



■ Waaigat Development Guidelines



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AUTHORITY

■ Waaigat



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Topics ■

- Objective
- Background
 - Project area
 - Guiding principals
 - Approach
- Development guidelines
- Going forward

■ Objective



The Curaçao Ports Authority (CPA) is looking to enter into a development agreement with a partner that will design, invest, build and operate the commercial development of the Waaigat Project Area, including a marina, boulevard and facilities that compliments the overall Anna Bay development vision, taking historical values into account.

Background ■



- Project Area
- Private Area

Project scope is limited to the entire bay including immediate waterfront properties:

- Uplands - Edge 20,685 m²
- Uplands - Central Parking 14,765 m²
- Submerged Lands (the bay) - 42,750 m²

- **Project Area**
- *Guiding principals*
- *Approach*



Surrounded by:

- Scharloo: offices, library, cinema, historic buildings, wharves
- Pietermaai: Offices, residential, entertainment/restaurants
- Punda: retail





Four guiding principles have been identified as part of the overall vision for the development of the districts:

- Make Connections
- Build Community
- Promote Culture
- Support Commerce

- *Project Area*
- ***Guiding principals***
- *Approach*

- *Project Area*
- *Guiding principals*
- ***Approach***

■ Background

Development approach:

- CPA will apply a Lease and Concession with the developer.
- The adjacent development of a High-end hotel and apartment complex at the Kop van Scharloo property can compliment the development at the Waaigat Area. Tenants can make use of the facilities.
- Preparatory work has been completed to safeguard the area's water quality
- The government supports the development of the project area, CPA will facilitate in guiding the process
- Government will be responsible for public infrastructure and integration of sewage systems

Development Guidelines ■

- The development must enhance connectivity to Punda, Pietermaai, Scharloo and improve public access to the Waaigat area
- Mixed-use development will be permitted along the lagoon's edge
- The development must support the related goals of nurturing continued revitalization of Willemstad and increasing residential and visitor populations in the downtown center.
- A small marina managed according to the latest environmental standards must be part of the development of Waaigat
- The development will adopt a design, invest, build, operate and maintain by third party model and shall be executed according to a landlord structure.
- All zoning and local regulations must be followed particularly since the area falls within the buffer zone of the UNESCO World Heritage City of Willemstad.

“The development must enhance connectivity to Punda, Pietermaai, Scharloo and improve public access to the Waaigat area”

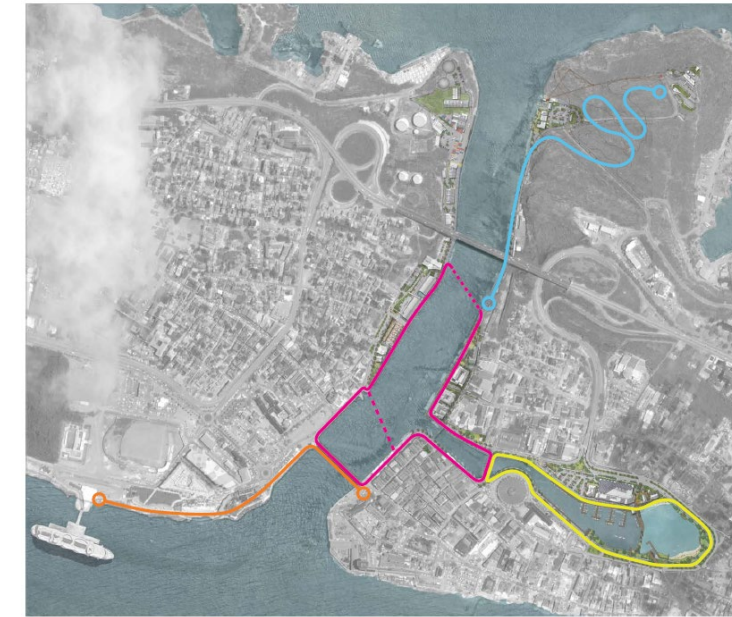
■ Guideline 1a

The circulation loops depicted in the image are a fundamental requirement for the livelihood of the entire downtown area.

The yellow highlighted loop around Waaigat must be developed into a pleasant and attractive pedestrian path.

A linear park with intermittent shade and strategically located benches must be part of the final design.

We envision an interconnected harbourside loop that must provide easy access to the surrounding communities. Pedestrian connection from Punda to Scharloo must be stimulated!



