



Colophon

2019 Edition

Ministry of Spatial Development, Infrastructure and the Environment
L.G. Smith Blvd. 76 Oranjestad, Aruba
Tel: +297 528-...
E-mail: indra.zaandam@gobierno.aw

Photography: Rho adviseurs voor leefruimte

The Spatial Development Plan (SDP) 2019 has been drawn up in the Dutch language. The SDP 2019 has been translated into English and Papiamentu. The SDP 2019 can be consulted via the website www.aruba-ro.nl and by examining printed copies available for inspection at the DIP [*Directorate of Infrastructure and Planning*]. In case of divergency of interpretation, the version printed in the Dutch language will prevail.

The area boundaries mentioned in this SDP 2019 will be defined in the Spatial Development Plan with Regulations (SDPR). In anticipation hereof, the Minister may deviate from the boundaries per lot when checking activities against the SDP 2019 and redetermine them based on the activity, provided this does not violate the policy set out in the SDP 2019.

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What is an SDP?

The Spatial Development Plan (SDP) contains the spatial policy of Aruba. It indicates how the Government regards spatial development. The SDP is adopted by national decree and has a period of validity of 10 years. The SDP is the basis for the Spatial Development Plan with Regulations (SDPR). The SDP has its legal basis in Chapter 3 of the National Ordinance on Spatial Development (abbreviated in Dutch as: “LRO”).

Vision Ministry of Spatial Development, Infrastructure and the Environment (abbreviated in Dutch as: “ROIM”) on SDP instrument

The Ministry of ROIM considers the SDP to be an instrument based on which transparent, ethical and people-oriented spatial decisions can be adopted.

The SDP forms the basis for informing citizens, companies and social groups about the policy with regard to the physical living environment.

The SDP indicates which actions are taken by the Ministry of ROIM to properly implement the spatial policy. The Ministry of ROIM conforms to the content of the SDP.

In the context of decision-making, the SDP makes it possible to assess actions that affect the quality of life and the protection of nature and the environment.

The SDP does not contain the sectoral policy but the spatial impact of the sectoral policy fields.

A sustainable development of Aruba by:

- creating a healthy and safe living, working and residential environment throughout Aruba;
- searching for a balance between economic and social developments and nature and the environment;
- using space in a sustainable manner and preserving and strengthening Aruba’s own values, qualities and identity;
- based on the Sustainable Development Goals, identifying concrete programs with measurable indicators;
- properly cooperating with all partners;
- a transition to:

- a sustainable and circular economy and a future-proof and accessible living and working environment;
- a scenic and natural environment in which social needs, such as food, clean water, recreation, experience and identity, can be incorporated with respect for the valuable elements.

POLICY CHOICES

1.0 General

The vision on the SDP has been elaborated in sectoral policy choices. For each sectoral policy, a link has been established with the United Nations Strategic Development Goals (SDGs). The meaning of the subnumbers is contained in the explanatory notes.

1.1 Residential construction

- Sufficient houses per year, 200 of which in the social sector in mixed residential areas.
- Emphasis on restructuring and intensification (combining/concentrating residential construction in cities and residential area centers).
- Encouraging residential construction in San Nicolas and Oranjestad.
- Diversification and innovation of residential construction.
- Adjusting building heights, plot ratios and lot sizes to different types of residential construction.
- Well-designed residential areas with sufficient facilities and public green areas.
- No residential construction at contaminated sites, within safety zones and near companies causing nuisance and through roads with noise pollution.
- Taking measures to prevent (noise) nuisance.
- Residential construction with respect for existing values (such as build with nature).

3 GOOD HEALTH AND WELFARE	11 SUSTAINABLE CITIES AND COMMUNITIES	12 RESPONSIBLE CONSUMPTION AND PRODUCTION
3.9	11.1 11.3 11.4 11.7	12.4 12.5

1.2 Tourism

- Quality improvement and innovation.
- Exercising restraint with regard to new hotels and condominiums:
 - negotiating on the size, segment and continuation of projects still to be completed;
 - concentrating other new developments in Oranjestad and San Nicolas and occasionally in the residential centers;
 - other new developments based on a unique concept at 5-star level;
 - developments must demonstrably contribute to the socioeconomic development and tourist product of the country of Aruba.
- Allowing small-scale residential recreation apartments and letting rooms (bed & breakfast, Airbnb), provided there is a level playing field, and the quality of life in residential areas is not affected.
- Room for daycation facilities to strengthen the tourist product.

8 HONEST WORK AND ECONOMIC GROWTH	12 RESPONSIBLE CONSUMPTION AND PRODUCTION
8.2; 8.4; 8.9	12b

1.3 Economy

- Room for and innovation of promising sectors (tourism, primary sector, creative industry, logistics, knowledge, circular economy).
- Room for knowledge clusters, for example in the primary sector.
- Sufficient and well-equipped and accessible business parks.
- Only allowing companies and commercial facilities causing nuisance and danger in business parks.
- Applying modern techniques for sustainable land use and prevention of nuisance.
- Restructuring and reusing urban business parks (mixed areas).
- Using possibilities of sites around the Watty Vos Boulevard (living - working).
- Concentrating shops in Oranjestad and San Nicolas: in residential areas, only shops for daily shopping needs are allowed; in tourist areas, only tourist shops.
- Companies and commercial activities in residential areas only along main roads.
- Homeworking, provided that this does not cause any nuisance for the environment.
- Adjusting commercial facilities and business activities to needs.
- Using agriculture to improve air quality and to promote quality of life.

2 NO HUNGER	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE	8 HONEST WORK AND ECONOMIC GROWTH	11 SUSTAINABLE CITIES AND COMMUNITIES
2.1; 2.3; 2.4	9.2; 9.4; 9.5	8.2; 8.4; 8.9	11.3

1.4 Care, welfare and sports

- Providing room for facilities at island and local level in the areas of care, welfare, health and sports (hospitals, nursing homes, schools, sports facilities, neighborhood and district facilities).
- Combining sports facilities.
- Livable and healthy residential areas with a strong social cohesion and active citizenship.
- Social facilities structure in residential areas.
- Individual character and recognizability of the individual centers.
- Residential construction and facilities for vulnerable groups (such as the elderly, young people and disabled persons).
- Socially safe and well-maintained public space with sufficient room for exercise and gatherings.

