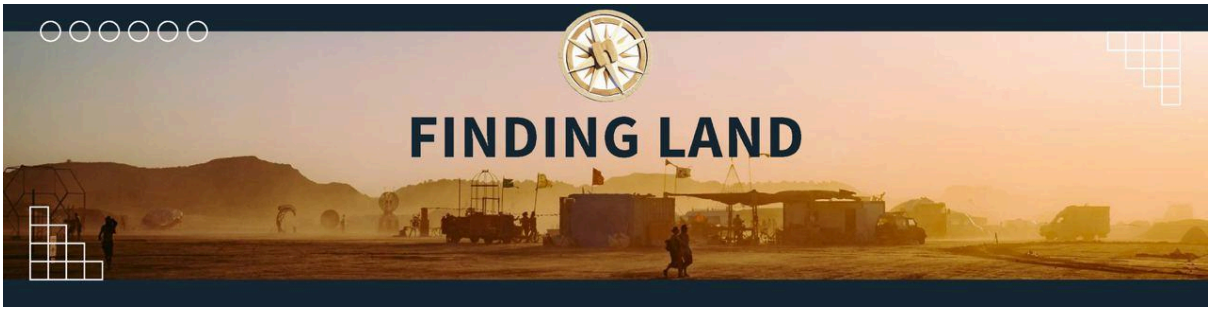



# The Quest For New Site



# Nowhere



NOTE:

- This is a living document, it needs structure but it is what it is. Feel free to add items or remarks, but use the “add comment” or “suggest edits” (select text and two option appear)
- Most written text is submitted by non native English speakers, in their rare free time, so excuse us for the hasty gathering of text and writing mistakes :)
- Respect the items someone wrote before you, if you want to change something, use the “suggesting” in word and add suggestions or comments, don’t edit text directly

This document is drafted by the NEW SITE team, which is led by Ward (Ward@goingnwohere.org)
Director and (meta)leads have added their input, barrio organisers have had a chance to comment on it.

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## About – why we do this

This is an exploring exercise. Nothing is sure yet. We first ask input from barrio organisers and leads to explore what is possible, then we will ask what the community wants.

For years we have been talking about finding our own site, or at least a place where we can plan for years in the future without having to deal with new hoops to jump through each year from the local government..
The current site has its limitations and a lot of restrictions and things that makes organizing the event more complicated than it needs to be.

These are different reasons that people all across the event have given, when asked if they think we should look for a new site, and why:

- Providers use their monopoly on services to charge unnecessarily high prices.
- The Castejón Town Hall tries every year to bill us for extra items for our permit
- We can not build long drop toilets, this is possibly in the entire Aragon, maybe not in other Comunidades Autonomas
  *"The main reasons for controlling long drops are that they need to be at the lowest part of site in case of heavy rainfall flooding the contents all over site (this is a real risk) and the risk that long drop contents may seep into the nearby natural water course. I don't trust the second argument because the entire district either side of the Alcanadre, Flumen, and the irrigation canal, is full of fertilizers etc being washed into watercourses by farming and local industry. The shit dumped next to site last year is probably equivalent to the entire shit produced by 20 years of Nowhere."*
- Proximity of two dams and a lot of precaution we need to do because of a supposed flood risk.
- EE tickets - a limitation placed by authorities for no apparent or rational reason
- Fire ban, though this is likely to be the case anywhere in Spain
- Protección Civil - there is a guy who gives every year more restrictions, he is in charge for the whole Monegros region
- Fire drill - required by Proteccion Civil - we are the only event who has to do this, it's ridiculous (internal voices start to say we have to kick back against this…but how?)
  Is it regional or for the entire Aragon?

- every year we need to discuss and negotiate road repair construction work (endless discussions)
- local minded safety regulation, that makes Build and Strike last longer:
  - (glow in the dark signs on fire extinguishers)
  - Fire extinguishers placed all over the camping zones, placed with a maximum distance of 30m from each other
  - lightning rods are not really making sense on how they are placed now

