



QUICK WIN PLAN

ZAKITÓ

August 2019

HERENN)

Colophon

Client

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Product

Quick Win Plan Zakitó

Status

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Quick win plan Zakító

Introduction

At the end of 2018 the vision for the Zakító area was approved by the Council of Ministers of Curaçao. One of the items moving forward was the development of a Quick Win Plan (QWP) for the area. In this QWP several quick wins will be indicated. The QWP will serve to provide clear insight and through this align the 'Werkgroep Ontwikkeling Zakito+' (WOZ+) and stakeholders towards an effort to initiate the development and improvement of the area on short term. With the realization of this plan it is aimed to show the local community in general that the execution of the vision has effectively started and to provide existing and future stakeholders in the area with a solid understanding that participation in these efforts are welcomed.

The QWP identifies projects, of which implementation can start in 2019, in the public areas covered by the approved vision document for Zakító. The projects that are identified mainly focus on offering new and/or improved experiences and services, targeting both tourists and the local community. The intention is that these projects will enhance the total experience of a visit to the area in a meaningful way.

Herenz has been approached by the WOZ+ to assist this group in the preparation and development of the QWP.

QWP process

Input for the QWP was gathered during a brainstorm session with the WOZ+. A list of quick wins was developed. In addition these

quick wins are presented in this document. Each project is identified with sketches and provided with a brief description. The intention of the WOZ+ is to have this QWP and attached budget approved by the Council of Ministers. Afterwards the projects will be further detailed in drawings and specifications and executed on a short notice. If necessary, the concerning permits will be applied for. In addition, the intention is to approach stakeholders to participate in especially the maintenance of the different projects. This part will be prepared within the WOZ+.

Reading guide

In the first chapter the quick wins will be described (including illustrations). The second chapter will address the investments needed for the projects mentioned. The third chapter will address the next steps.

Contents

Colophon.....	
Introduction	
Contents.....	
1 Quick wins.....	1
2 Budget	16
3 Next steps.....	17

1| Quick wins

WOZ+ believes that the quick wins will have a 'snowball effect' on the development of the whole Zakitó area. In the illustration below the locations of the different quick wins is indicated.



Quick win plan Zakitó

1. Lighting

At the moment there is a security issue especially in the evening hours in the area. Several light fixtures are broken and do not function properly. With a small investment and on a very short notice these fixtures could be replaced. This will have a positive

impact on the area by creating a higher sense of security in the evening hours which will increase visitation to the area.



Current situation

2. Cleaning

In the whole area, but especially in the area behind the Coney Island terrain the garbage should be cleaned. This action can be arranged on a short notice and when areas are clean visitors tend to feel safer. In addition, clean places could encourage visitors of the area to keep the area clean.



Current situation

3. Murals

There is demolition works taking place at the moment on the Aqualectra premises. Somewhere between 3-5 years Aqualectra will move its activities elsewhere. For the time being, it could be interesting to develop murals on the existing wall. Murals can envision the vision there is for the area; for instance, by focusing on 'creating' natural elements in the area. The idea is to have one or more local artist prepare the concepts for the murals. By organizing an art event, stakeholders and/or interested parties could participate. The same can be done with the wall around the former 'Coney Island' premises. In addition, there is also an idea to redevelop the infrastructure between the Aqualectra wall and the Fisherman's Village. Details regarding this project are being prepared.



Current situation wall Aqualectra terrain



Current situation wall of former 'Coney Island'



After

4. Events

Branding of an area is essential in putting an area on the map. The organization of events can have a huge effect on the branding of the Zakitó area. This area could be used for several types of events; for example, for events pertaining to the North Sea Jazz. Organizers of these type of events could be approached regarding this matter. Important is to have the necessary rules and regulations into place. These will be stipulated in a separate document.



5. Pruning trees

As indicated earlier, there is a security issue at the moment in the area. Amongst others, the densely overgrown areas with several types of trees contribute to these security issues. The intention is to remove and prune some of the trees in the area. This will create open spaces where visitors will feel safer.



Current situation

6. Upgrading Fishermen's Village

The Fisherman's is a facility that is seen as authentic and important in the redevelopment of the whole Zakító area. Both locals as tourists visit the area to experience and enjoy the authenticity of the facility and the local food. The intention is to upgrade the current units by painting the facades and where possible to clean up garbage and add some landscape elements. In the next phase a plan will be developed.

