Fuerteventura).

La necesidad y oportunidad de aprobar este Segundo Plan se fundamenta en las siguientes consideraciones:

a) Por parte del Ayuntamiento de Antigua se ha advertido la necesidad de realizar una serie de actuaciones no contempladas en el primer Plan de Modernización, Mejora e Incremento de la Competitividad de Caleta de Fuste, con el objetivo de consolidar las previsiones de la renovación y modernización de la urbanización turística que mejore la imagen del núcleo turístico y que permita lograr unos servicios satisfactorios.

b) Existen razones estrictamente temporales que hacen necesaria su tramitación, en tanto que el primer Plan de Modernización, Mejora e Incremento de la Competitividad de Caleta de Fuste no se elabora al amparo de la regulación normativa contenida en el Reglamento de renovación y modernización turística de Canarias, aprobado mediante Decreto 85/2015, de 14 de mayo, ni asimismo teniendo en cuenta las previsiones contenidas en la Ley 9/2015, de 27 de abril, por la que se modifica la Ley 2/2013, de 29 de mayo, de Renovación y Modernización Turística de Canarias, y de otras leyes relativas a la ordenación del territorio, urbanismo y medio ambiente.

c) A lo anteriormente expuesto hay que añadir la entrada en vigor de la Ley 4/2017, de 13 de julio, del Suelo y de los Espacios Naturales Protegidos de Canarias (LSENPC), que en su disposición transitoria segunda determina la aplicabilidad directa de la misma y de su inmediata eficacia derogatoria, sin perjuicio de contemplar que los instrumentos de ordenación vigentes en el momento de su entrada en vigor se tengan que adaptar a su contenido en la primera modificación sustancial plena de que sean objeto y que, con independencia de lo anterior, la modificación de cualesquiera de los instrumentos de ordenación en vigor, estén o no adaptados, sea sustancial o menor, plena o parcial, se tenga que realizar de conformidad con las previsiones que contiene la LSENPC.

El artículo 133 de la LSENPC incluye a los Planes de modernización, mejora e incremento de la competitividad turística dentro de los instrumentos urbanísticos de ordenación sectorial y, en su apartado 5, señala que estos planes se regirán por la Ley 2/2013, de 29 de mayo, de renovación y modernización turística de Canarias.

El artículo 7 de la Ley 2/2013, de 29 de mayo, de renovación y modernización turística de Canarias, define a estos planes como instrumentos de ordenación urbanística que complementan y, en su caso, sustituyen a las determinaciones urbanísticas vigentes, estableciendo la ordenación completa de su área de intervención, con objeto de viabilizar la renovación urbana y edificatoria en los términos señalados en la Ley, sin posibilidad de clasificar o reclasificar suelo, si no existe acuerdo municipal previo que lo permita.

La Comisión Autonómica de Evaluación Ambiental, en sesión celebrada el 29 de abril de 2021, acordó formular la Declaración Ambiental Estratégica del Segundo Plan de Modernización, Mejora e Incremento de la Competitividad de Caleta de Fuste (BOC nº 101, de 18.5.2021).

El presente expediente ha sido sometido a los trámites de información pública, cooperación interadministrativa y consulta a las organizaciones y asociaciones representativas de los intereses sociales y económicos afectados.

La Comisión Autonómica de Informe Único, en sesión celebrada el 23 de junio de 2022, ha informado favorablemente el Segundo Plan de Modernización, Mejora e Incremento de la Competitividad de Caleta de Fuste, condicionado a la corrección de determinados errores materiales (corregir superficie numérica del apartado 6.8, del Tomo 2 “Memoria de Ordenación”; eliminar la referencia al aparcamiento propuesto en superficie en las calles Artemy y Bentejui, en el apartado 7.3.1 del Tomo 2 “Memoria de Ordenación”; e incluir el plano anexo: Perspectiva de género en el Tomo 4 “Planos”), habiéndose verificado las correcciones realizadas por la persona titular de la Dirección General de Ordenación del Territorio y Aguas en cumplimiento de lo dispuesto en el apartado tercero del citado Acuerdo de la Comisión.

