



VISION  
**ZAKITÓ**

7 DECEMBER 2018

# COLOPHON

## Client

Government of Curaçao

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## Document

Vision Zakitó

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# 1 INTRODUCTION

The Werkgroep Ontwikkeling Zakitó+ (WOZ+) is in charge of the planning and preparation of a vision for the Zakitó area. In that capacity Heren2 was hired to advise and support the WOZ+ in the development of the vision. The vision will be presented to the Council of Ministers and the approved vision will be the basis for the further preparation of other documents and plans for the area.

The WOZ+ envisages a future Zakitó as a vibrant touristic area which is able to meet the needs of visitors including the local population to the fullest. In this the WOZ+ intends to present a vision document which in general terms elaborates on the reasons and needs for a vision, the existing and known future initiatives for development of the area and the principles and goals to be achieved with the development of the area. In addition the intention is to have a vision for the future development of the area which next to presenting the development possibilities for the private and public sector also refers to matters pertaining to conservation, community involvement, institutional framework and financing.

The vision will entail a concise description of the opportunities and core values (analysis) of the area, the challenges in the area, a concept and vision map, current and potential future areal views and images ('before & after') with potential future developments. A proposal for the future framework, a development strategy and the next steps will also be indicated.



## ZAKITÓ AREA AND THE BASIS FOR VISION ZAKITÓ

Zakitó stretches from the Rif area/mangrove area to the Parasasa beach, On Vacation Curaçao/ Clarion Hotel and Royal Palm resort. The following projects and locations belong to this extensive area: the mangrove area, the former Holiday beach hotel (Corendon group development), another mangrove area, the 'Parke Lucha pa Libertat' including the Tula monument, the Coney Island development (Campus Medical University development), the Aqualectra area, the Fisherman's village, the Zakitó lagoon and a potential development land.

For the vision document, the area is divided into 3 areas, the Eastern, Middle and Western area.

From the start of the project, it was made clear that the 'Development Perspective' that was developed in 2011 (DPSR-P) must serve as the basis for the development of the vision for Zakitó. This document was developed in close relationship with several important stakeholders. In addition, this document has several principles and assumptions that were researched and well thought. Due to the fact that a lot of effort was put in the preparation and development of the DPSR-P, elements like the history of the area and the inventory will not form part of this vision document. On the next page the DPSR-P map is presented.

The following points were discussed and approved in the DPSR-P:

Western area:

1. The 'Sonesta Beach' should remain a public beach.

2. Mangrove areas of the Zakitó lagoon should be preserved.
3. Limited development of the Zakitó lagoon.

Middle area:

1. A mixed development of the Aqualectra plant area, when it becomes available after relocation of the existing plant.
2. Maintain and improve the fishermen's huts along the coast.
3. The Koredor has to be maintained and improved.

About the Eastern area:

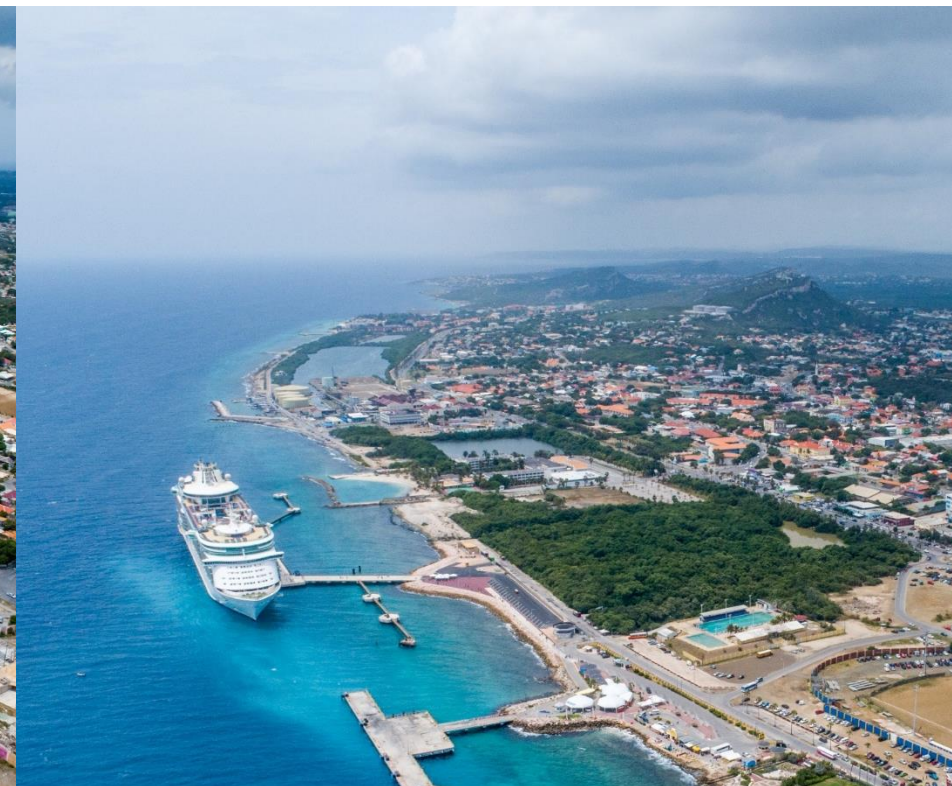
1. A mixed development of the Coney Island / Isla Bèrdè area.
2. Clean-up, preserve and manage the mangrove areas of the Rifwater.
3. Limited recreational development of both parts of the Rifwater.
4. Develop the 'Parke Lucha pa Libertat' as a clean, public park with cultural historical activities.
5. Improve and extend the Holiday Beach Hotel.
6. Open up a public pedestrian connection along the seaside front of the Holiday Beach Hotel.
7. A 2nd mega cruise ship pier is desirable.