11 SUSTAINABLE CITIES AND COMMUNITIES
11.1 11.3 11.7

1.5 Traffic and transportation

- Room for good and safe infrastructure and good public transportation.
- No spatial and functional barriers to international connections.
- Commercial and business functions along main roads are allowed, provided they do not affect traffic flow and road safety.
- Situating houses and facilities near public transportation.
- On-site parking, innovative and multi-level parking solutions.
- Good facilities for cyclists, pedestrians and disabled persons.

3 GOOD HEALTH AND WELFARE	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE	11 SUSTAINABLE CITIES AND COMMUNITIES
3.6	9.1; 9.4	11.2

1.6 Sustainability

- Sustainable use of space by:
 - restructuring and multifunctional use of space;
 - transformation of vacant buildings;
 - infill before extension;
 - build with nature.
- Room for innovation water extraction and energy generation (solar park, wind farm) and sustainable waste processing.
- Taking climate change into account when building and designing public spaces.
- Sustainable water system by:
 - protecting the system and keeping it clear of dry stream beds;
 - protecting and building dams for sustainable water system and flood prevention;
 - using rainwater retained in dams for agriculture;
 - increasing water collection.

6 CLEAN WATER AND SANITARY FACILITIES	7 AFFORDABLE AND SUSTAINABLE ENERGY	11 SUSTAINABLE CITIES AND COMMUNITIES	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	13 CLIMATE ACTION	14 AQUATIC LIFE
6.3; 6.4	7.2	11.3; 11.6	12.5; 12.6	13.1; 13.2	14.7

1.7 Nature and landscape

- Protecting national ecological network.
- Creating Marine Park.
- Not allowing (construction) activities in:
 - dry stream beds, ‘salinas’, dams and tanks with corresponding buffer zones;
 - ecologically valuable areas;
 - valuable landscape areas;
 - rock formations.
- No disturbance (light, noise) by activities in adjacent areas.
- Landscape restoration and assigning appropriate functions to excavations and landfills.
- Green areas in residential areas, for example in the form of parks and tiny forests.
- Landscaping and green integration of roads and sites.

11 SUSTAINABLE CITIES AND COMMUNITIES	14 AQUATIC LIFE	15 LIFE ON LAND
11.4	14.1; 14.2; 14.5	15.1; 15.2; 15.3; 15.4; 15.5; 15.9

1.8 Listed buildings and cultural history

- Protected and potential listed building must not be demolished nor should their values and qualities be affected.
- Protecting cultural-historical and archeologically valuable sites and objects, activities may not affect their values and qualities.
- Identity of Aruba is the starting point for developments.
- Development identity cities: Oranjestad as capital, San Nicolas as cultural and creative city.
- Strengthening individual character and recognizability of residential centers.

11 SUSTAINABLE CITIES AND COMMUNITIES
11.4

1.9 Implementation

- Basing decisions on activities on clear information, surveys, expert advice, consultation with partners and public preparatory procedures (precautionary principle).
- Efficient and lawful decisions.
- Translating SDP into SDPR.
- Giving concrete form to area delimitation in SDPR.
- Periodically (every 2 years) monitoring SDP and incorporating results in revised SDP and SDPR.
- Ensuring an adequate implementation organization.
- In principle, cooperating in activities for which legally valid commitments have been made.
- Respecting existing legal situations and ground leases and lease agreements, provided the conditions have been met.

16 PEACE, JUSTICE AND STRONG PUBLIC SERVICES	17 PARTNERSHIP TO ACHIEVE OBJECTIVES
16.1; 16.2; 16.3	17.17

AREAS

1.1 General

This Chapter describes the areas to be distinguished in the SDP and the spatial and functional policy to be pursued within these areas. This is done using the following categories:

- Description
- Values and qualities
- Relevant strategic policy
- Area-based policy

1.2 Nature area

1.2.1 Description

This area includes the nature areas designated pursuant to Article 10 of the Nature Conservation Ordinance and the 16 areas for which Parliament passed a motion for the protection thereof, insofar as they are located on land. These areas include Parke Nacional Arikok and Parke Nacional Spaans Lagoen, part of the water system (dry stream beds and ‘saliñas’), the Sero Colorado coastal strip and coastal ecosystems (mangrove areas, parts of the reef islands, lagoons).

1.2.2 Values and qualities

- Ecological and natural values. Within the areas, there are species of flora and fauna of which survival in Aruba is threatened, and individual plants or groups of plants of which the continued presence at a particular location in Aruba is appreciated for nature conservation reasons.
- Landscape values.
- Cultural-historical values.
- Water management values.
- Quality of life and tourist values.

1.2.3 Relevant strategic policy

- Nature and landscape.
- Listed buildings and cultural history.

1.2.4 Area-based policy

- Protecting and strengthening the flora and fauna species and individual plants or groups of plants/ecosystems, as included in the nature reserve designation.
- Protecting and strengthening the scenic and cultural-historical values.
- Allowing extensive recreational shared use (e.g. walking, cycling, driving around with cars on designated paths).

- In these areas, buildings are only allowed if they serve the values (such as a storage building or a visitor center). Small-scale daycation facilities with a supporting catering establishment or a small shop are also allowed in Parke Arikok. Existing legally built buildings do not have to be removed.

1.3 Nature and landscape

1.3.1 Description

This area includes the Salt Spray Park (Arashi up to and including Baby Beach and Rodgers Beach) and parts of the reef islands south of Aruba. The area has a number of daycation functions (Renaissance Island, the Palm Island and a golf course). In the east, the area is used as a military training area. The Vader Piet wind farm is also located in the area.