De acuerdo con lo previsto en el artículo 8.5 de la Ley 2/2013, de 29 de mayo, de renovación y modernización turística de Canarias, y en el artículo 9.7 del Reglamento de la Ley de renovación y modernización turística de Canarias, la aprobación definitiva de los Planes de Modernización, Mejora e Incremento de la Competitividad corresponde al Consejo de Gobierno de Canarias.

En su virtud y de conformidad con las disposiciones de general aplicación, oídos el Cabildo Insular de Fuerteventura y el Ayuntamiento de Antigua, a propuesta del Consejero de Transición Ecológica, Lucha contra el Cambio Climático y Planificación Territorial, y previa deliberación del Gobierno en su reunión celebrada el día 30 de junio de 2022,

DISPONGO:

Artículo 1.- Aprobar el “Segundo Plan de Modernización, Mejora e Incremento de la Competitividad de Caleta de Fuste (municipio de Antigua, Fuerteventura)”, que figura como anexo.

Artículo 2.- Ordenar la publicación del presente Decreto y de su anexo, que incorpora la normativa del citado Plan, en el Boletín Oficial de Canarias.

Disposición final única.- Entrada en vigor.

El presente Decreto y su anexo entrarán en vigor el día siguiente al de su publicación en el Boletín Oficial de Canarias.

Dado en Canarias, a 30 de junio de 2022.

EL PRESIDENTE
DEL GOBIERNO,
Ángel Víctor Torres Pérez.

EL CONSEJERO DE TRANSICIÓN ECOLÓGICA,
LUCHA CONTRA EL CAMBIO CLIMÁTICO
Y PLANIFICACIÓN TERRITORIAL,
José Antonio Valbuena Alonso.

Illustrations

Golf



Act. Naturaleza



C.Comercial



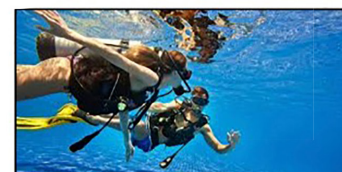
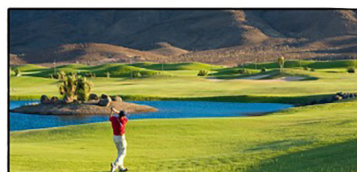
Eventos