*Western area*



*Middle area*



*Eastern area*

## ZAKITÓ AREA AND THE BASIS FOR VISION ZAKITÓ

The elements that pertain to the DPSR-P are indicated more in detail below and alongside:

### Western area:

1. The western area of the Zakitó Lagoon can be used for the development of 1 or 2 hotels.
2. The existing beach, known as 'Sonesta Beach' can be extended to the east and a Beach Club could serve guests with water activities.
3. The Koredor has to be preserved as a continuing jogging route, but can be diverted along an alternative route if desirable.
4. The remainder of the Zakitó Lagoon should be preserved as an area of important natural value, which however can be used for recreational purposes.
5. The 'Itoro project' area can be developed for tourism. A small beach in front of this project can help revive the area and it will also benefit the Koredor as a whole.

### Middle area:

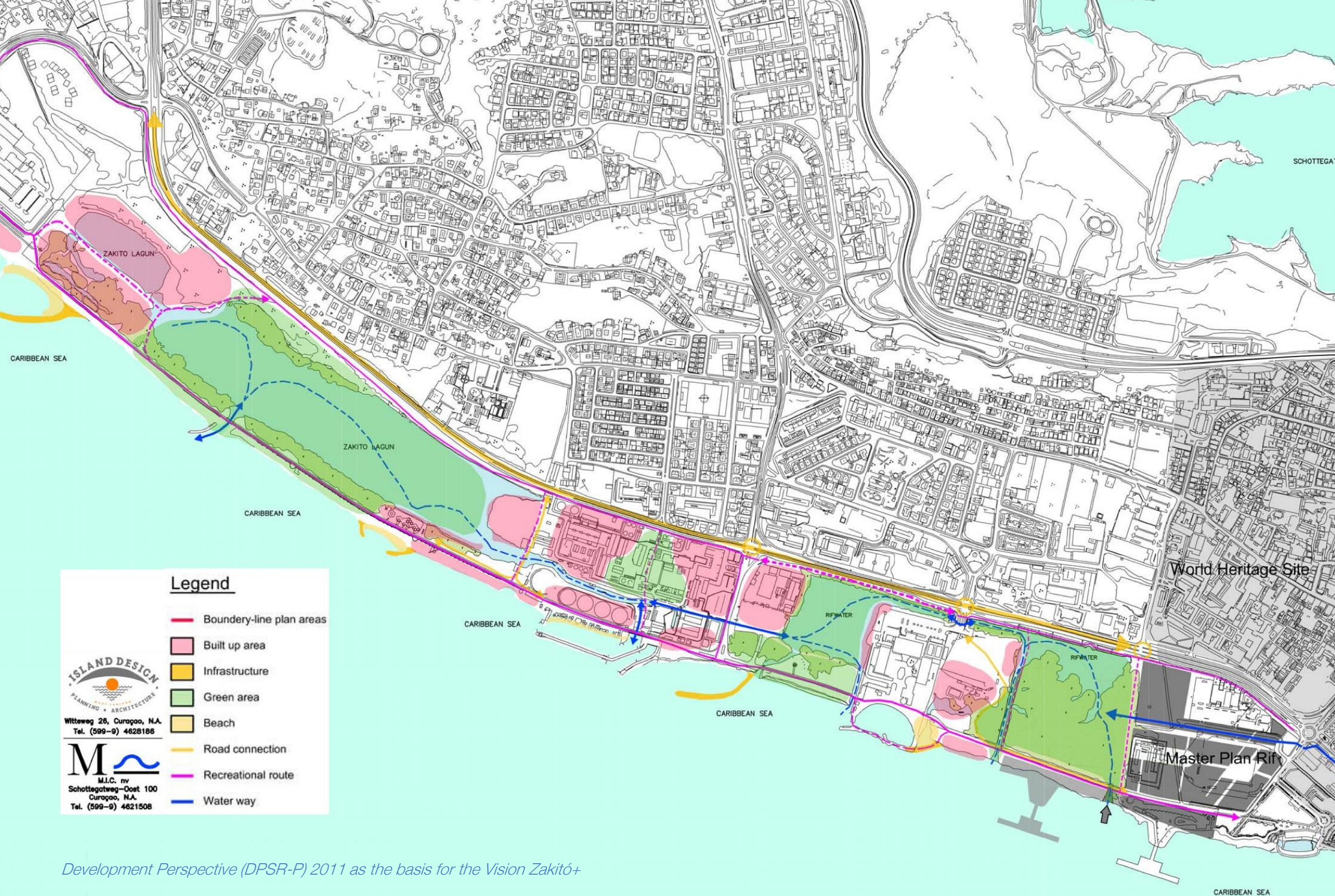
1. The 'heart' of the Water and Power Plant area can be transformed into a neighborhood park.
2. A new road connection on the west side of the plant site will provide access to new developments on that side and to the Fishermen's village.
3. On the lagoon peninsula a Water Park, as recommended in the Tourism Masterplan, could be realized. On the adjacent part of the plant site a tourist recreational development could be realized.
4. The fishermen's huts should either move to the Piscadera Bay area or one should study the possibilities of legalizing and integrating them into a Fishermen's village consisting of small stay-over facilities, restaurants, cafés and recreation facilities.
5. Waterways can be dug out to connect the different parts of the lagoon and connect them with the open sea.
6. The area around the main building of the Water and Power plant can be transformed into a commercial and tourist development.
7. The coastal area to the South Eastern corner of the plant area can be used for a public beach and a beach club combined with a small hotel.

### Eastern area:

1. The Coney Island/Isla Bèrdè area can be used for the development of a commercial and residential complex in mid-rise and high density buildings.
2. The area of the National Park can be improved as a public park within a historic, cultural and memorial setting.

3. The Holiday Beach Hotel can extend to both sides.
4. The Sea Boulevard for pedestrians has to be recovered.
5. If no 2nd cruise ship terminal will be constructed here, the coastal zone can be transformed into a restaurant alley. Meanwhile the 2<sup>nd</sup> Megapier has been developed.
6. Both sides of the Rifwater will have to be preserved as an area of important natural value, which, however, can be used for recreational purposes.