    - grounding of the porta cabins? grounding of ‘cage structures’ don’t always seems to make sense (google Cage of Faraday) A Cage of Faraday is only safe if you are on the inside and stay on the inside. Most of these structures are only used where people stay inside.
    - compost holes are not allowed
    - long drops are not allowed
        - Long drops will contaminate ground water for sure. Anaerobic digestion or composting toilets would be your most ecological option.
        - A better and more holistic approach would be a site waste management plan that includes composting or biogas to treat all biodegradable waste on-site during the event (toilets, food waste, paper and cardboard) and re-use the biogas and fertiliser to grow veggies or give back to the local community. That would help a lot more with the zero trace goal. This would be better done with a private site.
    - grounding for containers and all metal structures
- Maybe we want to look at a cooler climate, see later
- Zoning issue: the Monegros comarca doesn’t have a way to properly zone our event. We can’t be a festival, rather they zone us as a campground, and so we have to fulfill regulations as if we were opening up a commercial campground every year. The process of becoming a camp ground can be a long process of years, this need to be looked into.
- *The landplot we aim for is basically agricultural land and we could ask on permissions for the option on glamping structures and tiny house movement. All possible, but process is a step by step. As far as I am informed the following steps need to take action:*
    - *1 - Project description and explanation in detail. Impact on land and surrounding. Jobs for locals are welcome*
    - *2 - Architectural review (even with tented space)*
    - *3 - Town Hall Presentation*
    - *4 - Vote*
    - *The pity here is, that the land has to be already bought (if we go for buying)*

=> if we stay in the same area, what should we change:

- more strict about price documentation, regarding what we will pay and what should be included in the price… no hidden costs
    - No more EE tickets
    - no fire drill
    - less “rules”

# 1. Necessities

Things to look for in a new place by other departments and barrios:

- … (will be updated)

From a CITY PLANNING perspective

- Current site is 52 hectares, so we are looking for a field that is similar or bigger. (financial part comes later)
- Not located in a flooding zone or nature reserve. (Or is it worth being in a nature preserve?)
- Far enough from houses or residential areas
- Preferably two access roads, or one road where emergency services could drive uninterrupted
- Having fields that are flat
- Fields so organized so we can have different zones, like parking, expansion space, sounds zones where red would be far away from the blue zone
- No stinky farmers nearby

From a Shitters perspective

- Make sure environmental laws in proximity to the new site allow the use of Longdrop toilets
-

Other - from a 2016 document

-

- 2 graveled access roads (1 for public, 1 for emergency services and providers).
- Parking space
- Evacuation plan (collaboration from local authorities)
- Fixed rental price
- Lightning rods (or one big one on the highest point?)
- Digger and other services

- Permit guaranteed for next 15 years
- Growth no minus quam: 30% annual
- Special assistance from Emergency Services, Police, Bomberos etc…
- Fire drill...let's talk about it….maybe only for crew and during build?
- One point of contact (1 person who represent all agencies and who deals with us)
- Burn

## Climate

Climate might also be a reason to move. During Build 2023 there was milder weather and this had a great impact on the workflow. At some point some teams were ahead of schedule. On the other hand, climate change is happening and hotter temperatures are expected. Looking for regions further North or Northwest is one way to tackle that. Here are some climate graphs that show the difference for places only 200km further. Temperatures can be 6 to 8 degrees lower depending on the region for July.
Another minor factor to calculate in, many northern burners and ‘veteran burners’ who don’t go to Nowhere anymore give “too hot” as one of the reasons. Though that might also be because we’re all getting older, rather than things getting hotter : )



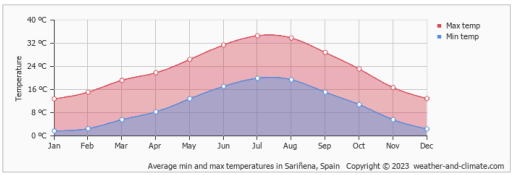

We are going to compare on the next page some climate and weather patterns of random places in North Spain.

## Climate in Sariñena (Aragon, Spain)

The graphs below show the monthly weather averages over the year.

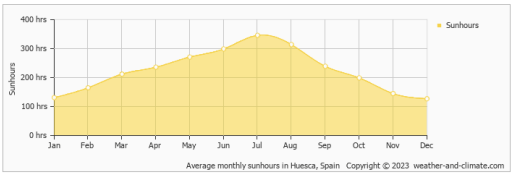
### Average day and night temperature

The mean minimum and maximum temperatures over the year. **Show in Fahrenheit**




### Monthly hours of sunshine

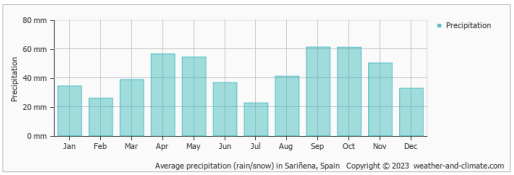
The average monthly total hours of sunshine over the year




* Data from: Huesca, Spain (35 KM, 21 Miles).