Playa



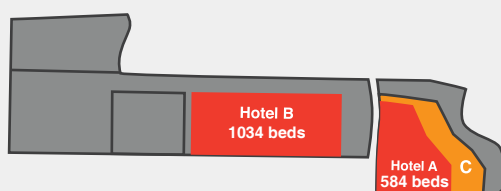
Puerto



INTERVENTION AREA



Total Area
Sup:362.695 m²



PROJECT DESCRIPTION

A: Intensive Tourist A

Area: 35.042 m²
Buildable Area: 16.119 m²
Beds: 584

B: Intensive Tourist B

Area: 62.011 m²
Buildable Area: 28.525 m²
Beds: 1.034

C: Supplementary Tourist Equipments

Area: 11.573 m²
Buildable Area: 1.241 m²

Tourist Villas

Area: 44.761 m²
Buildable Area: 13.428 m²
Beds: 222

Sports Equipment

Area: 25.846 m²

Cultural Recreational

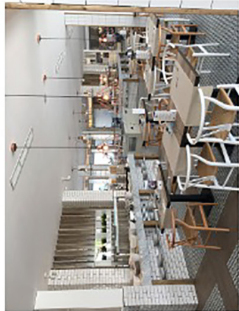
Area: 30.404 m²

Free Area general System

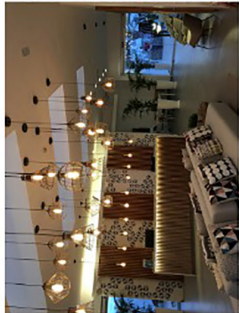
Area: 95.603 m²

Free area

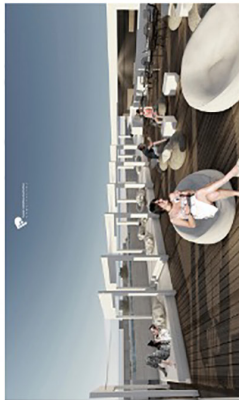
Area: 19.043 m²



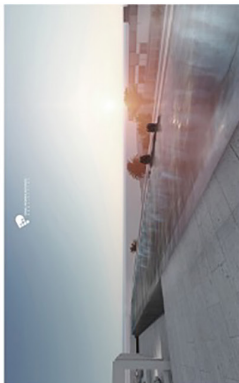
COMEDOR-BUFFET



RECEPCIÓN



ZONA CHILL OUT



PISCINA INFINITY

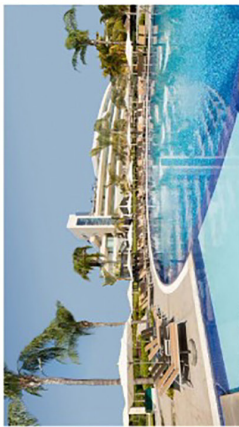
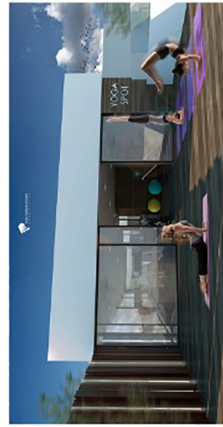