LEGEND

- Second Mega Pier
- Waaigat
- Scharloo/ Otrabanda
- - - Water Taxi
- North

Guideline 1b ■



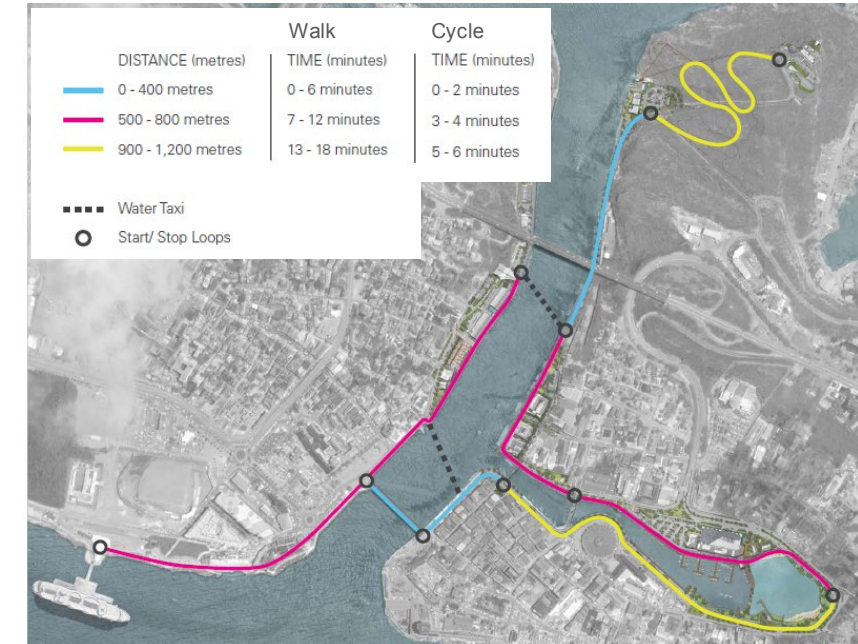
A new pedestrian bridge that connects the Waaigat parking area to the Pietermaai district can also be part of the final development. This connects the project area with the popular district.

“The development must enhance connectivity to Punda, Pietermaai, Scharloo and improve public access the Waaigat area”

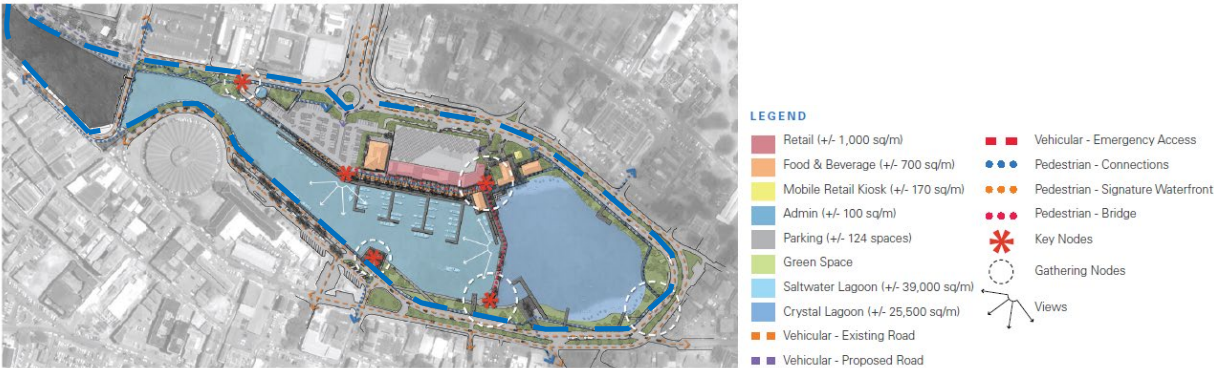
“The development must enhance connectivity to Punda, Pietermaai, Scharloo and improve public access the Waaigat area”

■ Guideline c

Walkability and Cyclability should be incorporated into the edge of Waaigat hereby enhancing connectivity.



Guideline 1a ■



“Mixed-use development will be permitted along the lagoon’s edge”

The development will allow for a mixed use waterfront along the Waaigat property to provide the necessary economic support for the project as a whole within the project area outlined (blue). The mixed-use development must complement and not cannibalize the offerings in Punda.

■ Guideline 2b



“A multi story office complex that is constructed and operated with sustainability as a key aspect must be part of the development of the West Wharf”

The water volume must be maximized and maintained in the current shape as much as possible. Development of facilities and a linear park should be focused inland as much as possible.

Public areas, including linear park, will be coordinated with government.

Open spatial bay feeling must be maintained.

Parking requirements should be assessed as part of the development, accessibility to the downtown area is vital.

Guideline 3 ■



The development must encourage more frequent and extended visits by residents, long stay guests and cruise passengers. The new Waaigat should spur continued community revitalization generate additional employment opportunities and improvement of the overall character of the area.