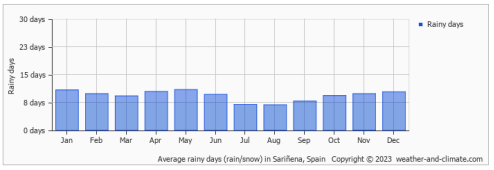
### Monthly precipitation

The mean monthly precipitation over the year, including rain, snow, hail etc. **Show in Inches**




### Monthly rainy days

The average number of days each month with rain, snow, hail etc.

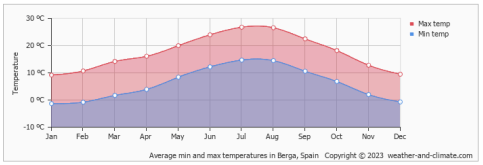



## Climate in Berga (Catalonia, Spain)

The graphs below show the monthly weather averages over the year.

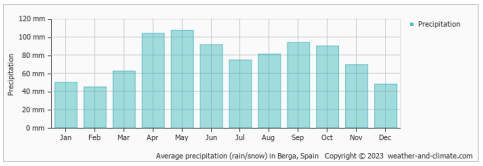
### Average day and night temperature

The mean minimum and maximum temperatures over the year. **Show in Fahrenheit**



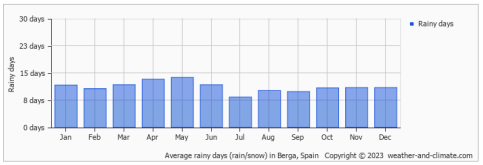

### Monthly precipitation

The mean monthly precipitation over the year, including rain, snow, hail etc. **Show in Inches**




### Monthly rainy days

The average number of days each month with rain, snow, hail etc.

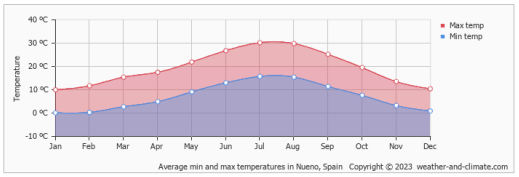


## Climate in Nueno (Aragon, Spain)

The graphs below show the monthly weather averages over the year.

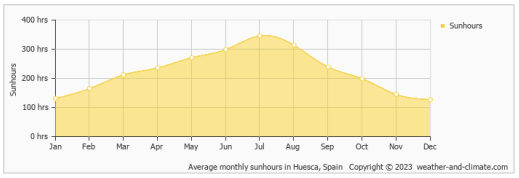
### Average day and night temperature

The mean minimum and maximum temperatures over the year. **Show in Fahrenheit**




### Monthly hours of sunshine

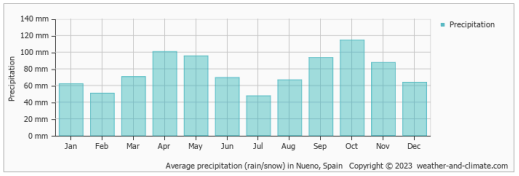
The average monthly total hours of sunshine over the year




* Data from: Huesca, Spain (22 KM, 13 Miles).

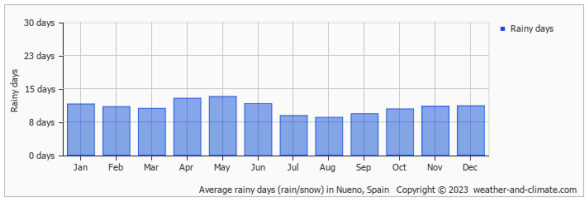
### Monthly precipitation

The mean monthly precipitation over the year, including rain, snow, hail etc. **Show in Inches**




### Monthly rainy days

The average number of days each month with rain, snow, hail etc.

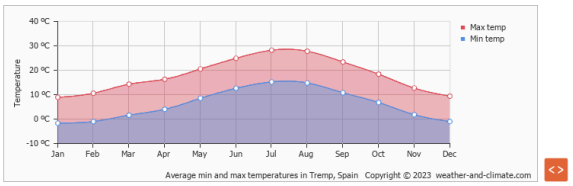



## Climate in Tremp (Catalonia, Spain)

The graphs below show the monthly weather averages over the year.