**Legend**

- Boundary-line plan areas
- Built up area
- Infrastructure
- Green area
- Beach
- Road connection
- Recreational route
- Water way

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*Development Perspective (DPSR-P) 2011 as the basis for the Vision Zakitó+*

# 2 OPPORTUNITIES & CORE VALUES

In order to start with the preparation of the vision document several actions were executed in order to receive the necessary input. Input was also collected through discussions with the WOZ+, the Zakitó District Cooling group, the Royal Palm developer, Carmabi, a potential developer of the Parasasa beach, the slave revolt foundation, Amigu di Tera, the Corendon group and consultants for the Rif development area. The following documents were also presented to Heren2: the DPSR-P document, the Koredor plans by MIC, mangrove plans by CCM Engineering in collaboration with Lyongo Architecture, pollution info, coral coverage info, SPAW list corals, input document Aqualectra, District Cooling presentation, long lease document Royal Palm Resort and the option document Löwenstein. With this gathered information and Heren2's own analysis, the presented vision was developed. On the following pages, the most important opportunities and core values in the area are indicated.





## CONNECTIVITY

The Zakító area is situated on the south side of Curaçao and on the border of the Caribbean sea. This unique location gives this area and the area around it the opportunity to have a visual and physical connection with the water in and around the area. At the moment, the connection with the water is not optimal. In the vision, the relation with the water will be strengthened.

## MIXED USE, LIVABILITY AND NATURE

The Downtown area is situated adjacent to the Zakító area. In the future the area (Rif area) around the 2 cruise piers will further be developed. The Zakító area has the opportunity to connect to this development and further develop into a mixed used area. At the moment, most of the times, the area is deserted. By developing the area into a mixed use area, where nature will play an important role, the area can become a vibrant spot for both locals and tourists.



*Connectivity with water and sea is important*

## AQUALECTRA DEVELOPMENT TERRAIN

At the moment the Aqualectra plant is being demolished. This operation will probably take 3-5 years from now and the intention of Aqualectra is to demolish all the buildings and elements on the location. Some of the present buildings, especially the main building at the entrance of the terrain, occupies an important position in Curaçao's architectural history. In a redevelopment scenario of the area there is the opportunity to not only develop the area into a high density and mixed use area, but also to incorporate this building and other characteristic elements on the location.

The main building belongs to the Modern Movement, a collective name for modernist architecture, which arose between 1920 and 1940 and flourished in Europe. Characteristic of the Modern Movement is the aim for functionality.

Materials such as steel and concrete made new constructions possible, so that buildings could be given a specific purpose as a factory, office, cinema or hospital. On Curaçao there are several buildings that were developed according to the modernist architecture and movement. Some examples are the Customs and KNSM building in Punda, Cinelandia and the NAAM building in Pietermaai.

At the moment the Ministry of Spatial Planning is conducting a study on the potential buildings in the area that could become monuments.



*Aqualectra plant*

## MANGROVES

Mangrove areas are extremely productive ecosystems that provide numerous goods and services both to the marine environment and people. These goods and services include amongst others fisheries due to the fact that mangroves are home to a large variety of fish, crab and other species. These fisheries form an essential source of food for a lot of communities around the world. The forests also serve as nurseries for many fish species. In addition mangroves form an important coastal protection element.

The mangrove spots in the vicinity of the Rif area should become a part of the total development of the area.



*Mangroves Rif area*

## TULA MONUMENT

In this area a very important moment in the history of Curaçao took place. Initially the freedom fighter Tula and some other fellow freedom fighters were punished and killed in the Downtown area. Thereafter Tula's body was divided into pieces and thrown into the sea at Zakitó. At this location several monuments were placed earlier.

Tula led the Slave Revolt of 1795 that lasted for more than a month. He was executed on 3 October 1795 and he is revered today as a fighter for human rights and independence. This important figure and event need to play an important role in the experience of the Zakitó area.



*Monuments*

## FISHERMAN'S VILLAGE

The Fisherman's village is an important point of attraction at the moment for both locals and tourists. These types of public and local experiences have become popular amongst tourists that are seeking the 'taste' of the island's culture. This important asset adds value to the island and area. For this reason it should be upgraded, but preserved in its function and approachability. In the upgrading process it is important to further strengthen the recreational aspect of the area including the water experience and piers. Local entrepreneurship could also be stimulated in the future.



*Fisherman's village*

## KOREDOR

Koredor has been known as a recreational area for especially locals. At the moment it is still used especially by joggers and walkers. This recreational area should be strengthened and the walkways should be upgraded. In addition there is a security issue due to amongst others the dense vegetation in several parts of the area. In order to improve this matter, at some parts this vegetation will need to be removed.



*Boulevard Koredor*

## CORAL REEFS

The shore line of the Zakitó area holds a collection of several types of coral reefs and underwater life. Especially corals are valuable because they, amongst others, protect tropical shorelines from damage by storm waves. A recent World Bank study suggests that each square meter of coral reef in the Caribbean protects USD47,000 in property. Corals provide a lot of people with income and food from fishing. In addition it adds a major value to the tourism product of Curaçao. At the global level scientists believe that by taking up calcium carbonate from seawater, corals create carbon sinks which lessen the impact of the green house gasses involved in global warming. Coral reefs are home to such a vast array of fish and plants that only a small fraction of them have so far been described. More and more medical compounds are being isolated from coral reef creatures which can be used to combat several diseases whilst sterilized coral skeleton is already being used as a bone substitute for implants.

Curaçao decided a few years ago to protect it's corals and several underwater species by law. These corals and species are indicated on the SPAW list. So when developing the Zakitó area it is important to take this matter into account. The development could also collaborate to the improvement of the underwater life.