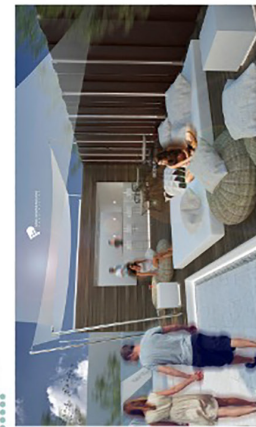
IMAGEN DE HOTEL 1



SALA DE ANIMACIÓN



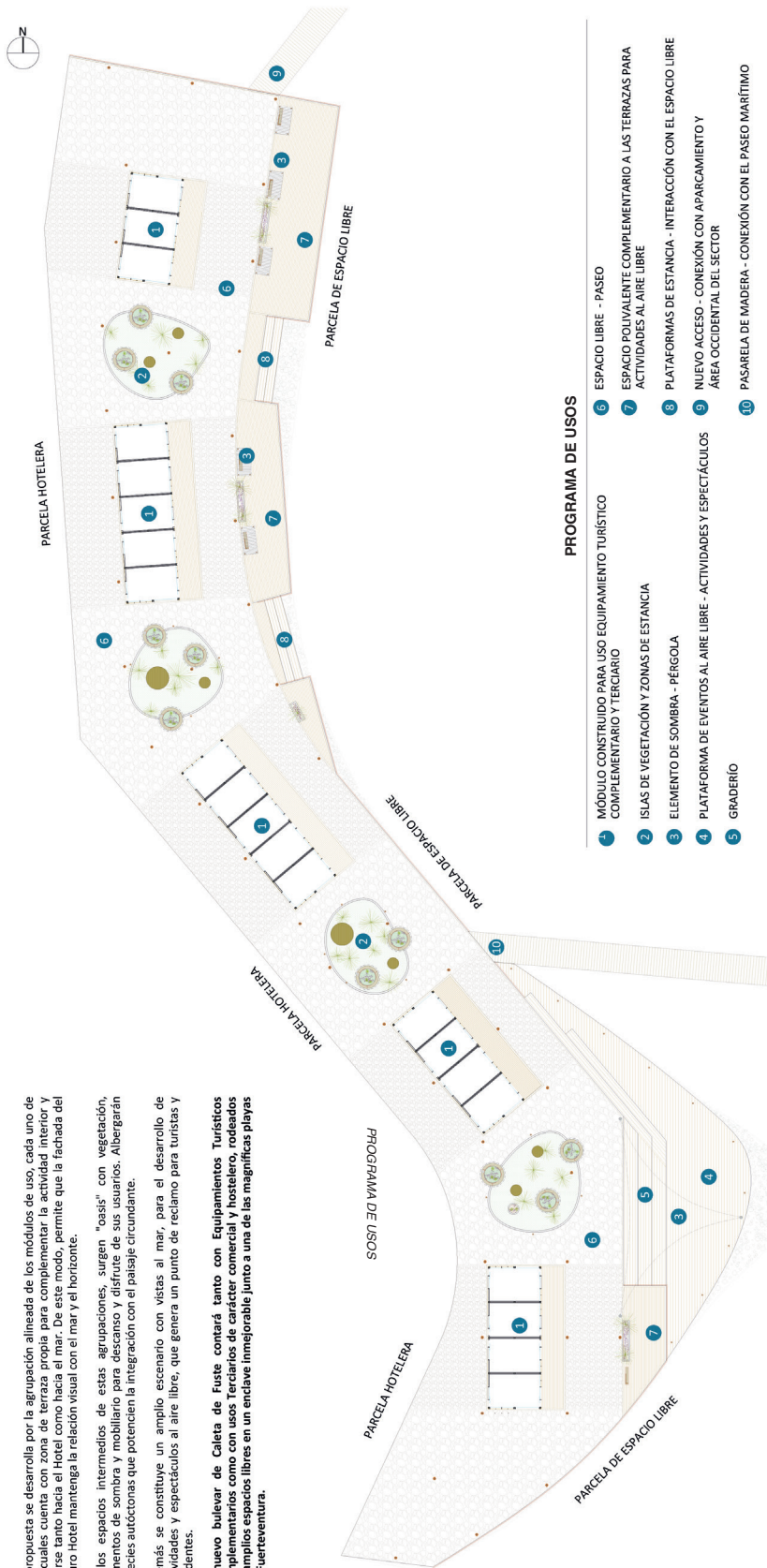
GINNASIO



POOL BAR

Supplementary Tourist Equipments

Planta General



PROGRAMA DE USOS

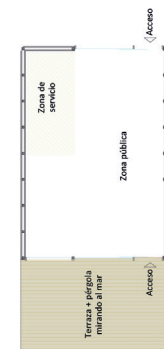
- 1 MÓDULO CONSTRUÍDO PARA USO EQUIPAMIENTO TURÍSTICO COMPLEMENTARIO Y TERCARIO
- 2 ISLAS DE VEGETACIÓN Y ZONAS DE ESTANCIA
- 3 ELEMENTO DE SOMBRA - PÉRGOLA
- 4 PLATAFORMA DE EVENTOS AL AIRE LIBRE - ACTIVIDADES Y ESPECTÁCULOS
- 5 GRADERIO
- 6 ESPACIO LIBRE - PASEO
- 7 ESPACIO POLIVALENTE COMPLEMENTARIO A LAS TERRAZAS PARA ACTIVIDADES AL AIRE LIBRE
- 8 PLATAFORMAS DE ESTANCIA - INTERACCIÓN CON EL ESPACIO LIBRE
- 9 NUEVO ACCESO - CONEXIÓN CON APARCAMIENTO Y ÁREA OCCIDENTAL DEL SECTOR
- 10 PASARELA DE MADERA - CONEXIÓN CON EL PASEO MARÍTIMO

La propuesta se desarrolla por la agrupación alineada de los módulos de uso, cada uno de los cuales cuenta con zona de terraza propia para complementar la actividad interior y abrirse tanto hacia el Hotel como hacia el mar. De este modo, permite que la fachada del futuro Hotel mantenga la relación visual con el mar y el horizonte.

En los espacios intermedios de estas agrupaciones, surgen "oasis" con vegetación, elementos de sombra y mobiliario para descanso y disfrute de sus usuarios. Abergarán especies autóctonas que potencien la integración con el paisaje circundante.

Además se constituye un amplio escenario con vistas al mar, para el desarrollo de actividades y espectáculos al aire libre, que genera un punto de reclamo para turistas y residentes.