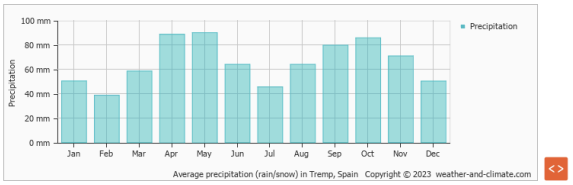
### Average day and night temperature

The mean minimum and maximum temperatures over the year. **Show in Fahrenheit**



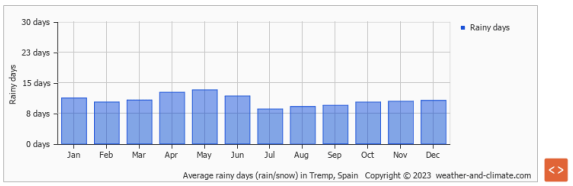

### Monthly precipitation

The mean monthly precipitation over the year, including rain, snow, hail etc. **Show in Inches**




### Monthly rainy days

The average number of days each month with rain, snow, hail etc.

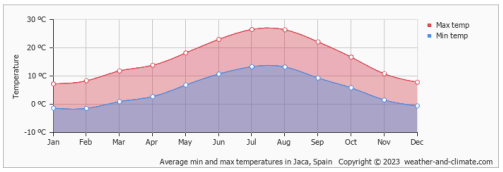


## Climate in Jaca (Aragon, Spain)

The graphs below show the monthly weather averages over the year.

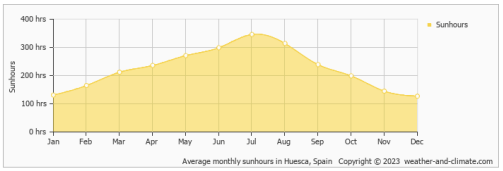
### Average day and night temperature

The mean minimum and maximum temperatures over the year. **Show in Fahrenheit**




### Monthly hours of sunshine

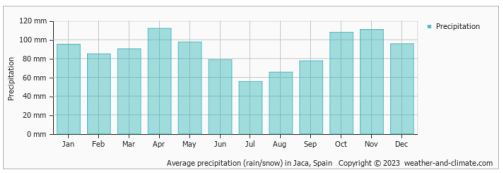
The average monthly total hours of sunshine over the year




* Data from: Huesca, Spain (56 KM, 35 Miles).

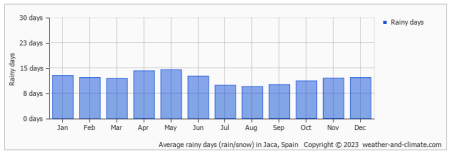
### Monthly precipitation

The mean monthly precipitation over the year, including rain, snow, hail etc. **Show in Inches**




### Monthly rainy days

The average number of days each month with rain, snow, hail etc.

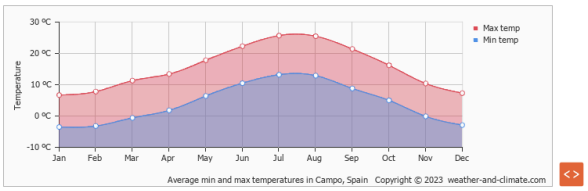



## Climate in Campo (Aragon, Spain)

The graphs below show the monthly weather averages over the year.

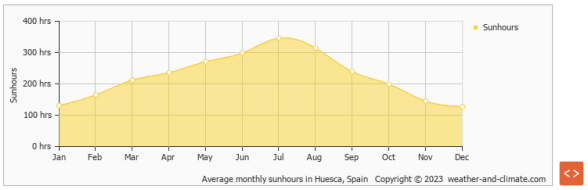
### Average day and night temperature

The mean minimum and maximum temperatures over the year. **Show in Fahrenheit**




### Monthly hours of sunshine

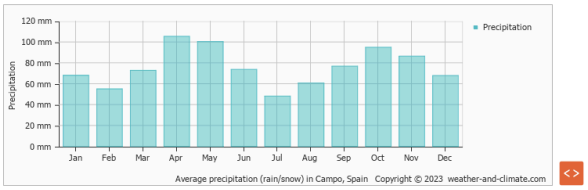
The average monthly total hours of sunshine over the year




* Data from: Huesca, Spain (70 KM, 43 Miles).