1.3.2 Values and qualities

- Ecological, natural and landscape values and the openness in the Salt Spray Park.
- Biotopes for *inter alia* corals and mangroves near the reef islands.
- Cultural-historical (lighthouse, Alto Vista Chapel, Bushiribana, coastal battery, phosphate mines) and archeological values.
- Landscape values.
- Water management values.
- Quality of life and tourist values.

1.3.3 Relevant strategic policy

- Tourism.
- Nature and landscape.
- Listed buildings and cultural history.

1.3.4 Policy

- Protecting and strengthening the existing values and qualities.
- Allowing extensive recreational shared use (e.g. walking, cycling, driving around with cars) on designated paths or shared use for agriculture, provided this does not affect the values and qualities of the areas. These forms of shared use are not possible on the reef islands, with the exception of the islands that currently have a tourist function (The Palm Island and Renaissance island).

- The reef islands The Palm Island and Renaissance Island may modernize their existing facilities. Extension is only allowed for daycation facilities, provided research shows that this does not affect ecological values.
- Space is offered at Baby Beach for optimization of daycation facilities.
- In the other areas, buildings are only allowed if they serve to protect the values (such as a storage building or a visitor center with a small shop and supporting catering establishment). Existing legally built buildings, such as the visitor center at the Natural Bridge, do not have to be removed. Other buildings are not allowed.
- No new excavations, assigning appropriate functions to excavations and landfills.

1.3.5 Buildings

Existing legally built buildings may be renovated, refurbished and replaced in accordance with the existing surface area, gutter and building height.

No new buildings, with the exception of buildings serving the values to be protected and daycation facilities with low densities and a low impact on the environment.

The following applies:

Type of building	Supporting and daycation buildings
Maximum building height	1 story with roof (gutter height 3m, building height 5m)
Exemption	-

1.4 Beaches

1.4.1 Description

This area includes the beaches of Aruba located outside the areas Nature Area or Nature and Landscape.

1.4.2 Values and qualities

- Icon of Aruba.
- Tourism: the beaches are conditional for the tourist industry.
- Openness and the public nature.
- Ecological values. The beaches have important ecological values for turtles who use the beaches for their nests.

1.4.3 Relevant strategic policy

- Tourism.
- Sustainability.
- Nature and landscape.

1.4.4 Area-based policy

- Combining the tourist and ecological values.
- Protecting and strengthening values and qualities of beaches.
- The beaches remain accessible to everyone.
- Not allowing new buildings, with the exception of small recreational supporting buildings, as far away from the waterline as possible.
- No events and festivities, with the exception of weddings.
- Integrated waste management.
- No new piers and jetties.

1.4.5 Buildings

Existing legally built buildings may be renovated, refurbished and replaced in accordance with the existing surface area, gutter and building height.

New buildings are not allowed.

1.5 Urban residential area (Oranjestad, San Nicolas)

1.5.1 Description

This area includes the residential areas of the cities of Oranjestad and San Nicolas. Within the area, living, working, catering, retail trade, care, welfare, education, traffic, accommodation and green areas alternate. The residential function is dominant.

1.5.2 Values and qualities

- Well-equipped residential areas within a short distance of the center and sports and other social facilities.
- Water management values.

1.5.3 Relevant strategic policy

- Residential construction.
- Tourism.
- Economy.
- Care and welfare.
- Traffic and transportation.

1.5.4 Area-based policy

- Maintaining and strengthening pleasurable living conditions, social and commercial facilities.
- Responding to the population growth. The new housing target should primarily be focused on the urban residential area. Infill within the urban area has priority over extension within the residential area with values or the landscape area. The urban residential areas are suitable for high-rise forms of housing and therefore for higher building heights and higher building intensities.
- Allowing social and commercial facilities with both a community and cross-community significance.
- New locations of companies and commercial facilities are possible along the main roads. Business functions that cause nuisance to houses are situated on or moved to a business park.

- Counteracting residential recreational pressure by only allowing small-scale residential recreational facilities and a single hotel, provided the living environment is not affected.
- Maintaining and strengthening the water system. These aspects are the starting point for developments.
- Using the Watty Vos Boulevard in Oranjestad for the realization of (high-rise) houses and commercial facilities.
- Creating a clean and safe living environment by applying environmental zoning and well-equipped public spaces.

1.5.5 Buildings

Existing legally built buildings may be renovated, refurbished and replaced in accordance with the existing surface area, gutter and building height.

The following applies to new buildings fitting in with the assigned functions:

Type of building

<i>Residential area</i>	Houses, apartments
<i>Along main roads</i>	Houses, apartments, commercial real estate

Maximum building height

<i>Residential areas</i>	2 stories with roof (gutter height 6m, building height 8m)
<i>Along main roads</i>	3 stories with roof (gutter height 9m, building height 12m)

Exemption

<i>Residential areas</i>	3 stories with roof (gutter height 9m, building height 11m)
<i>Along main roads</i>	4 stories with roof (gutter height 13m, building height 15m)

1.6 Residential area with values

1.6.1 Description

This area includes the districts of Noord, Paradera, Santa Cruz and Savaneta. In addition to the main centers, it also includes the smaller centers, such as Tanki Flip, Tanki Leendert, Piedra Plat, Simeon Antonia and Pos Chiquito, Savaneta and the intermediate areas. The residential area Sero Colorado also falls within this area. Within the area, green areas, landscape, ecology, living, working, agriculture, catering, recreation and retail trade alternate. The residential function is dominant. The centers are connected by roads with a through traffic function. The non-residential functions are mainly situated along these through roads. The various centers are separated from each other by transition zones indicated on the zoning map.

1.6.2 Values and qualities

- Quality of life because of the presence of social and commercial facilities, green areas and good accessibility.
- Identity and individual nature of the various centers.
- Social cohesion within the residential areas.
- Landscape, cultural-historical and natural values, such as the system of dry stream beds, the rock formations, Hooiberg and open landscape and green areas (national ecological network). These valuable elements contribute to the quality and tourist product of Aruba.
- Small-scale agriculture, especially in the areas of Hato and Santa Rosa, but also around dams and tanks.
- Water management values.