El nuevo bulevar de Caleta de Fuste contará tanto con Equipamientos Turísticos Complementarios como con usos terciarios de carácter comercial y hostalero, rodeados de amplios espacios libres en un enclave inmejorable junto a una de las magníficas playas de Fuerteventura.

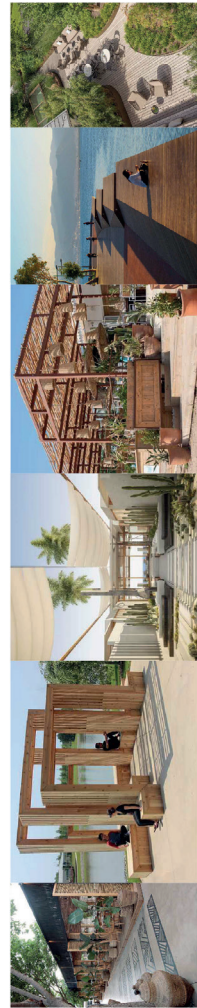


MÓDULO TIPO - 59 M²

Espacio cerrado para generar actividad que funciona por sí mismo.

Sus fachadas son diáfanos para abrirse tanto de cara al Hotel como de cara al mar y a las vistas. Ambas fachadas tienen asociadas terrazas propias.

Pueden agruparse entre sí para ampliar los espacios de un mismo uso.