The circumference of the lagoon must provide different assemblage of furnishing features tied to the adjacent districts of Scharloo, Punda and Pietermaai. Bridge elements, seating walls and marine elements must be arranged along the bay.

“The development must support the related goals of nurturing continued revitalization of Willemstad and increasing residential and visitor populations in the downtown center.”

“A small marina managed according to the latest environmental standards must be part of the development of Waaigat”

■ Guideline 4

The development must include the introduction of a small marina facility:

- The facility should support between 30 and 50 slips with an optimal mix of marina and other water based activities.
- Water depths vary between 2m to 2.70m.
- The opening span widths of L.B. and the Queen Wilhelmina Draw-Bridge limit the size of vessels entering and exiting the Waaigat to smaller, pleasure crafts.
 - 8m opening span width
 - In general vessel sizes possible up to 30 ft. with limited space for vessel up to 40 ft.
- Bathymetry survey and water displacement analysis is available for reference
- Operational Bridges include the Emma bridge, LB Smith, Wilhelmina and Amalia. An operational access plan will be established.

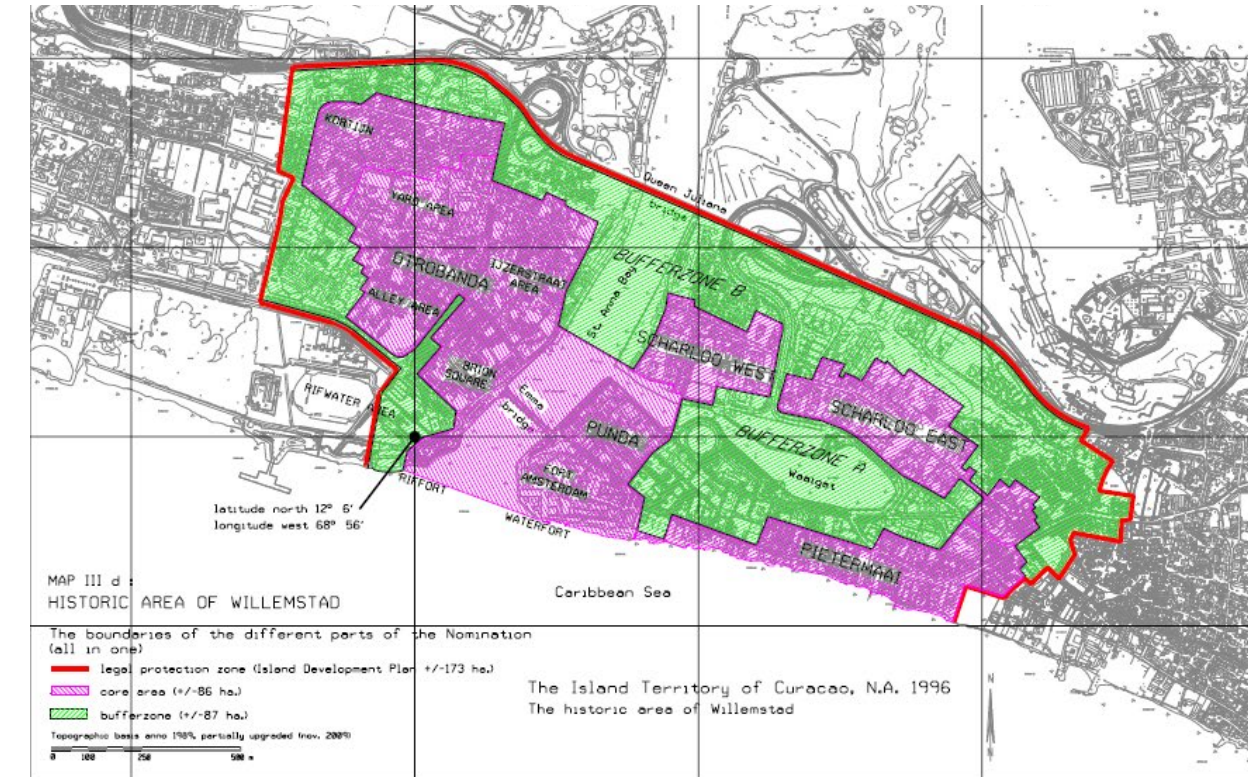
Guideline 5

Concession and lease contracts will be negotiated and issued to potential investors in line with other operators in the port. All technical design plans are subject to approval by the relevant governmental entities according to local rules and regulations.

“The development will adopt the design, invest, build and operate by third parties landlord model”

“All zoning and local regulations must be followed particularly since the area falls within the buffer zone of the UNESCO World Heritage City of Willemstad”

Guideline 6a



The appropriate governmental entity will have to be consulted for comprehensive architectural restrictions for the area.