1.6.3 Relevant strategic policy

- Residential construction.
- Care and welfare.
- Nature and landscape.
- Listed buildings and cultural history.

1.6.4 Area-based policy

- Strengthening the quality and social cohesion of the existing residential areas.
- Strengthening the identity and distinctiveness of the various districts.
- Allowing high-rise types of housing, higher building heights and higher building intensities, provided this does not affect the existing values and the living environment.
- Responding to population growth insofar as not possible in the urban area, the centers, the Harbor Front and the Transformation Area.
- Realizing a good and healthy living environment. Commercial and business functions causing little nuisance are allowed but should be situated along the through roads. Companies that cause nuisance are excluded.
- Combating residential recreational pressure by only allowing small-scale residential recreational facilities and a single hotel, provided the living environment and the existing values are not affected.
- Strengthening small-scale agriculture. Developing the Santa Rosa complex into a knowledge center for the primary sector.
- Preserving landscape, cultural-historical and natural values, the water system and the national ecological network.
- Creating a clean, healthy and safe living environment by applying environmental zoning and well-equipped public space.

1.6.5 Buildings

Existing legally built buildings may be renovated, refurbished and replaced in accordance with the existing surface area and gutter and building height.

New buildings are allowed, provided they fit within a residential area and with application of Build with Nature. In addition, the values to be protected in the transition zones may not be affected. No new buildings are allowed in the national ecological network.

Type of building

<i>Residential areas</i>	Houses, apartments
<i>Along main roads</i>	Houses, apartments, commercial real estate

Maximum building height

<i>Residential areas</i>	2 stories with roof (gutter height 6m, building height 8m)
<i>Along main roads</i>	3 stories with roof

Exemption		(gutter height 10m, building height 12m)
	<i>Residential areas</i>	3 stories with roof (gutter height 9m, building height 11m)
	<i>Along main roads</i>	4 stories with roof (gutter height 13m, building height 15m)

1.7 Rural area

1.7.1 Description

This area includes the zone between the residential areas and the nature areas. It forms a buffer between both areas.

1.7.2 Values and qualities

- Buffer between the residential areas and values and nature and landscape areas and nature areas.
- Residential area with low building density.
- Characteristic landscape elements. Large parts of the rural area have an authentic agricultural character with ‘cunucu’s’, ‘trankera’s’ and ‘transhi’s’.
- Areas that are important for agriculture, such as Butucu.
- Areas with natural values and nature conservation.
- Water systems and the national ecological network of Aruba.

1.7.3 Relevant strategic policy

- Economy.
- Care and welfare.
- Nature and landscape.
- Listed buildings and cultural history.

1.7.4 Policy

- Maintaining and strengthening the characteristics of the area: low densities, native vegetation, characteristic elements.
- Strengthening the agricultural sector, especially around dams and tanks and the existing agricultural areas, such as Butucu.
- Preserving the rural area as an extensive residential area. Only allowing new construction of houses if this does not adversely affect the qualities of the area. In case of an application, initiators must indicate by means of a design and any supporting research how they have taken

into account values on and around the lot, and how this has been incorporated in the building plan.

- Not allowing new residential recreational social and commercial facilities and companies.
- Preserving landscape, cultural-historical and natural values, the water system and the national ecological network.
- No new buildings in the national ecological network.
- Waste management and combating illegal dumping.

1.7.5 Buildings

- Existing legally built buildings may be renovated, refurbished and replaced in accordance with the existing surface area and gutter and building height.
- No buildings, with the exception of low-intensity houses and buildings for sustainable agriculture. No new buildings are allowed in the national ecological network.

Type of building	Houses, agricultural buildings
Maximum building height	1 story with roof (gutter height 3.5m, building height 6m)
Exemption	2 stories with roof (gutter height 6m, building height 8m)

1.8 Downtown Oranjestad

1.8.1 Description

This is the area between the L.G. Smith Boulevard and De la Salle. The area is characterized by the presence of listed buildings, institutional institutions (administrative office, courthouse), educational clusters (university, schools), houses, commercial facilities and Main Street as the heart of the city center.

1.8.2 Values and qualities

- Cultural-historical values, which are expressed in the cultural-historical buildings (listed buildings), ensembles and neighborhoods.
- Presence of government buildings and educational clusters.
- Mainstreet as the heart of the city center and of Oranjestad.
- Quality of public space, for example in Mainstreet.

1.8.3 Relevant strategic policy

- Residential construction.
- Tourism.
- Economy.
- Care and welfare.
- Traffic and transportation.
- Listed buildings and cultural history.

1.8.4 Area-based policy

- Revitalizing the center area into an attractive residential, living and working area.
- Strengthening the residential function, in particular for specific target groups, such as students, young people and the elderly.
- Providing space for new economic sectors, for example in the form of a knowledge cluster with the university.

- Stimulating multiple use of space: living, working and residential functions exist side by side.
- Protecting listed buildings and ensembles and their authentic character.
- Reusing vacant buildings.
- Improving accessibility and parking facilities.
- Creating a clean, healthy and safe living environment by applying environmental zoning and well-equipped public space.

1.8.5 Buildings

Existing legally built buildings may be renovated, refurbished and replaced in accordance with the existing surface area and gutter and building height.

The following applies to new buildings fitting in with the assigned function:

Type of building	Houses, apartments, commercial real estate	
Maximum building height	<i>Cultural-historical valuable areas</i>	1 story with roof (gutter height 3m, building height 5m)
	<i>Other areas</i>	3 stories with roof (gutter height 10m, building height 12m)
Exemption	<i>Cultural-historical valuable areas</i>	2 stories with roof (gutter height 6m, building height 8m)
	<i>Along main roads</i>	6 stories with roof (gutter height 21m, building height 23m)

1.9 Oranjestad harbor front

1.9.1 Description

This is the area from the former container port to the Renaissance hotel.

1.9.2 Values and qualities

- First introduction to Oranjestad for cruise tourists.
- The location at the waterfront, the presence of port facilities, special architecture, well-equipped public space, its location near the center and the existing tourist infrastructure.

