

Open Letter to Elon Musk

From Torreblanca, Castellón – Spain

Subject: Transforming an Obsolete Golf Project into a Living Laboratory of Radical Regeneration and an Innovation Hub

Sir,

I am writing to you from **Torreblanca, on Spain's Mediterranean coast**, where a quiet yet strategically significant confrontation is unfolding, one that goes far beyond a simple real estate project. What is at stake here is a civilizational choice.

The site I am referring to spans **nearly 2 million square meters**. It is currently trapped in a plan more than twenty years old: **the PAI Doña Blanca**, a “Golf & Concrete” type project inherited from a bygone era. This model is now based on a logic that has become fragile, ecologically, economically, and socially, particularly due to its dependence on energy-intensive desalination in a context of increasing water stress in Spain.

Facing this inertia, I am advancing a radically different vision: “**LE PAPILLON SOURCE**,” a societal operating system I am developing as part of my **EL4DEV program**. This is not a real estate project, but a paradigm shift.

The observation: an anachronism locked in past logic

As of April 2026, physical construction has still not begun. Yet administratively, everything appears locked in place:

- The project was relaunched in 2024 but delayed in 2025 due to water-related constraints (reservoirs, connections to the Oropesa desalination system).
- Delivery is scheduled for 2028.
- Land and operational control is now concentrated in the hands of **Fomento Urbano de Castellón (FUCSA)**, both majority owner and urban development agent.

This lock-in creates an asymmetrical situation: small landowners are forced to finance infrastructure they no longer control, under threat of losing their land. All of this unfolds within a legal framework reinforced by the 2026 land law, which facilitates expropriations and accelerates projects deemed “strategic.”

Yet behind this well-oiled mechanism a fragility is emerging: the project is slowing down, being challenged, and exposed to growing narrative pressure.

The real conflict: a clash between two models

What is happening here is not merely local. It is a **contemporary David versus Goliath**:

- On one side, a 20th-century model: mass tourism, concrete, water consumption.

- On the other, an attempt to **shift toward a regenerative model**: autonomy, resilience, ecological intelligence.

My proposal is simple in principle, yet radical in its implications: **to transform this site into a living laboratory of regeneration**, capable of producing energy, water, and biomass in a closed-loop system.

LE PAPILLON SOURCE: a living infrastructure

I conceive this transformation as a **biomimetic machine**:

- **Decentralized energy production**
- **Atmospheric water capture and soil regeneration**
- **High-tech agroecology**
- **Autonomous and intelligent habitat**

This is not a building. It is an **operating ecosystem**, designed to withstand extreme constraints.

Why this directly concerns you

I am not writing to you by chance.

This project aligns precisely with the axes that define your trajectory:

1. **Water sovereignty**
Moving from a dependent model to a productive one.
2. **Full-scale testing**
Torreblanca offers an arid, complex, real-world environment, ideal for testing autonomous life-support systems comparable to those required for Mars.
3. **Scalability**
What works here can be replicated elsewhere, on Earth and beyond.
4. **Strategic position**
A Mediterranean gateway at the heart of the European Union, ready to shift from obsolete tourism to an innovation hub.

The hidden stake: an asymmetrical war

I do not have the financial power of developers. But in this type of conflict, money is not the only lever.

I operate on other fronts:

- **Narrative**: exposing the ecological absurdity of the current project
- **Public opinion**: creating contrast between two visions
- **Documentation**: revealing each administrative step

- **Network effect:** turning a local case into a global issue

This strategy is already acting like an **invisible parasite**:

- Investors hesitate (ESG reputational risk)
- Buyers doubt (water, viability, legal challenges)
- Administration slows down (legal pressure)
- The project becomes politically sensitive

Without building anything, I have already helped **shift the project's center of gravity**.

The critical point: a choice of future

Today, a simple question arises:

Should Torreblanca's future be a golf course...
or a **planetary regeneration infrastructure**?

The proposal

I ask you a direct question:

Do you need a living laboratory in Europe to test **large-scale autonomous life-support systems**?

If the answer is yes, then Torreblanca is likely:

- The most contested site
- The most exposed
- And therefore, paradoxically, **the most strategic**

In this context, I extend a clear and structured invitation: **to consider acquiring the majority shares of the project currently held by Fomento Urbano de Castellón**, in order to regain strategic control and initiate a progressive transformation.

This transformation would not require a disruptive legal break: **the PAI Doña Blanca framework would be maintained as a legal and operational base**, ensuring compliance with urban planning, safety regulations, and existing authorizations. **Construction would remain subject to current permits and would not alter the regulatory structure of the plan.**

However, an intelligent fusion could be implemented with my concept of experimental, self-managed agroclimatic complexes "**LE PAPILLON SOURCE**": integration of educational, ecological, and modular tourism spaces where permitted; enrichment of uses without contradiction; and, above all, **deployment of storytelling and branding capable of attracting international partners, talent, and visitors.**

Urban development could thus proceed in phases, starting strictly with what is legally feasible, then gradually introducing "**LE PAPILLON SOURCE**" modules within existing regulatory gaps. This is not about destroying the current project, but about strategically redirecting it from within: **preserving its legal**

structure while fundamentally transforming its purpose, to create a hybrid model combining ecotourism, educational innovation, and territorial regeneration, without ever stepping outside the authorized framework.

A rare opportunity

This site is blocked.

The current stakeholders are locked into a rigid logic.

The administration is cautious, if not paralyzed.

It is precisely in these gaps that breakthroughs emerge.

Conclusion

I am not offering you a real estate investment.

I am offering you an anchor point:

- To experiment
- To demonstrate
- To accelerate a transition

Torreblanca can remain a relic of the past...
or **become a prototype of the future.**

I am ready to prove it.

Paul Elvere DELSART

Torreblanca, Castellón – Spain

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Main

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Presentation of the founder and program director

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Open letters

<http://www.eng.paul-delsart.com/Eng%20Paul%20DELSART.htm>
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<http://www.el4dev.com/the-think-and-do-tank>
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<https://sites.google.com/view/conquista-torreblanca-castello>

Action plan and projects

<http://action-plan.el4dev.org/Paul%20Elvere%20DELSART's%20action%20plan.htm>
<http://projects.el4dev.net/Paul%20Elvere%20DELSART's%20projects.htm>

Live-Action Role Playing Game (LARP) in Alternate Reality: Green Empire of the East and the West

<http://establish-empire.el4dev.info/Establish-Green-Empire-East-West.htm>
<http://larp.el4dev.net/LARP%20-%20Green%20Empire%20East%20and%20West.htm>
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- ❑ Designer of the universe of the **EL4DEV Confederation** otherwise called the **Green Empire of the East and the West**
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