Guideline 6a ■

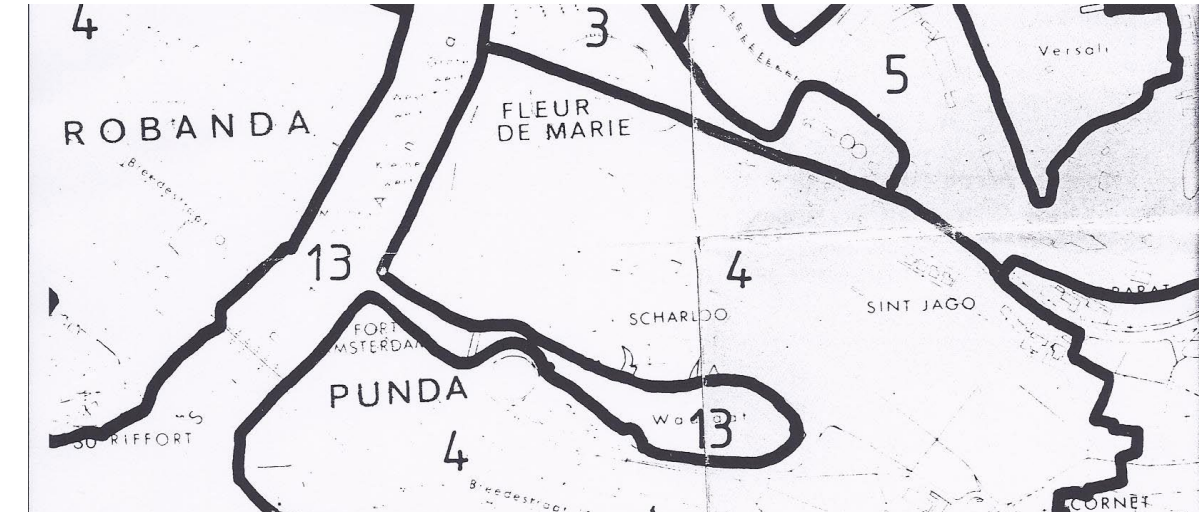
The World Heritage city Willemstad Legal Protection Zone is subdivided by two zones or areas: the “core area” and the “buffer zone”. The core is legally protected by Monumenten regulation (for instance for a renovation of a monument one needs a monument-permit as well as a building-permit). Apart from this law one needs to adhere to the EOP and construction regulation.

In the buffer zone however, one needs to make sure that no type of development (whether newly constructed, rebuilt or otherwise) disturbs or is in conflict with the values of the core area.

“All zoning and local regulations must be followed particularly since the Waaigat falls within the buffer zone of the UNESCO World Heritage City of Willemstad”

■ Guideline 6b

“All zoning and local regulations must be followed particularly since the area falls within the buffer zone of the UNESCO World Heritage City of Willemstad”



Eilandelijk Ontwikkelingsplan Curacao (EOP), which is the Island Development Plan, stipulates the following area assignments. DROV is the institution on Curacao that handles with the EOP.

Guideline 6c ■

Article 13 EOP: Water area

The Water Area includes the Waaigat area; the designation is water to be used for the purpose of shipping, water management and recreation and are also intended for preservation and restoration of the existing landscape and nature value.

Article 4 EOP: Downtown

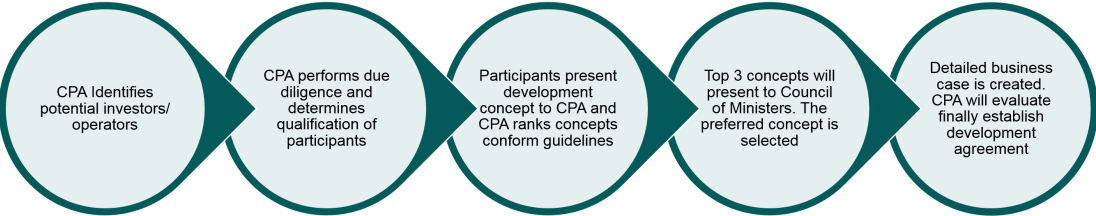
A large number of functions are allowed within the Downtown destination. The aim is to enhance the historical role of Downtown as retail, commercial and business center. The entertainment and recreational functions should be further developed and residential conditions should be improved. The residential function is considered an essential part of a living Downtown and will need to be strengthened.

The above is based on maintaining and restoring existing buildings and new construction while maintaining the appropriate character of the Downtown area.

“All zoning and local regulations must be followed particularly since the Waaigat falls within the buffer zone of the UNESCO World Heritage City of Willemstad”

Build/ design guidelines will be provided in collaboration with the relevant entities.

Going forward ■





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