*Underwater life Zakitó*

## ZAKITÓ LAGOON

The lagoon adjacent to the Aqualectra lot has an enormous potential to become an important attraction and recreational area. After cleaning the area, all types of water activities could be developed in the area. This asset will add value to the adjacent neighborhoods and future developments in the area.



*Zakitó lagoon*

## PARASASA BEACH

The Parasasa beach is a public beach that attracts both locals as tourists to the area. There is a maintenance contract in place between the Government and a third party. At the moment there is an initiative to upgrade the beach and develop several facilities. One of the ideas is to develop a pier. Around this pier water activities could be developed. The upgraded beach will have a positive impact on the total area and the adjacent neighborhoods as at the moment there are not a lot of public beaches on this side of the island.



*Parasasa beach*

# 3 CHALLENGES

There are several issues and challenges in the area that should be addressed and that are needed for the redevelopment to take place. The most important issue in the area is the pollution of the mangrove and water areas. On the following pages, the most important issues and challenges in the area are indicated.



## LACK OF SHADE

In general there are not a lot of elements in the Zakító area that provide shade for the visitors of the area. In order to develop a lively and enjoyable area, it is important to think about ways to create the necessary shade. Placing trees is one of the ways to solve this problem. The creation of shade will enhance the quality and experience of the public space. In this way more people will be attracted to the area.



*No shade in the 2<sup>nd</sup> Megapier area*

## SEWAGE PROBLEM

In the mangrove area adjacent to the Rif area there is a sewage and pollution problem in and around the water. At the moment there is an integral plan as a solution for this problem. In addition this mangrove plan entails the improvement of the water quality and the development of a mangrove park. The mangrove project was already discussed with several stakeholders and tendered in an earlier phase. In order to move forward with any development of the Zakító area, the polluted areas should be cleaned up properly.

In the Fisherman's village and the World Trade Center area there is also a sewage problem that will need to be solved in the upgrading process. In the next phase, this problem will need to be further examined.

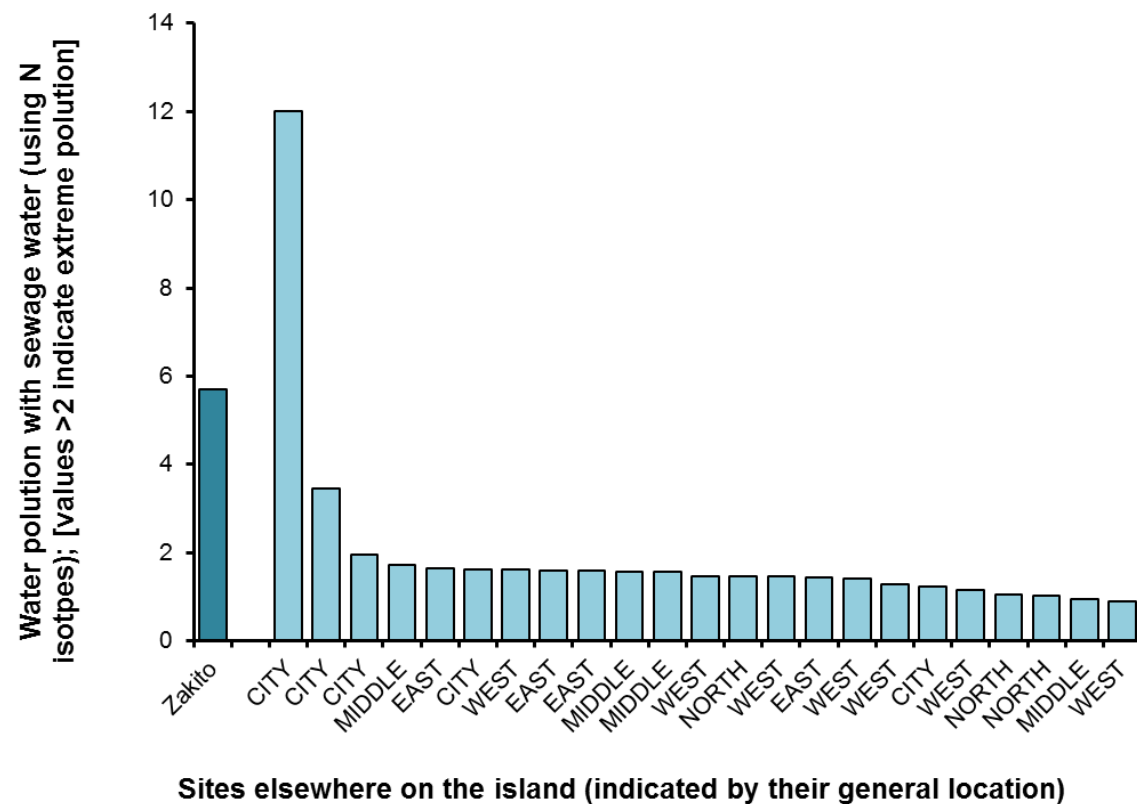


*Sewage problem in mangrove area*



## POLLUTION

The Zakító lagoons are polluted at the moment with amongst others oil residue. In the chart below the degree of pollution is indicated. In the past an investigation was conducted and it is important to note that this part of the area needs to be cleaned up before the start of any activities and/or developments.



*Pollution in Zakító and several areas on Curaçao*

## SAFETY AND SECURITY

In the area there is a safety and security issue due to amongst others the dense vegetation. This vegetation will need to be made more transparent in the future. Also the accessibility of the whole area for all types of traffic will need to be incorporated in the future development of the area.



*Lagoons Zakító with dense vegetation in the surroundings*

# 4 VISION

Several principles have been applied for the development of this vision document. The purpose of the vision is to give direction to the potential future development. The vision is in some ways flexible so future (market) developments can easily be incorporated in the area. The first part of the vision is indicated on this page. The second part is presented on the next pages where different images serve as a support for the vision. As indicated earlier, several principles from the DPSR-P plan were used to develop the vision in this document. In addition, some new insights, new developments, new projects and information gathered from analysis were used to develop the current vision.