1.9.3 Relevant strategic policy

- Residential construction.
- Tourism.
- Economy.
- Traffic and transportation.
- Sustainability.

1.9.4 Area-based policy

- Developing the site of the former container port to Port City Aruba as a high-quality living, working and residential area in combination with a publicly accessible coastal park.
- Maintaining and improving the current high sojourn quality.
- Making the public space suitable for events, setting up the festival grounds (Harbor Arena).
- Reusing existing buildings for functions that contribute to the liveliness of the harbor front and the adjacent center area.
- Integrated waste management.
- Strengthening the relationship with the city center.

1.9.5 Buildings

Existing legally built buildings may be renovated, refurbished and replaced in accordance with the existing surface area and gutter and building height.

The following applies to new buildings fitting in with the assigned function:

Type of building	Apartments, commercial real estate
Maximum building height	6 stories with roof (gutter height 21m, building height 22m) Ascending from low to high, from sea to land
Exemption	Height accents up to a maximum of 7 stories with roof, near L.G. Smith Blvd. (gutter height 23m, building height 25m)

1.10 Center area San Nicolas

1.10.1 Description

The center of San Nicolas is situated around the Bernard van Zeppenfeldstraat, between the Bernardweg and the Lagoweg.

1.10.2 Values and qualities

- Art-deco buildings (including the former water tower) and the existing functions (such as the industrial museum).
- ‘Coloure locale’: the specific character and industrial story of San Nicolas.
- Industrial heritage in and around the center (the water tower, the refinery).
- Multicultural.
- Redesigned shopping street.

1.10.3 Relevant strategic policy

- Residential construction.
- Tourism.
- Economy.
- Traffic and transportation.
- Listed buildings and cultural history.

1.10.4 Area-based policy

- Continuing cultural policy, further positioning San Nicolas as an art and multicultural city.
- Strengthening the authentic character in the buildings, public space and functions.
- Creating an attractive living and working area.
- Establishing a connection to the water across the refinery site can make an important contribution to the attractiveness of San Nicolas.

- Providing space for activities to strengthen San Nicolas as a tourist area.
- Integrated waste management.

1.10.5 Buildings

Existing legally built buildings may be renovated, refurbished and replaced in accordance with the existing surface area and gutter and building height.

The following applies to new buildings fitting in with the assigned function:

Type of building	Houses, apartments, commercial real estate
Maximum building height	3 stories with roof (gutter height 10m, building height 12m)
Exemption	4 stories with roof (gutter height 13m, building height 15m)

1.11 Tourist areas

1.11.1 Description

- This area includes the tourist areas on the west coast (Tiera del Sol, High-Rise, Low-Rise) and an area on the south coast (Sero Colorado, Baby Beach / Rodgers Beach).

1.11.2 Values and qualities

- In recent years, the areas on the west coast (Tiera del Sol, High-Rise, Low-Rise) have developed into the most important tourist areas of Aruba.
- A wide range of shops, restaurants, bars and recreational possibilities.
- The presence of the hospital, surrounded by a cluster of facilities in the field of care and health.
- Various office locations, including the office of the Central Bank of Aruba.
- The landscape openness, the coastal zones and the ecological values in the Sero Colorado area are important qualities. The rough landscape and the distance to the west coast give the area an adventurous character.
- The accessible beaches and the ecological values in the Baby Beach / Rodgers Beach are important qualities.

1.11.3 Relevant strategic policy

- Tourism.
- Economy.
- Care, welfare and sports.
- Traffic and transportation.
- Nature and landscape.

1.11.4 Policy

For the West Coast:

- Focusing on quality instead of quantity, in terms of residential accommodation, facilities and public space.

- Limiting the recreational pressure on Palm Beach.
- No new shops.
- Improving parking facilities.
- Waste management.
- Strengthening health cluster (around the hospital).

For Sero Colorado:

- The area (as indicated on the map) of Sero Colorado is the only area where touristic development on a bigger scale can take place granted that any decision taken is well thought out and sustainable as well as adheres to the permitordinace (vergunningsverordening) as well as criteria set by the DIP

For Baby Beach / Rodgers Beach:

- Between Baby Beach and Rodgers Beach, there is room for two hotels, each with a maximum of 40 rooms, mainly focused on the niche markets diving and water sports.

1.11.5 Buildings

Existing legally built buildings may be renovated, refurbished and replaced in accordance with the existing surface area, gutter and building height.

The following applies to new buildings fitting in with the assigned function:

Type of building	Commercial real estate	
Maximum building height	<i>High-Rise</i>	7 stories with roof (gutter height 23m, building height 25m)
	<i>Low-Rise</i>	5 stories with roof (gutter height 17m, building height 19m)
	<i>Tierra del Sol</i>	2 stories with roof (gutter height 7m, building height 9m)
	<i>Sero Colorado</i> <i>Baby Beach</i> <i>Rodgers Beach</i>	3 stories with roof (gutter height 10m, building height 12m)
Exemption	<i>High-Rise</i>	10 stories with roof (gutter height 33m, building height 35m)
	<i>Tierra del Sol</i>	3 stories with roof (gutter height 10m, building height 12m)
	<i>Sero Colorado</i> <i>Baby Beach</i> <i>Rodgers Beach</i>	Height accents, 4 stories with roof (gutter height 13m, building height 15m)

1.12 Economic area

1.12.1 Description

This area concerns the economic areas on the south coast (Airport, Parkietenbos, Web, Barcadera, refinery). It is not a contiguous area. There are residential and nature areas between the different sites.

1.12.2 Values and qualities

- Vital facilities for the functioning of Aruba, such as the airport, seaports but also energy and water production (WEB).
- The good accessibility (road, cables and pipes).
- The good [*infrastructure...?/translator*].
- The good location in relation to the wind.
- Physical space for development.
- Opportunities for sustainable energy production.

1.12.3 Relevant strategic policy

- Economy.
- Traffic and transportation.
- Sustainability.