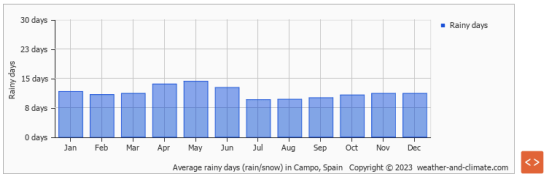
### Monthly precipitation

The mean monthly precipitation over the year, including rain, snow, hail etc. **Show in Inches**




### Monthly rainy days

The average number of days each month with rain, snow, hail etc.



Looking at these charts, we see the Sariñena has the hottest average temperature around event time, but also the least rain. It's one of the hottest places above Madrid. The places that stay below 30 degrees celsius are Berga, Tremp (Catalunya), Jaca, Campo (Aragon). Of course the more North we go the less we find a "desert".
We haven't considered places East, areas around Valencia might also be an option if we find good long term deals, but is not ideal as most of the organizational matters are based around Barcelona. Another important element to take in account is that NORG and all barrios have around +- 69 containers in Sariñena, if we have to move them 200km or 400km will affect the price a lot, it is going to be a huge cost.

## 2. Strategy

How do we find locations?

- We put the word out that we are looking to find new land?
- Talk to real estate agents?
- We look for places on real estate websites?
- Speak to Sarinena. They showed us loads of potential sites when we had to move from Robres
-

When is a site worth considering visiting?

- when the necessities in previous chapter are met
- when it financially possible to stay there
- when there is a social and affordable plan to work out a possible container move
- site visits can be check out by Ward or Zach to ensure they have all requirements
- after previous point Director will come in and go check out the possible site(s)

Finance

We should talk about financing…we should talk about a range of financial limits.
We should talk about the range of how far we go…
See later chapter.

Do we rent a field?

How do we prevent the same situation again?
"Most of the land in the higher areas of monegros are not financially viable for crops. They will be happy to find other ways of making money from them."

Do we buy land?

What are the disadvantages? Can we get a loan? Do we talk to wealthy investors? (we have a few in our community)

"We've considered this for many years but the bureaucracy put anyone off beginning the process. It might be a good idea but the financial state of Nowhere is too unstable to commit to anything for the near future."

Nowhere financial state should be independent from this, as we are planning to fund the land separately if we go that way

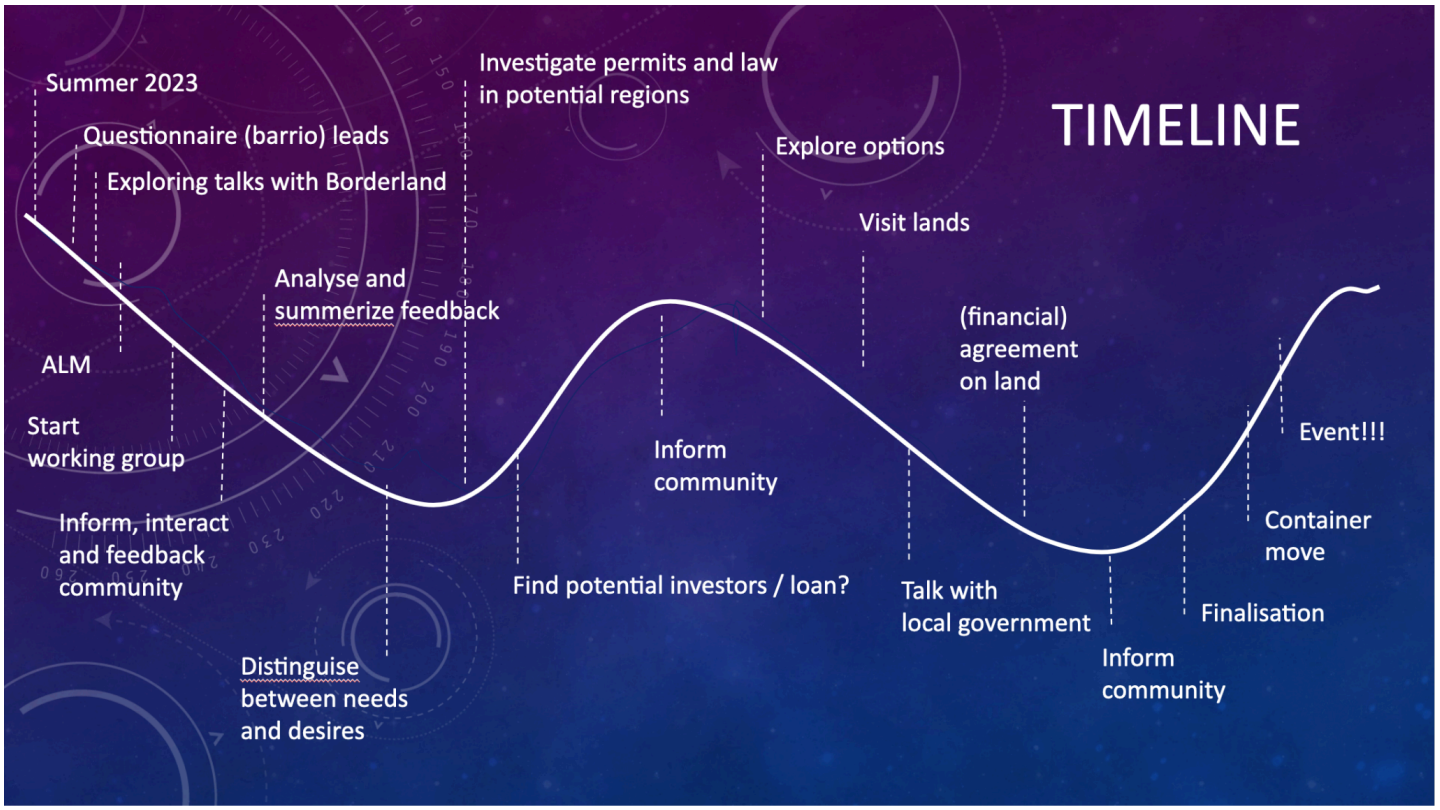
Daniel T: A collective fundraiser could work for this, as it did for Borderland - particularly with the incentive of making the ticket prices cheaper since we don't need to pay for rent and can build semi-permanent structures (like toilets or the Gate) under a "leave a better trace" upgrade of the LNT principle.