The following principles apply to the vision:

1. **Flexibility**, to be able to adjust to prevailing conditions at the time of development;
2. **Sustainable development** that takes full account of its current and future economic, social and environmental impacts, addressing the needs of visitors, the tourism industry, the environment and the community;
3. **Renewable energy** elements will be incorporated in the redevelopment of the area. One important development is the start of the execution of the Zakitó District Cooling through the SWAC (Seawater Air conditioning Cooling) method. The intention is to connect as much as possible projects (buildings) on this sustainable system;
4. **Maintenance** of the area will be an important element in this redevelopment;
5. In order to develop a vibrant and attractive area, it is important to follow the **urban principles** (i.e. social security, accessibility) as indicated in the image below;
6. The **rezoning of areas** in line with the ‘Eilandelijk Ontwikkelingsplan’ procedures will be considered in order to facilitate and assure a sustainable development. In order for instance to redevelop the Aqualectra terrain into a residential and tourism area, it is important to change the current industrial function;

7. The area should be **resilient** to the future climate change. Timely matters will be taken to mitigate amongst others the risks associated with the rise of seawater levels. It is also important to develop a well functioning drainage system and proper coastal protection in the area;
8. The **interaction** between the area and the adjacent residential neighborhood and tourism areas (Parasasa/Rif) should, as far as possible, be stimulated;
9. Develop a **place for both tourists and locals**. Note that the area has been identified as a potential tourist development area;
10. The area should contribute to a **growth of economic activities** on Curaçao and in this capacity create significant employment for the local population while generating substantial additional revenues for the Government;
11. The area should offer ample opportunities for **foreign investment and for stimulating local entrepreneurship**;
12. The area should stand out from other tourism development areas on Curaçao and the Caribbean by presenting a **unique character/theme** which will therefore contribute to broadening and diversifying the experience of tourists. The aim should be for the stay in the area to be experiential, making it a lasting memory (in particular to tourists);
13. **Tranquility and nature conservation** should be a central theme in the development of the area;
14. The area should in principle be **public and freely accessible**, without any restrictions on access to the local population and tourists. Provisions should be made to provide opportunities for visit to the area by the local population with a modal income (the average income);
15. **Existing and approved developments** will in principle be **maintained**. Upgrading and refocus of these developments will be explored and stimulated when necessary to ensure adherence to the vision and principles for development of the area;
16. Existing **ecosystems** (mangroves, corals) will be **improved**.



(Social) security  
Feeling secured also



Partnership  
Leadership  
Community involvement



Budget  
Organization  
Maintenance  
Policy, plans, studies  
Incentives



Big attractions  
Green ecology



Innovation  
New concepts  
Smart



Critical mass



Accessibility  
Parking



24 hour functions  
Entertainment  
Culture  
F&B  
Public spaces/recreation



Housing  
Hotels



Branding  
Marketing  
Experience

*Urban principles*

## VISION CONCEPT

A vision map has been developed and is presented on the next page. Especially the nature elements will play an important role in the redevelopment of the area. Water and green (mangroves, local trees, etc.) will connect current elements and future developments. Connectivity in terms of physical connections is important, but also the visual connections will be important in the future. The core values will need to be improved and where possible accentuated. In addition the improvement of the accessibility of the area by developing additional roads and sufficient parking spots is important.

In the **Eastern area** the idea is to improve the quality of the water, the mangroves and the public space of the area. The mangrove area could be transformed into a recreational mangrove park.

At the moment the Corendon group is developing plans for the former Holiday Beach Hotel and the land adjacent to the hotel. At the western side of the hotel, there is also another water area that could be developed into an extension of the recreational mangrove park or another recreational function.

The current vision for the area is to have a connection between the Rif area and the Parasasa area along the water side by ways of a boulevard. One important point of this connection is the part that stretches over the Corendon terrain. This has been discussed with the Corendon group and they indicated to have an objection with this proposal. For now, this part of the connection will not be developed in the future.

At the other side of this water area, a type of campus function is being developed for medical students.

In the **Middle area** the Fisherman's village could have a prominent spot within the redevelopment of the area. This facility should be upgraded in the future; amongst others the sewage of the different buildings should be collected and processed in a hygienic manner.

The Aqualectra area is ideal for the development of high density buildings for residential and touristic use. Some existing elements (i.e. main building and two tanks) could be incorporated in the redevelopment of the area.

In the **Western area** the quality of Koredor will need to be improved. That is also the case with the lagoon. The pollution needs to be cleaned for the water area to have the quality needed to be able to serve as a recreational area. A major attraction could be the development of one or more public beaches in this area. Public beaches could be developed in the lagoon and/or outside the coastal protection zone. The feasibility of the development of a third cruise pier in the area could also be further studied upon in the future.