This, together with plans of Aqualectra to upgrade the Koredor at the location, will create a more welcoming feeling to the area and will stimulate more activities.



Current situation

7. Entrance Aqualectra

The entrance of the area alongside the Aqualectra premises is not appealing. The idea is to develop a central reservation on the street that will make the situation safer and more pedestrian friendly. In addition, the area will be upgraded with landscape elements to beautify the area.



Current situation



After

8. Upgrading beach Koredor

One of the beaches at Koredor is being used by several people at the moment. By upgrading this beach, this facility will be more appealing and pleasant for the visitors to use, both by locals as tourists visiting the area. The idea is to place palapa's, sand and trees. If necessary, the current boulders will be relocated as the breakwater for the beach. In addition, paved and small terraces will be placed alongside the Koredor path so visitors can BBQ in the area.



Current situation



After

9. Upgrading alongside Fisherman's Village

This area is used now by several people as a recreational area. Also divers enter the water at this site. In order to beautify the area, make it more attractive and improve the recreational value, the idea is to put sand, street furniture, a new palapa and some trees.



Current situation



After

10. Upgrading alongside Sundance

The Sundance complex in the Koredor area is dilapidated and abandoned. The building is not safe and for that reason the idea is to develop a temporary building including a terrace where for instance a pop-up bar including a toilet can be operated. In addition, it is important to put this facility in the vicinity of the lagoon as this 'natural element' will be an important quality 'carrier' for the Zakító vision.



Current situation



After

11. Upgrading pop-up Koredor

An abandoned building at the entrance of the Koredor area could be developed into a facility that will attract visitors to the area. In addition, a part of the Koredor area can be upgraded with amongst others palapa's and sand. For the protection of the beach additional boulders will need to be placed on the current locations of the boulders. At the entrance the open space will be organized as a parking area. These upgrading proposals are in line with the earlier plans that were developed by the firm MIC N.V. The idea of incorporating a toilet in the building at the entrance can also be further detailed in the next phase when plans are prepared.



Current situation



After

12. Upgrading Koredor

Recreational facilities are much needed on the island. This can be experienced when visiting several beaches. The intention is to upgrade the existing facilities in the Koredor area so visitors can recreate again in the area. Palapa's, sand and paved BBQ-areas will be placed at selected locations only. Parking spaces will be indicated in the vicinity and at the entrance of the Koredor area.



Current situation



After

13. Upgrading Parke Lucha pa Libertat

This area and the meaning of this area plays an important role in the history of the island. For this reason it is important to realize a project that could have a positive impact in the experience of the area. A potential project will be discussed with the foundation that is responsible for the development and maintenance of the area.



Current situation



After

14. Communication

It is important to start or continue discussions with stakeholders in the area. Corendon and the group responsible for the maintenance of the Parasasa beach are important stakeholders to stay in contact with. Amongst others, it is important to discuss the potential pedestrian route (breakwaters) on the Corendon property that forms part of an important route in the Zakító area. In addition, the Parasasa beach could be an important attraction facility in the whole area.



Current situation

2| Budget

A rough estimate has been developed in this stage for the different quick wins including a planning. It should be pointed out that in the next phase a detailed budget overview will be developed.

ROUGH ESTIMATE AND PLANNING ZAKITÓ QUICK WINS Quick Wins*	Location	Duration (incl. preparation)	Costs
<i>Lighting</i>	Parke Lucha pa Libertat, Koredor	2 weeks	5,000
<i>Cleaning</i>	Sundance, Koredor, behind Coney Island	1 month	20,000
<i>Murals</i>	AQL and Coney Island wall	2-3 months	150,000
<i>Events</i>	Parke Lucha pa Libertat, area alongside Fisherman's Village, Koredor	t.b.d.	0
<i>Pruning trees</i>	Koredor, Helmin Wiels Blv	2-3 months	100,000
<i>Upgrading Fisherman's Village</i>	Fisherman's Village	4-5 months	t.b.d.
<i>Entrance Aqualectra</i>	Front of Aqualectra premises	5 months	250,000
<i>Upgrading beach Koredor</i>	Koredor	5 months	125,000
<i>Upgrading alongside Fisherman's Village</i>	Entrance Fisherman's Village	5 months	100,000
<i>Upgrading alongside Sundance</i>	Koredor	7 months	100,000
<i>Upgrading pop-up Koredor</i>	Entrance Koredor	8-10 months	200,000
<i>Upgrading Koredor</i>	Koredor	8-10 months	200,000
<i>Upgrading Parke Lucha pa Libertat</i>	Parke Lucha pa Libertat	8-10 months	100,000
<i>Communication</i>	Zakitó	t.b.d.	0
<i>Several items (design, tender, engineering, management, unforeseen, etc.)</i>	Zakitó	t.b.d.	450,000
Total (in ANG)			1,800,000