## Timeline

This is a step by step process, that we see as follow:

a. Start a gathering info, check with directors and Norg (ALM - done)

b. Gain information of barrio leads, metaleads, leads, give information => barrio and norg questionnaire (50+ responses - done)
c. Analyzing questionnaire, summerise feedback, summarize feedback from questions to Borderland, make FAQ, pro and cons list, brainstorming what areas we want to look for (done)
d. draft to ALM - ask opinions (done)
e. inform + ask opinion on community and potential financial load? => questionnaire (on going - we need a substantial amount of ppl who give input)
f. look for potential investors – ….
g. create working group - (on going…)
h. start line out what we want and search in the possible locations
i. Outreach to local governments trying to get them onboard to facilitate us moving
j. Consider building provider relationships early



## 3. Law and legal requirements

Moving site means new contacts with the local government.

Will they be open to it? Will the local police comply?

- What does the law say about throwing large and loud events on private land?
- What local laws will be a challenge to overcome?
- What does the law say about keeping shipping containers stored on agricultural land? Does it need to be next to a farm?
  *"It needs to be near land which the owner is happy to capitalise as a storage space. It needs to be secure as part of the contract."*
- What does the law say of keeping art projects on land (like Afrikaburn does…not priority but something to think about)?
  *"Its doubtful that it says much about what structures which sit on private land. We should, however, as responsible people, ensure that nothing is likely to tempt people, particularly the young or stupid, to hurt themselves on it. If anything is likely to invite conflagration via arson, it'll mean trouble."*

## Open questions (help needed from lawyers, real estate agents, or anyone with the knowledge about there…)

| Topic: | Area: | (North) Aragon | (North) Catalunya | Navarro | Spain |
|---|---|---|---|---|---|
| Laws related questions to the event | | | | | |
| Does Nowhere fall under camping law or festival laws, or both? | | | | | |
| What permits are necessary for our event? | | | | | |
| What kind of inspections are expected for our event? | | | | | |
| | | | | | |
| Questions related to the land (if it differs on regions like this, some might differ on provence level or town level) | | | | | |
| What do urban planning law say about storing +70 shipping containers on land? Or next to a barn? | | | | | Pablo: early feedback from my contacts is that as long as it's not permanent buildings, it's fine |
| What does the law say about leaving art on land? | | | | | Pablo: generally, up to 10% of countryside area can be used for buildings. i imagine art counts as building if it's permanently installed. if not permanent, it might not count<br><br>larger changes need an environmental approval |
| Is there a way to convert agricultural land to recreational land use? | | | | | |
| Can we build (art) structures on the land? Or Toilets? | | | | | Pablo: probably fine if it's up to 10% of the area. unclear on the permits needed for toilets |
| | | | | | |

| Questions related to buying | | | | |
|---|---|---|---|---|
| Can land be bought by a non profit organisation? | | | | |
| Is there a way to pay less taxes, if we buy it as a company? Or a non profit? | | | | |
| What kind of permit is needed to throw events on agricultural land year round? | | | | |
| Do owners need to be Spanish or can they be European? | | | | |
| | | | | |