1.12.4 Area-based policy

- Providing space to existing companies and facilities for extension and sustainability.
- Providing space to new companies that are not suitable for the residential areas.
- Providing space for new sectors, such as logistics, primary sector and circular economy.
- Sustainable use of space and landscape adaptation to new developments.
- Space for extension and optimization of the airport and Barcadera as a logistics hub.

- Providing space for sustainable and innovative ways of energy generation and waste treatment.
- Establishing a connection to the water across the refinery site can make an important contribution to the attractiveness of San Nicolas.
- Sustainable development of disused industrial sites (such as Landfill Parkietenbos), for example by means of a combination of energy generation, landscape restoration and recreational possibilities.

1.12.5 Buildings

Existing legally built buildings may be renovated, refurbished and replaced in accordance with the existing surface area, gutter and building height.

The following applies to new buildings fitting in with the assigned function:

Type of building	Commercial real estate and plants	
Maximum building height	Buildings	7 stories (building height 22m)
Exemption	Plants, specific facilities	Custom-designed

1.13 Transformation Area

1.13.1 Description

The area east of L.G. Smith Boulevard, south of Route 4 (*inter alia* Bushiri Freezone). This area is located between downtown Oranjestad and the tourist zone and borders the harbor front. At the moment, there are relatively low buildings in the area that are used for commercial purposes. Part of the buildings and sites is vacant.

1.13.2 Values and qualities

- Strategic location: central between city center and hotel area, directly adjacent to the harbor front (Aruba Port City).
- Good access to L.G. Smith Boulevard and future Watty Vos Boulevard.
- Good connection with public transportation.
- Partly adjacent to the sea and beach.

1.13.3 Relevant strategic policy

- Residential construction.
- Economy.
- Care and welfare.

1.13.4 Area-based policy

- Transforming a working area into a high-quality residential area with commercial and social functions.
- Social residential construction.
- Houses for middle-income and elderly people.
- Creating a clean, healthy and safe living environment by applying environmental zoning and well-equipped public spaces.

1.13.5 Buildings

Existing legally built buildings may be renovated, refurbished and replaced in accordance with the existing surface area, gutter and building height.

The following applies to new buildings fitting in with the assigned function:

Type of building	Apartments, commercial real estate
Maximum building height	6 stories with roof (gutter height 20m, building height 22m)
Exemption	Height accents up to 7 stories with roof (gutter height 23m, building height 25m)

1.14 Marine Park

1.14.1 Description

This area includes the marine nature areas designated as nature reserves based on the Nature Conservation Ordinance. This concerns the Marine Park Sero Colorado, Marine Park Arikok and Marine Park Mangel Halto. The reef zone near Oranjestad is also included in this area.

1.14.2 Values and qualities

- Ecological values of reefs, eelgrass, corals and mangroves.
- Protected flora and fauna.

1.14.3 Relevant strategic policy

- Nature and landscape.

1.14.4 Area-based policy

- Protecting and strengthening existing values and qualities.
- Allowing limited recreational shared use. This shared use may not affect the values and qualities.
- No new piers and jetties.
- Following policy with regard to creation Marine Park.

1.15 Other coastal waters

1.15.1 Description

- These are the other coastal waters of Aruba.

1.15.2 Values and qualities

- These areas are important from both an ecological and an economic point of view.
- This area consists of the important ports of Aruba (Oranjestad, Barcadera, San Nicolas). These ports have sufficient depth and capacity for cruise ships and container/cargo ships.
- This area also includes the jetties for pleasure boating, water sports and fishing.
- The area is important for the economy (fishing, tourism and recreation).
- Two large areas are located in the territorial waters, which have been designated for maintenance and transshipment by international treaties. Because of their geographical location and ideal conditions, these areas are interesting for international shipping.

1.15.3 Relevant strategic policy

- Economy.
- Nature and landscape.

1.15.4 Area-based policy

- The policy is aimed at harmonizing economic and ecological qualities according to the principle of the Blue Economy: economic use and ecological qualities reinforce each other.
- No new jetties and piers.
- The zoning of coastal waters (e.g. for swimming, pleasure boating, commercial navigation, fishing).
- Using the maintenance and transshipment areas for shipping activities in accordance with the international treaties. The aim is to limit the amount of space required and to achieve optimum harmonization of the other interests and activities, insofar as this is possible from a safety point of view.

PROGRAMS

- Residential construction
- Preparing a residential construction program based on housing need
 - Initiator: DIP
 - Partner: FCCA
 - Implementation: 1st and 2nd quarters of 2019, and thereafter annually
- Preparing an action plan continuous flow of lots, including inventory vacant buildings/unbuilt-on land
 - Initiator: DIP
 - Partners: DOW, DNM
 - Implementation: 2nd and 3rd quarters of 2019, and thereafter annually
- Assigning residential construction program to lots
 - Initiator: DIP
 - Partner: DOW
 - Implementation: continuous after preparation residential construction programs
- Recovery of unused rented and leasehold land
 - Initiator: DIP
 - Partners: DOW, DNM
 - Implementation: continuous
- Preparing area exploitation plans for parceling out
 - Initiator: DIP
 - Partners: DOW, DNM
 - Implementation: continuous
- Fund formation to stimulate social residential construction and residential construction for specific target groups

- Initiator: DIP
- Partner: DOW
- Implementation: 2nd quarter of 2020
- Preparing visual quality plans for residential construction.
 - Initiator: DIP
 - Partner: Building Esthetics Committee
 - Implementation:
 - General: 4th quarter of 2019
 - Per development: continuous

11 SUSTAINABLE CITIES AND COMMUNITIES	12 RESPONSIBLE CONSUMPTION AND PRODUCTION
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11.1
11.3
11.4