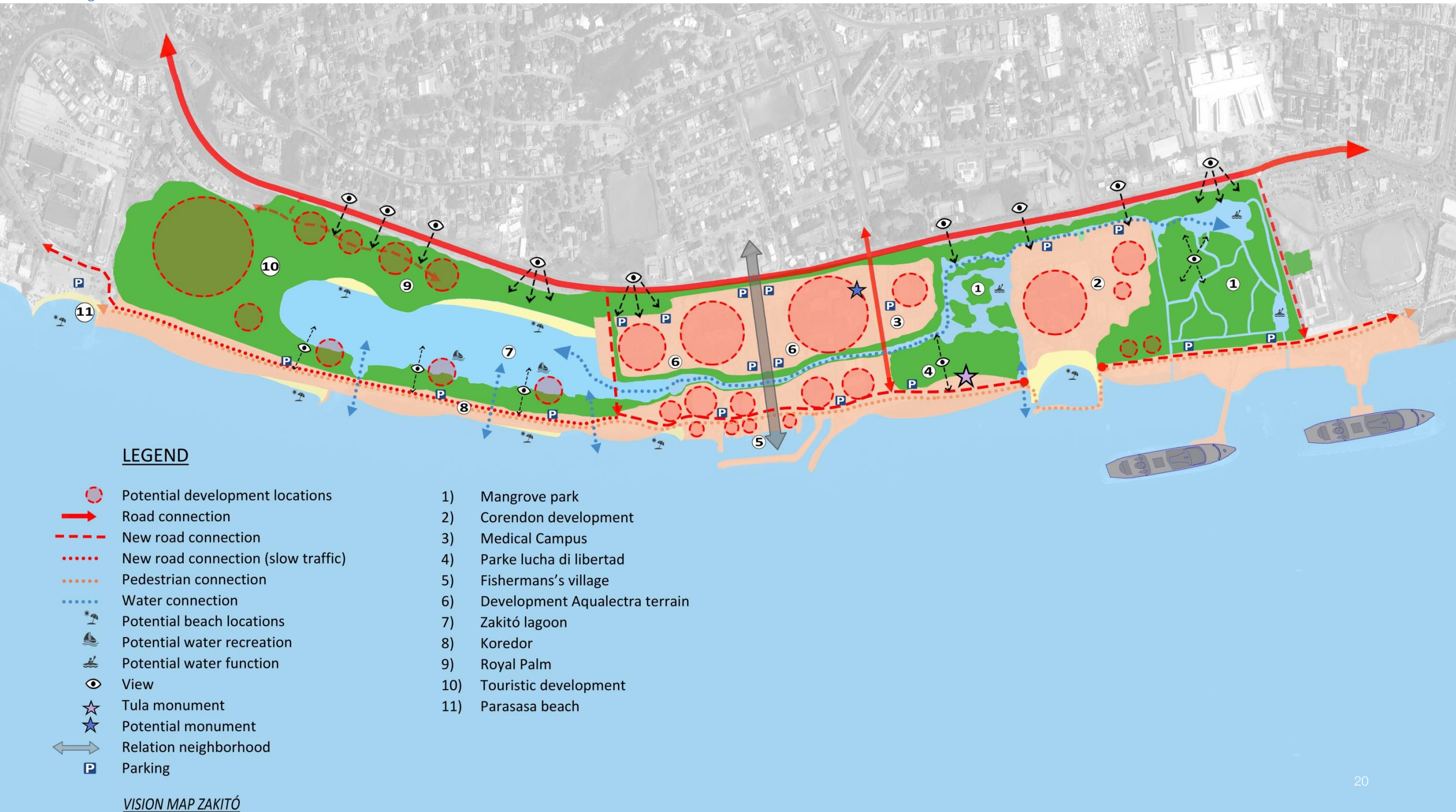
The other areas (land areas) in the Western area and at the north side of Koredor are given (in option and long lease) to potential developers and will be developed as touristic areas.



## VISION MAP

The vision map serves as a basis to indicate the potential of the area. It should not be seen in a manner that only the projected type of developments could take place in the area. The vision is flexible as indicated earlier. In the next phase when a development strategy has been determined, further development of plans, projects and initiatives could be worked out.

On the next pages some potential future developments in the 3 areas (Eastern, Middle and Western) will be visualised in reference images and 'before & after' images.



## EASTERN AREA

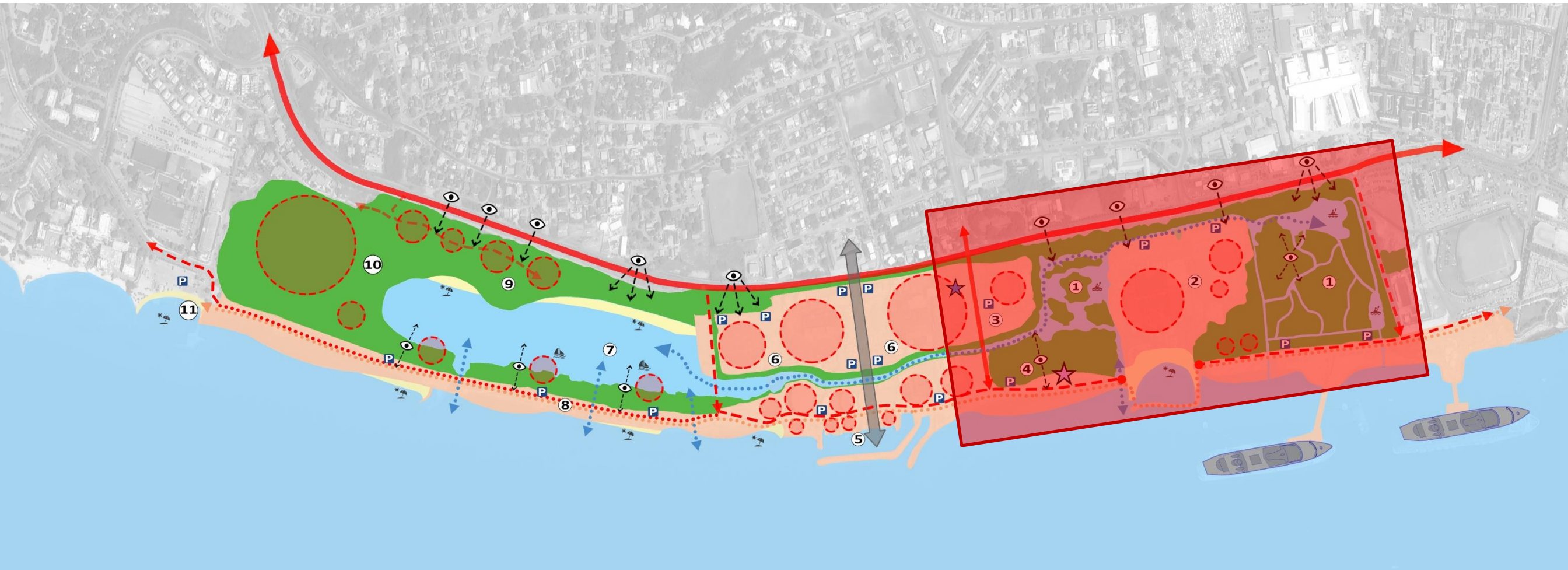
The items and map below show the most important development opportunities for the Eastern area. Some of the items connect to the DPSR-P that was presented earlier.