# 4. Financial part

So far we have always been renting. But with the rent we paid all these years we could have bought a few sites. We should consider buying land as well. Africa Burn, Borderland has done it, and it gives more guarantees to the future – (see: law and legal requirements)

Borderland had a 128.000€ loan and 231.000€ donations from their community. We could do 3 way to get the money, donations, community / private loans and bank loans, or models like pre-purchasing transferable tickets for 5-10 years

Alversjö costs Borderland
- Including extra costs for buying, the land purchased came to total 12,6 MSEK (as of March '24 this is €1,123,800).
- The total sum for the land alone was 11.8 MSEK (1 023 000€)

Alversjö funding
- BL rent 2022 600.000 SEK (€53,500) and 2023 1,25 MSEK (€111,502).
- BL took 1,5 MSEK (€133,822) in community loans, and collected 2,7 MSEK (€240,880) in donations.
- The bank loan is for 7 million (606.438 €) with 5 % interest.

NB that all adds to more than the land cost but is near enough.

Afrikaburn has exclusive usage of private land which is owned by a trust.
https://land.afrikaburn.com/who-owns-it/

## 4.0 Buy vs rent

Some Spanish contacts pointed out that if we're offering €40k/yr for rent, many private owners as well as local Ayuntamientos would be very motivated to long term rent.

Buying has one-time costs for purchase + long-term costs for interests (currently ~4% p.a.)
Renting has recurrenting rent costs.

A rent-vs-buy analysis should be done. Questions:
- What's the breakdown of our yearly costs?
- How much money can we raise at ~5% interest rate vs at ~0%, vs donations or pre-sales?

- How much money can we raise from a bank loan? Con: high interest rates (4-5%). Pro: low mortgage cancellation fees in Spain (~1-2%)
- Can we save significant costs by working in a region that lowers our ticket 21% VAT? (Bringing €1m/yr ticket sales down to 10% VAT would mean saving €110k/yr)

A hybrid models can be long-term rentals, eg 10-20 years, which can provide the benefits of owning without the upfront capital requirements.

Difficulties for buying:

- political difficulty
  *"Most of the available land where we currently sit is owned by Castejon and is leased as paquetas to farmers. All of the land in the higher Monegros region was, maybe still is, supported by EU subsidy because it's unviable farmland. I'm not sure if they would consider selling it. Significant parts of it which contained old, empty fincas have been incorporated into the recently established Orwell tourism route and maybe now off limits as a festival site. Ayuntamientos other than Castejon may have different attitudes and there is some competitiveness between them. There are around 30 of them. We were actively invited away from Robres by Manuel Conte, the president of Monegros, whose office is in Sarinena. I believe this was influenced by his opinion that Antonio, the Robres mayor, was a fascist. Manuel Conte had a photo of himself shaking hands with Fidel in his office." - "Regions surrounding Maella are super open and selling out land in big plots to attract new projects to foreigners. There is a sell out happening. Worth to look into it"*

- Extra paper work
- Getting loan
  - Borderland did it like this: https://docs.google.com/forms/d/e/1FAIpQLSc5j5-Ma-GXLRj4rH6_iW46yPuY4DosNYlIqCSIT9OsBzVQKA/viewform
  - https://memberships.theborderland.se/borderland-land/crowdfunder/
- Having a caretaker
  - This will require someone there we know, who will always or mostly always be there
  - could use the place for projects during the year
  - participants could visit during the year
  - hiring someone or through free use of the place or some other thing we work out. We could ask people from the community who don't mind to be isolated.

- property doesn’t stay for sale forever, when land comes for sale in an interesting place, it usually is gone fast. Maybe a separate organization needs to work on this

## 4.1 Costs related to current location

This is an overview of what NORG pays for the use of the land.