3| Next steps

The next steps are indicated below.

NEXT STEPS ZAKITÓ QUICK WINS Quick Wins*	Location	Next steps before execution of projects
<i>Lighting</i>	Parke Lucha pa Libertat, Koredor	<ul style="list-style-type: none"> * AQL to check if the pole cables need to be renewed or if only the fixtures need to be replaced * The foundation that is responsible for the Parke Lucha pa Libertad will need to be approached about their area * After review and if the different poles and cables in the area are OK and function properly, fixtures will need to be ordered and installed. The proposal is to approach a small contractor to present a proposal. AQL can be requested to present some contactinfo of small contractors
<i>Cleaning</i>	Sundance, Koredor, behind Coney Island	<ul style="list-style-type: none"> * A job description should be developed * A few parties (for instance 3) will be approached to present a proposal. During a selection procedure, parties will be informed about the work in a job-walk session * Parties will than present their proposal and a decision will need to be made
<i>Murals</i>	AQL and Coney Island wall	<ul style="list-style-type: none"> * Request a formal approval from the parties involved * After approval a job description should be developed * A few parties/ artists (for instance 3) will be approached to present a proposal. During a selection procedure, parties will be informed about the work in a job-walk session * Parties will than present their proposal and a decision will need to be made
<i>Events</i>	Parke Lucha pa Libertat, area alongside Fisherman's Village, Koredor	<ul style="list-style-type: none"> * A event document where the event vision for the area , the rules and regulations are described will need to be developed. It will also need to be decided who will be responsible for the 'operation' side of the document and related actions * It will need to be decided whether a pro-active approach is envisioned or not. If a pro-active approach is envisioned a list of potential events should be developed. In addition, the responsible parties will be approached and an event calendar will need to be developed * The necessary permits will need to be requested by the event parties themselves. GOV can have a facilitating role
<i>Pruning trees</i>	Koredor, Helmin Wiels Blv	<ul style="list-style-type: none"> * A job description should be developed. During this process, GOV (GMN, ROP) will need to indicate if a permit is necessary for this work * If needed, this permit will be requested * After approval, a few parties (for instance 3) will be approached to present a proposal. During a selection procedure, parties will be informed about the work in a job-walk session * Parties will than present their proposal and a decision will need to be made

NEXT STEPS ZAKITÓ QUICK WINS Quick Wins*	Location	Next steps before execution of projects
<i>Upgrading Fisherman's Village</i>	Fisherman's Village	<ul style="list-style-type: none"> * A brainstorm session will need to be organized with the residents of the different units * After this session, a job description should be developed * A proposal will need to be requested for a design for this area * A design will need to be developed in collaboration with the residents * If needed, a permit (VVRP) will be requested for the execution of the related works * After approval, a few parties (for instance 3) will be approached to present a proposal. During a selection procedure, parties will be informed about the work in a job-walk session * Parties will then present their proposal and a decision will need to be made
<i>Entrance Aquallectra</i>	Front of Aquallectra premises	<ul style="list-style-type: none"> * A job description should be developed * A proposal will need to be requested for a design for this area. There is also a proposal needed for the engineering of this area * A design (incl. engineering docs) will need to be developed in collaboration with the GOV (UOW, ROP) * A permit (VVRP) will be requested for the execution of the related works * After approval, a few parties (for instance 3) will be approached to present a proposal. During a selection procedure, parties will be informed about the work in a job-walk session * Parties will then present their proposal and a decision will need to be made
<i>Upgrading beach Koredor</i>	Koredor	<ul style="list-style-type: none"> * A job description should be developed * A proposal will need to be requested for a design for this area. There is also a proposal needed for the engineering of this area * A design (incl. engineering docs) will need to be developed in collaboration with the GOV (VVRP) * Permits (VVRP, GMN) will be requested for the execution of the related works * After approval, a few parties (for instance 3) will be approached to present a proposal. During a selection procedure, parties will be informed about the work in a job-walk session * Parties will then present their proposal and a decision will need to be made
<i>Upgrading alongside Fisherman's Village</i>	Entrance Fisherman's Village	<ul style="list-style-type: none"> * A job description should be developed * A proposal will need to be requested for a design for this area. There is also a proposal needed for the engineering of this area * A design (incl. engineering docs) will need to be developed in collaboration with the GOV (VVRP) * Permits (VVRP, GMN) will be requested for the execution of the related works * After approval, a few parties (for instance 3) will be approached to present a proposal. During a selection procedure, parties will be informed about the work in a job-walk session * Parties will then present their proposal and a decision will need to be made

