



- **West Wharf Development Guidelines**
(Norman Chumaceiro kade)



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AUTHORITY

■ West Wharf



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■ 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 West Wharf Area in the Sint Anna Bay. The project area is adjacent to the Mathey Wharf which continues its use as a key maritime berth, welcoming cruise and other visiting ships. The West Wharf area will function as an anchor of the district with the possibility for development of restaurants, entertainment venues and multi story office complex.

Background

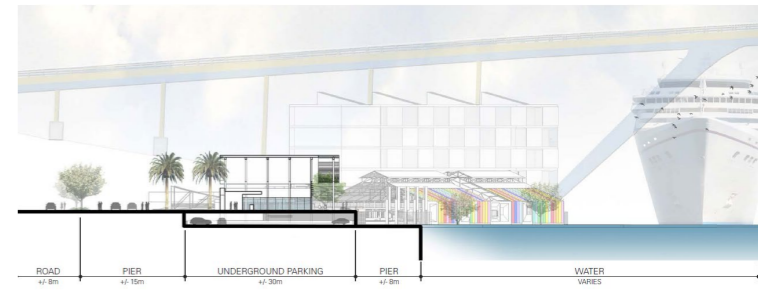
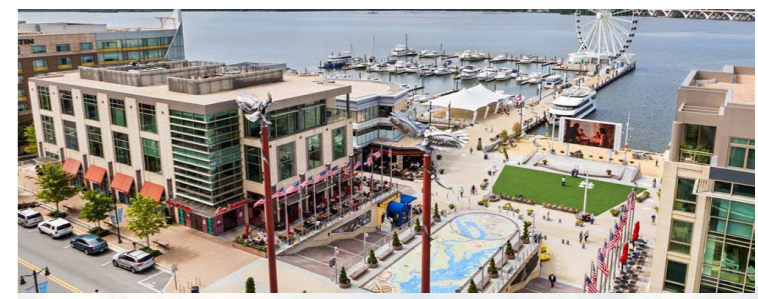


- **Project Area**
- *Guiding principals*
- *Approach*

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

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

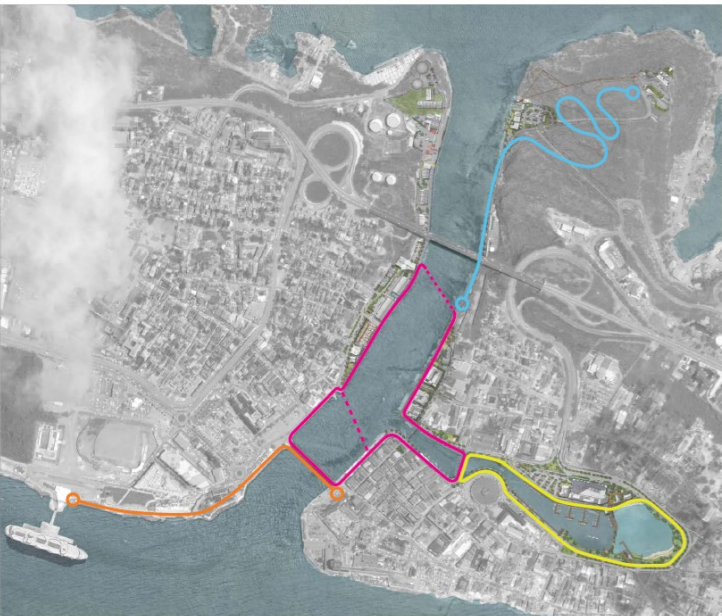


- CPA will apply a Lease and Concession with the developer.
- The adjacent development of the Mathey Wharf Cruise Terminal that will cater to smaller luxury cruises and yachts compliments the development at the West Wharf Area.
- ISPS will be upheld with regard to adjacent berthing facilities
- The government supports the development of the project area, CPA will facilitate in guiding the process
- Government will be responsible for public infrastructure

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

■ Development guidelines

1. The development must enable connectivity with the Otrobanda area and tie in with the Punda side.
2. Mixed-use development will be permitted alongside the multi story office complex.
3. The development must support the related goals of nurturing continued revitalization of Willemstad and increasing residential and visitor populations in the downtown center.
4. 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.
5. The development will adopt a design, invest, build, operate and maintain by third party model and shall be executed according to a landlord structure.
6. 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 1a ■

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

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.