- For the rent of land NORG pays 10€ per participant, (profit in countryside property, for the rent of the land) but the difficulty here is we need to say how many people we will have months before the event
- Fond de mejores: improvement of the land, or public construction, around 10% of the 10€ per participant
- 6000€ deposit, in case we ruin the place

- Preparing of the land – rolling, they forced us to pay 50% => this was 6000€ and now the price doubles and is in total 13000. (traditionally not agreed on by us)
- collection of big wastes, and start a process, we pay the comarca and it should not be organised by NORG, this should be done by the Castellon( in fact, there it is a big bicycle race every year around the area( https://www.orbea.com/es-es/eventos/monegros-2024/?fbclid=IwAR1UXDKQqVKJbv-tb9NmJpcdgLB0pdv6obVcGLP9nGi0HtnGBdhbsOwhMEU ) and it is known that Comarca pays and arranges the collection of big wastes among other stuff)
-
- Transumantia,
- Higher costs for monopoly from providers or contractors
- extra costs for last minute protocols etc

## 4.2 Cost related to move location

- Extra costs to visit land
- Cost to do an inventory and gps work on the land
- Paperwork costs
- Huge cost to move containers (could be part of loan)

  “This isn't only a financial cost. It's a huge logistical cost for long term Barrios, particularly larger ones. They need to be involved in the planning process very early.”

- land / road preparation costs (potentially)

## 4.3 Costs omitted to property that has all we desire

- Container storage costs
- High transportation costs
- If a site comes with a house
    - one safe house less to rent, but we still need a place in a town for refreshments, pool etc
      *If it comes with a building suitable for living, sure its an advantage, but I will hesitate to use it as a safe haus. For some people, the safe haus not only means to take a proper shower and sleep in a proper bed, it also means the ability to go to the pool, have a coffee/meal in a bar, do some groceries, etc*
      *"Apparently agricultural land is allowed to always have a "Mas". It is a tiny house of 30m2 (what I remember). You can always place sth sustainable. Only rule, it has to get the look of the landscaping surrounding (beige stone houses). Most landslides already have these"*
    - could be a potential place for a caretaker

## 4.4 Costs saved by owning land

Tax: if we own the land we can apply to be recognised as camping location or cultural event and thus can change the fee we need to charge on the ticket from 21% to 10%
=> 3000 tickets times 11% of 255 = 84.150 € saved

This is not possible on current location as we are renting it.

-

## 5. Location options to explore

- Talk to contact near Lleida
- Contact near Huesca
- Findings on Idealista: this is very informal and was last checked in June 2023

| Site location | Links | Size | Cost | pros | cons |
|---|---|---|---|---|---|
| Ribagorza, Huesca | https://www.idealista.com/en/inmueble/100665898/ | 1800ha | 4,610,661€ | - Own road<br>- Near lake<br>- Huge barn | - Too expensive<br>- Near lake (with drunk hippies maybe not the best) |
| Senés de Alcubierre | https://www.idealista.com/en/inmueble/101735037/ | 307ha | 1,346,017€ | - Near Sariñena<br>- possible safe house incl<br>- Has goats<br>- Buy private | - Maybe too close to a town?<br>- |
| Peralta de Calasanz | https://www.idealista.com/en/inmueble/96961327/ | 62ha | 351,000 € | - Cheap<br>- Listed only recently | - Too close to a town?<br>- Hard to tell how the land is |
| Fraga | https://www.idealista.com/en/inmueble/100690877/ | 1040ha | 775,000 € | - Near Fraga<br>- Has a house | - Hard to tell what it is<br>- |
| Madrid | | | | | |

- feedback: *Great, there is options. Still very expensive. Would look more Caspe / Maella direction*
- *There is the website I mentioned earlier:*
-
- *https://ruralpropertyspain.com*

- *- they are also landscouts. We went to the area and told him which landplots are interesting. he finds the owners and asks for details*
- *Also part of alertas@spainhouses.net*
- *some regions like Albacete or Cuenca (1hr more than Zaragoza from Barcelona, and close to Madrid) have large land plots and "coto de caza" (hunting regions with forest/desert) which they rent for multiple years. some might be for sale*

*https://www.google.com/url?q=https://www.agroanuncios.es/anuncios/fincas-rusticas/fincas-de-regadio.html&sa=D&source=docs&ust=1705607053620041&usg=AOvVaw0D5JSZfjznKSyyoEJlHN91*

*https://www.agroanuncios.es/anuncios/fincas-rusticas/fincas-de-regadio.html*

Whole villages on sale, usually very remote (or very expensive)
*https://www.aldeasabandonadas.com/venta-de-aldeas.html*