NEXT STEPS ZAKITÓ QUICK WINS Quick Wins*	Location	Next steps before execution of projects
<i>Upgrading alongside Sundance</i>	Koredor	<ul style="list-style-type: none"> * A job description should be developed * A proposal will need to be requested for a design for this area. There is also a proposal needed for the engineering of this area * A design (incl. engineering docs) will need to be developed in collaboration with the GOV (VVRP) * Permits (VVRP, GMN) will be requested for the execution of the related works * After approval, a few parties (for instance 3) will be approached to present a proposal. During a selection procedure, parties will be informed about the work in a job-walk session * Parties will then present their proposal and a decision will need to be made
<i>Upgrading pop-up Koredor</i>	Entrance Koredor	<ul style="list-style-type: none"> * A job description should be developed * A proposal will need to be requested for a design for this area * A design will need to be developed in collaboration with the GOV (VVRP) * A permit (VVRP) will be requested for the execution of the related works * After approval, a few parties (for instance 3) will be approached to present a proposal. During a selection procedure, parties will be informed about the work in a job-walk session * Parties will then present their proposal and a decision will need to be made
<i>Upgrading Koredor</i>	Koredor	<ul style="list-style-type: none"> * A job description should be developed * A proposal will need to be requested for a design for this area. There is also a proposal needed for the engineering of this area * A design (incl. engineering docs) will need to be developed in collaboration with the GOV (UOW, ROP) * A permit (VVRP) will be requested for the execution of the related works * After approval, a few parties (for instance 3) will be approached to present a proposal. During a selection procedure, parties will be informed about the work in a job-walk session * Parties will then present their proposal and a decision will need to be made
<i>Upgrading Parke Lucha pa Libertat</i>	Parke Lucha pa Libertat	<ul style="list-style-type: none"> * The responsible foundation will be approached about the initial ideas to upgrade this area * After this session, a job description could be developed * A proposal could be requested for a design for this area. There is also a proposal needed for the engineering of this area * A design (incl. engineering docs) will need to be developed in collaboration with the GOV (UOW, ROP) * A permit (VVRP) will be requested for the execution of the related works * After approval, a few parties (for instance 3) will be approached to present a proposal. During a selection procedure, parties will be informed about the work in a job-walk session * Parties will then present their proposal and a decision will need to be made
<i>Communication</i>	Zakitó	<ul style="list-style-type: none"> * Parties (WTC, Corendon, Royal Palm, Löwenstein, Ennia, etc.) will need to be approached to discuss their potential involvement in the redevelopment and/or maintenance of the area
<i>Several items (design, tender, engineering, management, unforeseen, etc.)</i>	Zakitó	<ul style="list-style-type: none"> * During preparation and execution of the projects, The project team for Zakitó will play an important role. This team is assisted by a advisor and 'external' project manager. During execution it is important to have a dedicated project manager and for some projects a supervisor in place * Other important advisors/consultants during the preparation of the different documents (designs, specs, etc.) are the designers and engineers * It is also important to have the maintenance in place when the projects have been completed. An option is to have this part allocated under the responsibility of the project team for Zakitó. The needed assistance comes from third parties * It is also important to have a good administration in place and a responsible party for the approach and communication towards potential sponsors for the finance and/or maintenance of the different projects