

The 10 reasons put forward by IROX prevent a plan to develop the Portitxol of Xàbia

- Speculation, the lack of infrastructure and carrying capacity of the land are some of the reasons why the Institut de Recerca Oceanografic of Xàbia has argued against this urbanistic project



Aerial view of the coast of Portitxol.

From the first, a large number of people have come out against the (Plan de Accion Integrado) of [Portitxol](#) that intends to urbanize 61,350 square meters of urban land and 14 plots in a still virgin area of the Portitxol area. A [protest was even held in front of the Town Hall](#) , where, in general, the participants expressed their opposition to an extensive urban model and the lack of sustainable infrastructure.

The protesters asked the major, José Chulvi, to stop the process, but the mayor explained that all the procedures established by law have to be followed. The plenary council meeting voted for the public exhibition of the PAI for 45 days and the opportunity to present allegations during that period .

This is precisely what the IROX (Institut de Recerca Oceanografic de Xàbia) has done through a communiqué exposing several reasons, with a legal basis, to oppose the development of this urban development program and requesting the government team to dismiss it "in its entirety". These are its reasons:



Insufficient load capacity

From the IROX, we think that an aspect as important in the development of the municipality as the load capacity, which refers to the capacity of an ecosystem to maintain organisms while maintaining its productivity, adaptability and regeneration, is surpassed. It represents the limit of human activity; if it is exceeded, resources deteriorate. Therefore, more urban actions, such as the one to be developed, do not contribute to the environmental and socioeconomic balance, cause excessive pressure on tourist resources and produce unacceptable ecological, territorial and environmental alterations. It implies an excessive affection on the resident society and does not foresee the equipments, services and general infrastructures necessary for the development of the population.



Avoid speculation

Given the high level of urban development and the number of urban building plots that exist in the municipality, it is understood that this urban development program can be failing to comply with the provisions of article 7.1 of the Law of Territorial Planning, Urbanism and Landscape of the Valencian Community (LOTUP), since it is understood that this development is not based on real needs foreseen or supervening, and justifies the speculation.



Prioritize the completion of existing projects

In the municipality there are numerous urban programs still in execution and without being received by the City Council. With this urban program, the provisions of article 7.2 are not taken into account. of the LOTUP, by not prioritizing the culmination of the current developments and the actions of rehabilitation and urban renewal in face of new occupations of the territory.



Area of high cultural and environmental value

The area of Portitxol de Xàbia is an area of high cultural and environmental value. In this sense, the development of this program would not comply with the provisions of art. 8.b. of the aforementioned Law.



Preservation of the visual references of the territory

The project fails to comply with art. 8.C.2 of the aforementioned Law, which expressly states: "In general, the dominant elements that constitute visual references of the territory will be preserved from urbanization and construction: mountain ridges, cusps of land, cliff edges , areas with steep slopes, landmarks and topographic elevations ". The development area of this program is located on a promontory of the terrain, with steep slopes, which can even exceed 30%.



Ineffective management of existing infrastructures

In the plans provided in the project it is verified that the proposed infrastructures do not meet the criteria of effective management of existing infrastructures, nor channel their implementation towards multifunctional corridors that may be compatible with existing ones, in order to save soil consumption , as stated in article 10.B of the LOTUP



Unkempt green area

The projected Green Zone is formed as a residual and disconnected space of private implementations, has no coherence nor is it articulated with the urban green infrastructure, nor with the network of public spaces (Article 12.4 of the LOTUP).



Can not build above 25% slopes

The area of action of the program is included within the expanded scope of PATIVEL. Therefore, what was established in its Justifying Report would be applicable, where it is stated: "Generally speaking, in any type of land it will not be possible to build above 25% slopes following a common practice in other European and national legislations, for avoid visual impacts and risks in the territory ". Well, as it has been possible to verify in the project that has been presented, the slopes of the plots of this program surpass this slope in many of its points.



Does not respect the topography, the vegetation and the landscape

Within the Landscape Study of PATIVEL criteria of landscape integration are given, which we believe that this program does not respect, which are: Respect the topography and vegetation of the place, adequately define the urban edges and spaces of transition between uses and preserve the views towards the landscapes of greater value.



The BIC of the tower of Portitxol

Another factor to consider is the affectation of this urbanistic project on the tower of Portitxol, one of the most important monuments of the defensive architecture of Xàbia declared BIC (Bien de Internas Cultural). This building, together with the tower of Ambolo and the ruins of the castle of La Granadella, are the only watchtowers of the defensive system of the coast of the Kingdom of Valencia that are preserved in Xàbia, since they disappeared, between the end of the 19th century and the sixties of the twentieth century, the remains of the tower of Sant Antoni, the castle of Sant Jordi and the castle of Fontana.

The tower of the Portitxol controlled a very extensive visual domain from its location in the pile of a hill of little more than 140 meters of height. You only have to see the numerous images before the agricultural abandonment of the land of Portitxol to realize the relevance of the tower within the landscape of Xàbia. The dense pine forest mass and the numerous constructions of the last decades, hide the pre-eminence of this solid tower that for centuries protected the village of Xàbia from pirate incursions. That is why the maximum preservation of the environment of this good that is consubstantial to its function and its role in the modern history of Xàbia is fundamental.

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