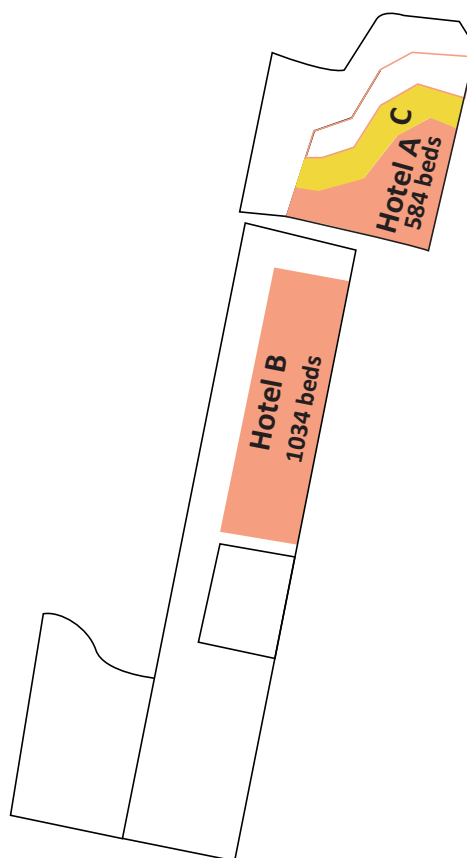
REFERENCIAS - INSPIRACIONES

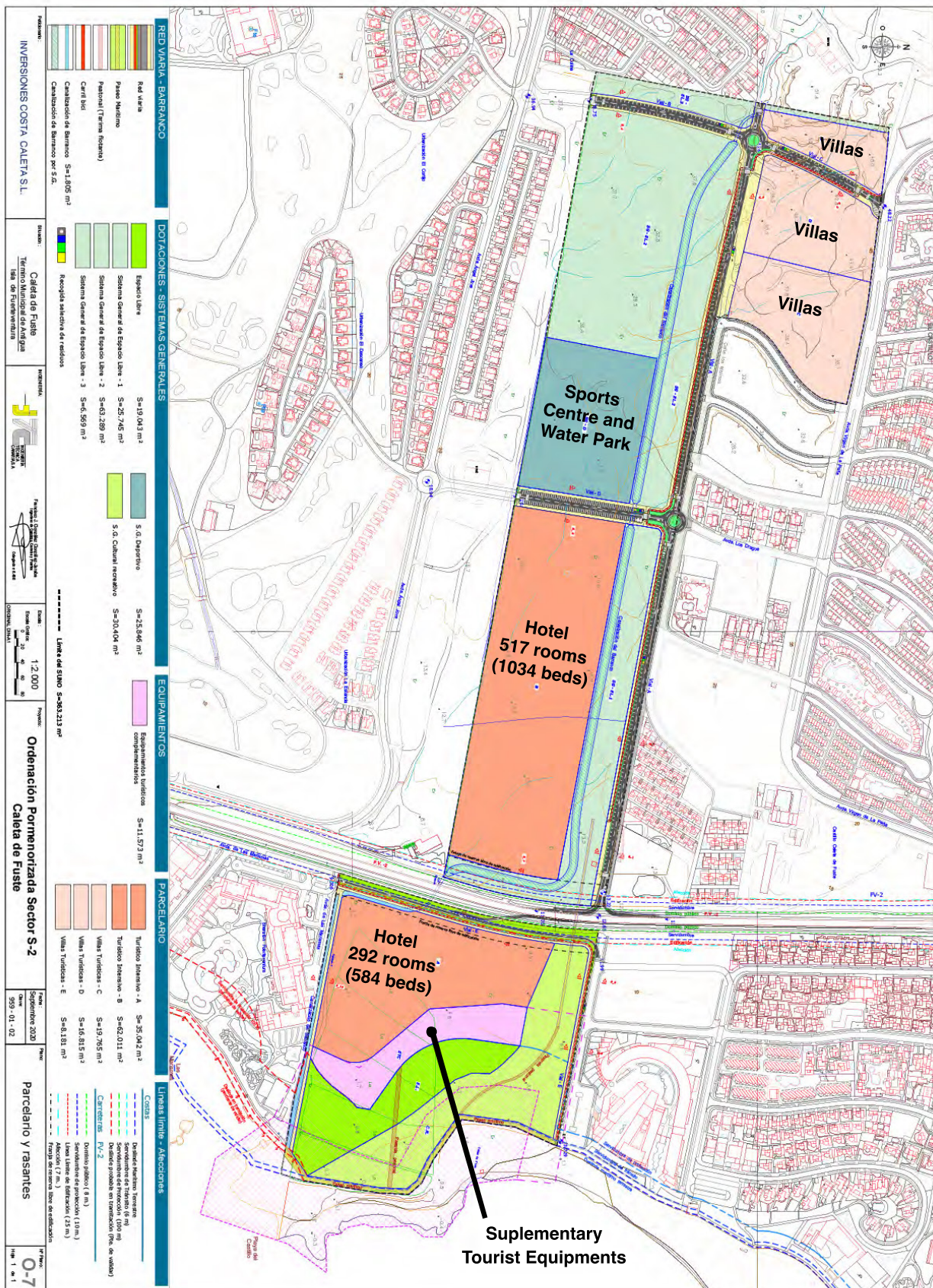
Areas Chart

SECTOR 2 AREAS CHART (m ²) - SECTOR 2 - FUERTEVENTURA									
Plot	Use	Area	Plot Occupation	Constructability Coefficient	Developable Area	Additional Developable Area above ground level (20%)*	Floors Number	Maximum Height	Rooms Number
Intensive Tourist A	Hotel	35.042,00	40%	0,46	16.119,32	3.223,86	3 floor	14 meters	584
Intensive Tourist B	Hotel	62.011,00	40%	0,46	28.525,06	5.705,01	3 floor	14 meters	1.034
Supplementary Tourist Equipments	Commercial	11.573,00	100%	0,107	1.241,20	/	1 floor	5 meters	
Total		108.626,00			45.885,58	8.928,87			1.618

*Concerning equipments built above the ground level, a 20% increase of the tourist building area will be allowed and destined to complementary uses of the hotel, such as gaming or recreation rooms, bars, restaurants, ballrooms, kitchens, staff changing rooms and others internal hotel facilities. On the other hand, complementary equipments built under the ground level will not be taken into account regarding constructability area.

The use of gyms, rehabilitation rooms, spas, discos, bars, restaurants, kitchens, laundries and others internal hotel facilities, as well as any other use linked to the complementary tourist activity, will be allowed in basements. Areas built below the ground level will not be taken into account regarding constructability area.







Sector 2

Caleta de Fuste - Antigua - Fuerteventura - Canary Islands

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