12.2

Tourism

- Establishing criteria for the establishment of new hotels (assessment contribution to tourist product, economy, employment, society and spatial quality)
 - Initiator: Ministry of Tourism
 - Partners: DIP, ATA, Dehzi, DNM
 - Implementation: 2nd and 3rd quarters of 2019
- Creating duty to provide advice ATA
 - Initiator: DIP
 - Partners: ATA, Dehzi
 - Implementation: as of adoption SDPR
- Setting up registration of number and locations of hotel rooms, condominiums, residential recreational apartments
 - Initiator: Ministry of Tourism
 - Partners: Dehzi, DIP
 - Implementation: 1st quarter of 2020
- Ensuring equal requirements and treatment for all three residential recreational sectors (taxes, permits)
 - Initiator: Dehzi
 - Partners: Ministry of Tourism, DIP, ATA
 - Implementation: 1st quarter of 2020

8 HONEST WORK AND ECONOMIC GROWTH	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	16 PEACE, JUSTICE AND STRONG PUBLIC SERVICES	17 PARTNERSHIP TO ACHIEVE OBJECTIVES
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8.2
8.4
8.9

12.b

16.6

17

Economy

- Preparing a business program/policy for granting lots to companies based on economic policy and zoning business park
 - Initiator: DIP
 - Partner: Dehzi, DOW, DNM
 - Implementation: 4th quarter of 2019
- Drawing up spatial and functional criteria and how to determine needs assessment commercial facilities and business activities
 - Initiator: DIP
 - Partner: Dehzi
 - Implementation: 2nd quarter of 2019
- Designating areas for primary sector and allotment gardens, especially near dams and wells
 - Initiator: DIP
 - Partners: DOW, DNM, DLVV
 - Implementation: 2nd quarter of 2019
- Establishing distance standards between houses and agricultural enterprises
 - Initiator: DIP
 - Partners: DOW, DNM, DLVV
 - Implementation: 2nd quarter of 2019
- Registration of agricultural enterprises
 - Initiator: DLVV
 - Partner: DIP
 - Implementation: 4th quarter of 2019
- (Re)parceling out large lots of rented land for agricultural purposes
 - Initiator: DLVV

- Partners: DIP, DOW, DNM
- Implementation: 1st quarter of 2020

2 NO HUNGER	8 HONEST WORK AND ECONOMIC GROWTH	9 INDUSTRY, INNOVATION AND INFRASTRUCTURE	11 SUSTAINABLE CITIES AND COMMUNITIES
2.1 2.3 2.4	8.2	9.1 9.2 9.4	11.3 11.6

Sustainability

- Defining national ecological network
 - Initiator: DNM
 - Partners: DIP, DOW, Dehzi
 - Implementation: 2nd quarter of 2019
- Preparation decision-making extension wind farm Vader Piet
 - Initiator: DIP
 - Partners: Web, DOW, DNM
 - Implementation: at the time of application
- Designating solar park locations
 - Initiator: DIP
 - Partners: Web, DOW, DNM
 - Implementation: 1st quarter of 2020
- Elaborating sustainability criteria for activities
 - Initiator: Ministry of Spatial Development, Infrastructure and the Environment
 - Partners: Dehzi, DIP, DOW, DNM
 - Implementation: 4th quarter of 2019
- Drawing up criteria green areas in residential areas (quantitative, qualitative)
 - Initiator: DNM
 - Partners: DIP, DOW, DLVV
 - Implementation: 2nd quarter of 2019
- Preparing nature development programs
 - Initiator: DNM
 - Partners: DIP, DOW

- Implementation: 1st quarter of 2020
- Setting up coastal water zoning
 - Initiator: DNM
 - Partners: DIP, DLVV, ATA, Directorate of Shipping, Police
 - Implementation: 4th quarter of 2019
- Developing criteria for extensive shared use (low intensities and low impact)
 - Initiator: DNM
 - Partners: DIP, DOW, FPNA
 - Implementation: 2nd quarter of 2019
- Examining the possibilities to designate (parts of) Aruba as a UNESCO Geopark of Man and Biosphere
 - Initiator: DNM
 - Partners: FPNA, Ministry of Education
 - Implementation: 3rd quarter of 2019

3	GOOD HEALTH AND WELFARE	7	AFFORDABLE AND SUSTAINABLE ENERGY	11	SUSTAINABLE CITIES AND COMMUNITIES	12	RESPONSIBLE CONSUMPTION AND PRODUCTION	14	AQUATIC LIFE	15	LIFE ON LAND
3.6		7.2		11.3		12.2 12.8 12.b		14.1 14.2		15.1 15.2 15.3 15.4 15.5 15.9	

Restructuring

- Setting up project team for active restructuring
 - Initiator: Ministry of Spatial Development, Infrastructure and the Environment
 - Partners: DIP, DOW
 - Implementation: 3rd quarter of 2019
- Preparing area exploitation plans for sites to be restructured
 - Initiator: DIP
 - Partners: DOW
 - Implementation: depending on development

11 SUSTAINABLE CITIES AND COMMUNITIES	12 RESPONSIBLE CONSUMPTION AND PRODUCTION	15 LIFE ON LAND
11.3	12.2	15.5

TERMS

- ALARA: as low as reasonably achievable.
- All-inclusive: the basic principle that all meals and drinks are included in the price of the accommodation.
- Allotment garden: a garden on shared grounds where fruit and vegetables are grown for private use.
- Biodiversity: the diversity of forms of life in an ecosystem.
- Build with Nature: taking natural and ecological values into account in a land division or building plan.
- Circular economy: an economic system designed to maximize the reusability of products and raw materials and to minimize value destruction. Residues are completely reused in the system. A distinction is made between a biological cycle, in which residues are safely returned to nature after use, and a technical cycle, for which (parts of) products are designed and marketed in such a way that they can be reused at a high-quality level.
- Climate adaptation: the process by which society adapts to the current or expected climate and its effects, in order to mitigate the damage that can be caused by climate change and exploit the opportunities offered by climate change. Natural systems adapt only to the current climate and its effects; human interventions can facilitate adaptation to natural systems.
- Coastal ecosystems: ecosystems in the coastal zone (terrestrial and marine) that are unique because of the encounter between sea and land.
- Condominium/condo: a complex of which the different apartments are owned by individual owners.
- Creative industry: occupations and types of business focused on the exploitation of artfulness and intellectual property. Examples are sectors, such as visual arts, crafts, music, advertising, design and software development.
- Cultural heritage: traces, objects and patterns/structures that are visibly or not visibly part of our living environment and give a picture of a historical situation or development. It includes the archeological, historical (urban) architectural and historical- landscape heritage.
- Cultural-historical values: the positive appreciation of traces, objects, patterns and structures that are visibly or not visibly part of our living environment and give a picture of a historical situation or development.