LEGEND

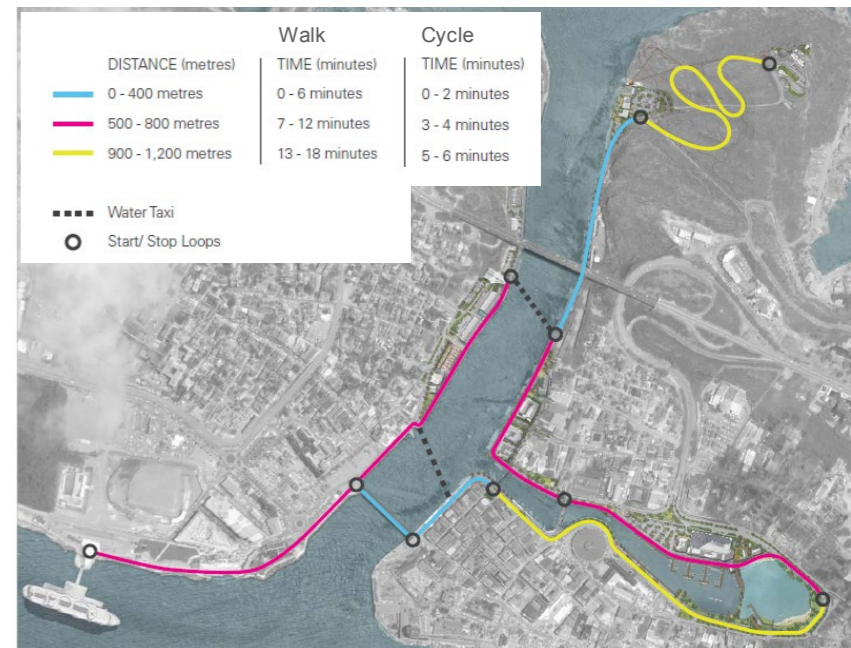
- Second Mega Pier
- Waaigatt
- Scharloo/ Otrabanda
- - - Water Taxi
- North

“The development must enable connectivity with the Otrabanda area and tie in with the Punda side”

■ Guideline 1b

“The development must enable connectivity with the Otrabanda area and tie in with the punda side”

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



Guideline 2



LEGEND

- Multifunctional Art Space (+/- 900 sq/m)
- Food & Beverage +/- 1,450 sq/m)
- Civic/ Other (~ 900 sq/m)
- Office (+/- 994 sq/m per floor)
*4,970 sq/m overall @ no. 5 stories
- Parking (+/- 180 Bays)
- Green Space
- St. Annabaai
- Vehicular - Existing Road
- Vehicular - Proposed Road
- Vehicular - Bus Circulation
- Vehicular - Service/ Delivery
- GTA / BUS Traffic
- Pedestrian - Connections
- Pedestrian - ISPS Zone Secured
- * Key Nodes
- Gathering Node
- Views
- Water Taxi

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

Public areas, including linear park, will be coordinated with CPA. ISPS secured zone will be applicable.

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

“Mixed-use development will be permitted alongside the multi story office complex”

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

Guideline 3

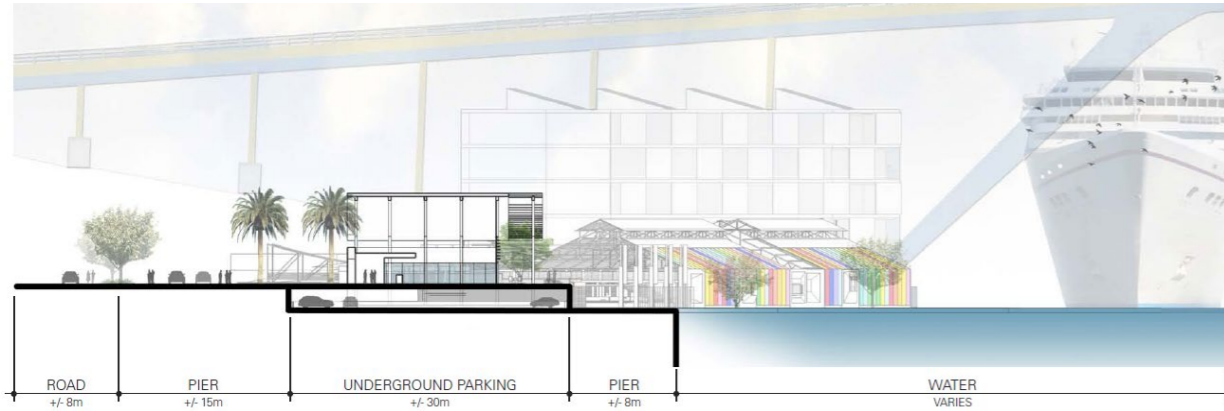
The development must encourage more frequent and extended visits by residents, long stay guests and cruise passengers.