The following items are important:

1. As indicated in the DPSR-P, the Coney Island area can be developed into a commercial and residential complex. At the moment, a Medical campus is being developed.
2. The area of the Parke Lucha pa Libertat (park) can be improved as an important attraction and part of the overall experience in the area. Several elements, like a park and amphitheater could be developed in the future.
3. The Corendon group acquired the Holiday Beach Hotel and is preparing the

necessary plans in order to upgrade the existing buildings and develop a new hotel including a waterpark. Demolishing works have started already.

4. The 2<sup>nd</sup> Megapier has been developed.
5. The intention is to develop a boulevard for pedestrians from the 2<sup>nd</sup> Megapier to the Parasasa beach.
6. The mangrove area surrounding the Corendon development could be developed into a recreational area.
7. Water connections could be established in order to create the necessary physical connections (small boats can go through) and refreshment of the water areas. This is important for the water quality and the quality of life for several species and plants.



Eastern area



*Reference mangrove park*

EASTERN AREA EXAMPLE





*Before: entrance mangrove park*





*After: entrance mangrove park*



*Before: mangrove park*



*After: mangrove park*



*Before: Fisherman's village*



*After: Fisherman's village*

## MIDDLE AREA

The items and map below show the most important development opportunities for the Middle area:

1. The center of the Aqualactra development could form an important relationship between the adjacent neighborhood and the Zakitó area and the sea. This area could be transformed into a square/ park surrounded by buildings.
2. A mixed use and high density development could be realized on the Aqualactra premises. Parking could be developed in parking garages (underground and in buildings).
3. The main building of Aqualactra could be upgraded and transformed into a public, commercial and recreational function.

4. As indicated in the DPSR-P, a new road connection on the west side of the plant site should be developed to provide access to new developments on that side and to the Fishermen's village.
5. The Fishermen's village should be upgraded. The current functions should remain and be further supplemented with other restaurants, bars and recreational facilities. The feasibility of an additional cruise pier could be examined and is subject to future needs and market circumstances;
6. Waterways can be dug out in order to connect to the different parts of the lagoon and the open sea.
7. Views throughout this area is of utmost importance for safety reasons and connectivity between the surrounding areas and the Zakitó area.



Middle area

MIDDLE AREA EXAMPLE





*Reference of reuse of an old tank*





*Reference of high density development (for Curaçao) and parking (garage)*



*Before: Parke Lucha di Libertad*



*After: Parke Lucha di Libertad*

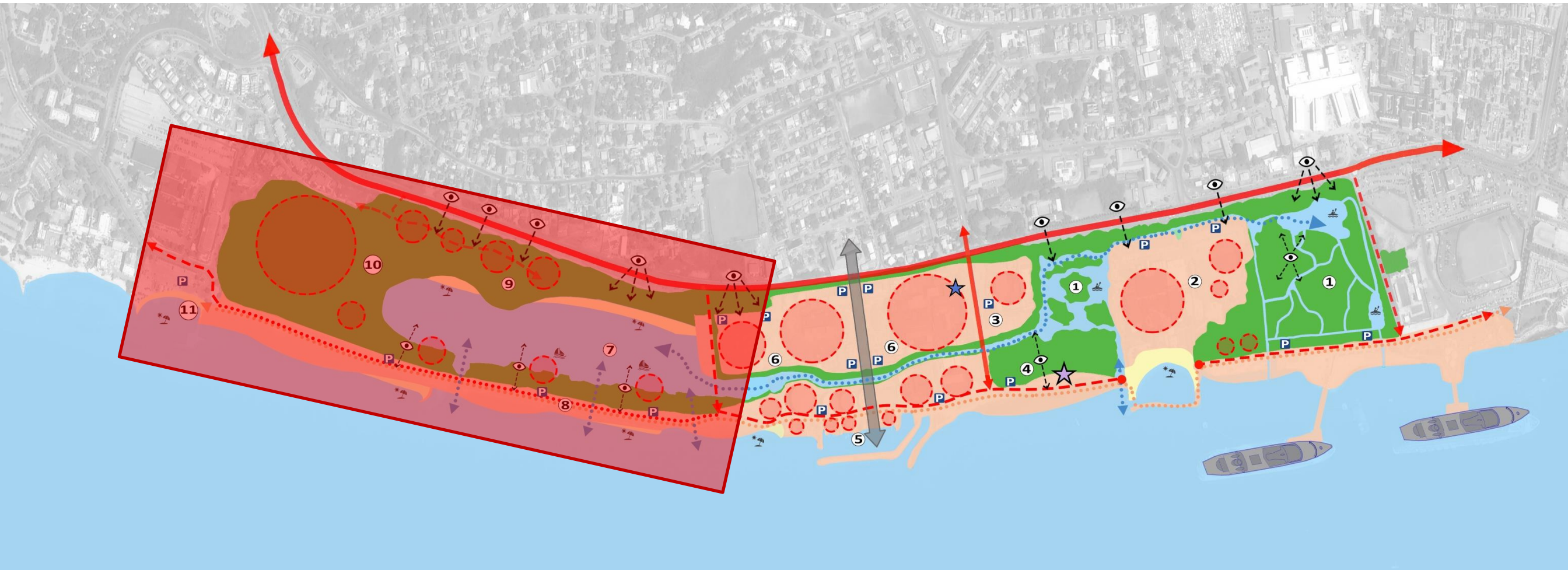
## WESTERN AREA

The items and map below show the most important development opportunities for the Western area:

1. In the western area 2 touristic developments have been projected. For one of the developments an option proposal was presented earlier to a developer. For the Royal Palm area, a long lease agreement has been signed between the developer and the Government.
2. There are some possibilities to upgrade the existing beaches and develop new beaches in or outside the lagoon.
3. Koredor should be upgraded. The current character as a recreational area (walking, cycling, jogging, BBQ-ing, meeting) should be maintained. In

addition a road connection (one way towards the World Trade Center area) should be developed.