- Eco resort: a resort of which the facilities have a minimal impact on the (natural) environment (question: should a quality mark be assigned to this?).
- Ecosystem: a system in which there is a relationship between plants and animals and with the environment. There is interaction between living (plant, animal, human) and non-living elements (air, water, soil).
- (Environmentally) harmful functions: functions of which the [image...?/translator] as a result of business operations can have a negative effect on the quality of life and sojourn quality of (environmentally) sensitive functions. These are often companies, but also functions such as agriculture, recreation, retail trade and hotels can be environmentally harmful.
- (Environmentally) sensitive functions: functions where nuisance and danger as a result of business activities can impair the quality of life and sojourn quality. Examples are houses, hospitals, schools and residential recreation.
- Environmental zoning: the application of spatial separation between environmentally harmful activities and environmentally sensitive areas and functions. The first objective is to protect or improve the quality of life and safety in an environmentally sensitive area or function, and the second objective is to provide companies with certainty that their activities can be carried out sustainably within agreed preconditions.
- Erosion: the wearing off or erosion of land by the action of wind, running water or sea.
- Extensive recreational shared use: a form of open-air recreation in which especially the landscape or certain parts of it are experienced strongly, for which little or no built facilities are required, and in which the number of recreational users per surface unit is generally limited, such as walking, cycling, relaxing and experiencing nature and landscape: extensive recreation is in any case not understood to include noise-producing sports.
- Farm stay: a type of residential accommodation on a farm that is in operation.
- High-quality employment: employment characterized by socio-economic security, a good work organization, opportunities to attend school and to follow training courses, good working conditions (healthy, safe) and a good work-life balance.
- Hotel: an accommodation that rents out rooms for an overnight stay for commercial purposes. The hotel may provide meals and drinks for consumption on site as an ancillary activity.

- Innovation: The application of new technologies in products, services and processes or the development of new products, services and processes.
- Landscape value: the value attributed to an area, characterized by the perceptible part of the surface of the earth, which is determined by the interrelationship and influence of (non-living and living) nature.
- Life-cycle proof: houses and residential environments that have been designed in such a way that residents can continue to live in them if their living conditions change, for example because of old age, sickness or a disability.
- Listed buildings: listed buildings designated based on Article 4 of the Listed Buildings Ordinance.
- Multi-neighborhood facilities: facilities of which the catchment area is larger than the neighborhood or district in which this facility is located.
- Multiple use of space: facility where several functions are created at the same location, so that the space is used efficiently. This can be done, for example, by placing or mixing the functions one above the other or by using the area at different times.
- National ecological network: the coherent network of areas with ecological and landscape values.
- Natural value: the value assigned to an area, characterized by geological, geomorphological, soil and biological elements both individually and in relation to each other.
- Nature area: an area with striking characteristics in terms of flora, fauna, geological or landscape conditions, as expressed in its vast area or biodiversity.
- Nature reserve: nature areas, both terrestrial and marine, which are protected based on Article 10 of the Nature Conservation Ordinance. This protection ensures that areas, rich in biodiversity, habitats and ecosystems with an important ecological role, and the characteristic natural beauty of Aruba and the animal and plant species living there can be preserved for future generations.
- Neighborhood facilities (local facilities): facilities aimed at the residents of a neighborhood or district in which this facility is located.
- Primary sector: the economic sector that supplies raw materials and food. For the purposes of this SDP, the primary sector is understood to be agriculture and the fishing industry.

- Promising sectors: primary sector, creative industry, logistics, knowledge and circular economy.
- Public space: the space accessible to all. It is a physical place where large part of public life takes place. This SDP is about open-air public space.
- Recreational shared use: the use of areas that are not primarily intended to be used for recreation. Examples are nature reserves.
- Residential recreation: is a form of recreation where the recreational user stays a certain period, but at least one night in accommodation, such as hotels, apartments and vacation homes.
- Residential recreation apartment: an apartment that is rented out to third parties for a certain period for the purpose of residential recreation.
- Resort: a hotel with more facilities than the usual hotel. In addition to swimming pools, for example, there are also shops, fitness facilities and entertainment, etc. A resort is designed in such a way that the guest does not have to leave the premises.
- Restructuring: intervening in the built environment to renew obsolete areas in such a way that they again meet current requirements in terms of living, working, recreation and mobility. Sometimes this is done by means of demolition and new housing, sometimes by means of renovation and reuse.
- Secondary sector: the economic sector with all companies and activities that process the raw materials of the primary sector.
- Short stay: renting out independent accommodation for temporary occupancy to one household for a consecutive period of at least one week and no more than six months.
- Solar park: a spatially coherent installation, on land and/or in water, for the generation of solar energy. The park includes both the collectors and supporting infrastructure.
- Sustainable: having small environmental impact.
- Tourist niche market: a specific, often small, defined and editable part of the tourist market. Examples of niche markets are ecotourism, experience, wellness, wedding, kite surfing and farm stay.
- Urban agriculture: growing food in and around the city, close to the citizen. Examples are: allotment gardens and apiculture.

- Water system: the coherent system of surface water and groundwater, including dry stream beds, dams and tanks and water management structures.
- Wellness: activities, facilities and products that can contribute to improving physical well-being. Examples are saunas, steam baths and beauty treatments.
- Wind farm: a spatially coherent installation, on land and/or in water, for the generation of wind energy. The farm includes both the windmills and supporting infrastructure or buildings.
- Solar park: a spatially coherent installation, on land and/or in water, for the generation of solar energy. The park includes both the collectors and supporting infrastructure.