The development should support continued community revitalization generate additional employment opportunities and improvement of the overall character of the area.

The circumference of the development must provide different assemblage of furnishing features tied to the adjacent areas.



Guideline 4 ■



The development must include a multi-story office complex:

- Sustainable facility
- Maritime organizations as main target
- Facilitates small (incubator) businesses
- Parking considerations

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

■ 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.

CONCESSION and LEASE AGREEMENT

This agreement, hereinafter referred to as the "Agreement", is entered into on [] 20[] by and between:

A. Curacao Ports Authority N.V., a limited liability company existing under the laws of Curacao, having its statutory seat in Curacao and its business address at Werfje Wildt, Curacao, and registered with the Curacao Commercial Register under number 31560, hereinafter referred to as "CPA", hereby represented by its managing director Mr. Humberto Nicolas de Castro;

and

B. [] a [private/public] company with limited liability existing under the laws of Curacao, having its statutory seat in Curacao and its business address at [], and registered with the Curacao Commercial Register under number: [], hereinafter referred to as the "Concessionaire", hereby represented by its managing director [];

WITNESSETH:

WHEREAS CPA owns, manages, operates and otherwise regulates the ports of Curacao, including the land pertaining thereto, as well as all the existing buildings and/or other constructions located on, over or under the land;

WHEREAS the Concessionaire operates a business in the maritime services sector (the "Business"). As such the Concessionaire has requested CPA to award the Concessionaire the concession necessary to conduct its business operations at the [] Port and, for that same purpose, to lease to the Concessionaire the immovable property and the fixtures and construction existing therein and/or thereon, if any, as described in Annex I (the "Property");

WHEREAS CPA has duly considered this request and, deeming same appropriate for and beneficial to the operation of the [] Port, has elected to award to the Concessionaire a concession for the operation of its business in the [] Port and, in connection therewith, to lease the Property to the Concessionaire, as set forth herein.

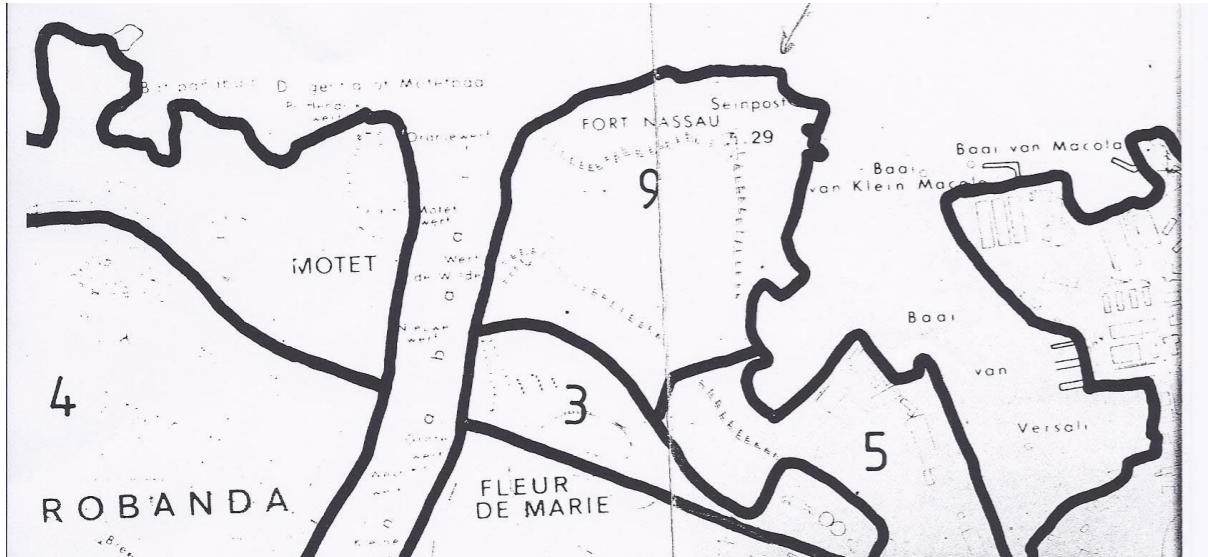
NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

PART I. CONCESSION

1. Concession

1.1 CPA hereby grants to Concessionaire and Concessionaire hereby accepts from CPA the right to develop, manage and operate the Business in the area comprising the Property, which Business consists of the allowed activities described in Annex II (the "Concession"). The Concessionaire shall be prohibited from carrying out the prohibited activities described in Annex II, if any.

Guideline 6b



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.

“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”

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.

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



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