4. The remainder of the Zakitó lagoon should be preserved as an area of important natural value, which however can be used for several recreational purposes.
5. There is a possibility to develop water villa's that could add value to the touristic product of Curaçao.
6. The SWAC station will be developed in this area.
7. Parasasa beach will be upgraded and physically connected (road, walkways) with this area.



Western area

WESTERN AREA EXAMPLE





*Before: Koredor*



*After: Koredor*



*Before: Zakitó lagoon*





*After: Zakitó lagoon*



*Before: beach area Koredor*



*After: beach area Koredor*



*Reference watervilla's*

# 5 INSTITUTIONAL FRAMEWORK & FINANCING

In order for the further preparation of the redevelopment to be successful, it is important to have a solid framework and organization in place. This organization should be pro-active and have the necessary funds and persons in place to be able to execute its tasks accordingly. For the next phase, the proposal is to keep the current WOZ+ responsible for the preparation of any process regarding the upgrading, maintenance and redevelopment of the Zakító area. This organization could be responsible for the project management (high level) of all activities within the area. A clear description of the assignment of this group should be formulated prior to the start of the next phase. The most important assignments could be the:

- 1) Development of a strategy for the further development of the area. There are several options that could serve as the basis for the further redevelopment of the area. In the next section two options are indicated.
- 2) Development of a Quick-win plan and the preparation and execution of the Quick wins.
- 3) Preparation of a management plan for the area.
- 4) Development of an overview of the operational budget and budget for potential projects within the area that could be prepared and executed.
- 5) Procure funding for the projects that will need to be prepared. The respective Ministries will need to provide the necessary funding.
- 6) Organization of tender and selection procedures (public and private) in connection with the redevelopment of the area.
- 7) Development of the mangrove park.
- 8) Development of a time schedule for the different projects within the area.
- 9) Monitoring of all developments within the area. A facilitating role could be envisioned for the several parties in the area.
- 10) Communication with all parties involved in the redevelopment of the area.
- 11) Discussions and negotiations with stakeholders in relation to the redevelopment of the area.
- 12) Supervision of all works related to the assignments that the WOZ+ has dedicated to third parties.

For the further financing of several projects within the area, it is important to not only focus on the public funds that will need to be addressed, but also the private funds that will contribute to the upgrading and redevelopment of the area. Public Private Partnerships will be needed in order for the redevelopment to be a success.

# 6 REDEVELOPMENT OPTIONS

## *1. Development of a Development plan*

A Development plan could be further detailed by the Government. Several components in the vision will need further research and discussions in order to have a clear view of what could be executed in the future. Based on the Development plan one or more developers will be selected to develop the area. One important matter is the solution of the sewage and pollution problem in the area. After studying the degree of pollution, concrete actions could be formulated in terms of the cleaning of the problem areas. Also the costs involved could be presented. In addition a strategy should be prepared for the further development, management and maintenance of the area. What are for instance the rules and regulations (type of functions, heights, etc.) for the development of new buildings in the area? And what will be the selection criteria's for a developer or groups of developers that will have the opportunity to develop in the area? The development strategy is especially important for the Aqualectra terrain and the public spaces (Parke Lucha pa Libertat, Koredor, Mangrove park) as these locations are owned by the Government.

## *2. Development on basis of the vision*

A development could be realized by one or more parties. The vision for the area will be used as the basis for the further development of the area. A selection procedure will be prepared where local and international developers are invited or pre-selected. The selected developer(s) will be responsible for the development of the area. The parties are requested to present a plan including several documents (business plan, financial figures, track record, etc.) for a part of the Zakító area that fits within the vision. This plan could be for instance for the Aqualectra area or a part of the Aqualectra terrain.

A market consultation could also form part of the abovementioned options. With a market consultation, the idea is that the Government will receive input from market parties on several themes as the redevelopment and maintenance of (parts of) the area. This market involvement can be useful and crucial in the further development of the area. The input that is gathered can be used in order to strengthen the already prepared vision.

# 7 NEXT STEPS

The Council of Ministers will need to decide on the presented vision. If approved, a decision will need to be made on the next steps. The following next steps could be executed in the next phase:

1. In order to keep the focus on the area, it is recommendable to have a dedicated project group in place that will be and stay responsible for the different projects in the area. This was also indicated under chapter 5;
2. Develop a Quick-win plan where some simple and effective Quick-wins will be prepared and executed. The upgrading of Parasasa beach could be one of the Quick-wins. Also the upgrading of the Fisherman's village (septic tanks) and (a part of) the Parke Lucha pa Libertat and the Koredor area could be amongst the quick wins for the area. Visual quick wins can have a positive impact;
3. Be pro-active on the market where international and local developers will be able to develop a part of the area. A decision will need to be made first on the presented options (page 45). It is also recommended to organize a market consultation in order for the Government to receive input from market parties;
4. Prepare and organize the necessary funds to execute the sewage upgrading in the mangrove area/ new hospital area. In addition the necessary funds for the execution of the mangrove plan will need to be in place. The plan has been prepared earlier and is ready for execution. The potential investment and management of this area by an investor (i.e. the Corendon group) should be discussed;
5. Execute several environmental studies in the area (lagoon, mangrove, etc.) and determine the actions to be taken next in order to resolve the current issues;
6. Present the vision to several important stakeholders amongst others the inhabitants of the neighborhoods in the direct vicinity of the Zakitó area, Aqualectra, Corendon group, Medical university group and the Royal Palm developer in order to know if some of the proposed ideas fit within their plans and if these ideas could be further developed.