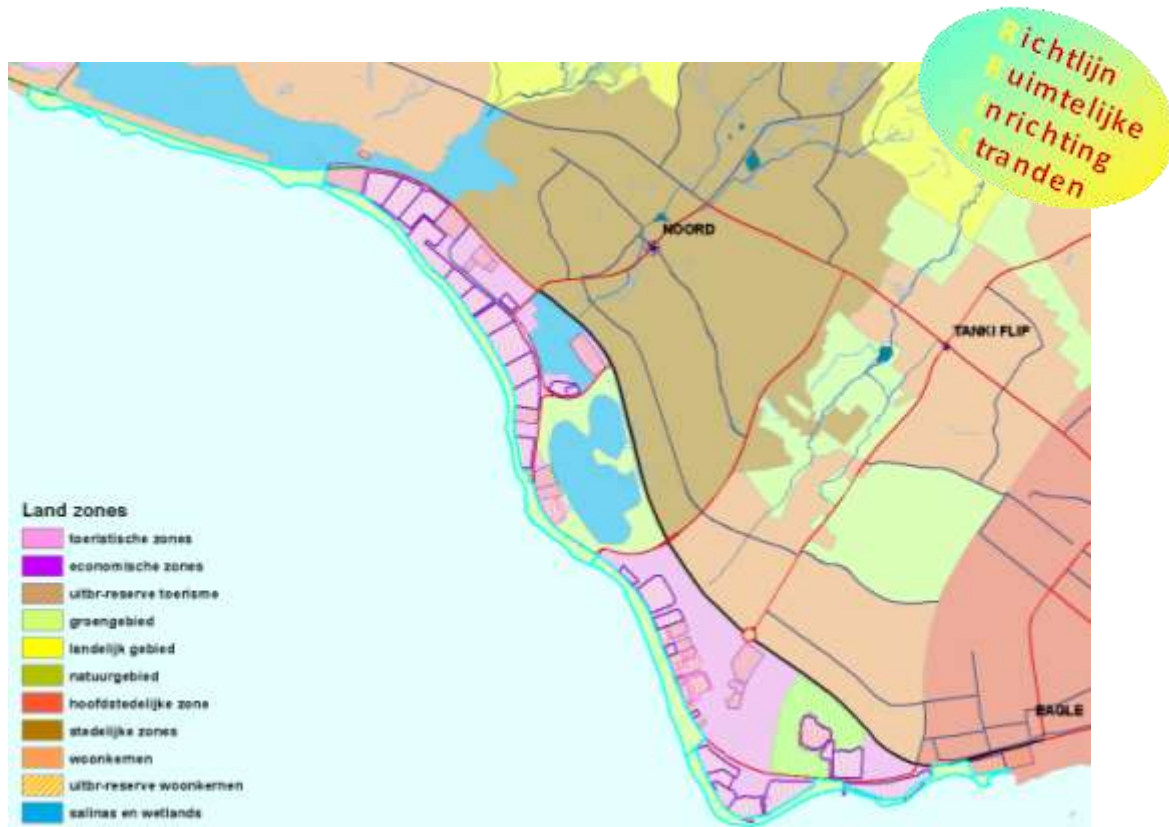


## Introduction

The Directive Spatial Management Beaches 2013, abbreviated RRIS, is a policy directive that is applied when reviewing applications for the use of the beaches in the district of West Coast Aruba, by the Department of Infrastructure and Planning (DIP).



Within the district of West Coast Aruba (a continuous green zone on the zoning map of the ROP<sup>1</sup>) we distinguish the following sectors:

Low Rise	from Bushiri to Manchebo
Eagle Beach	from Bucuti to Amsterdam Manor
Baranca di South	Amsterdam Manor passed unto Divi Phoenix
Higrise	from Divi Phoenix to Basiruti (Ritz Carlton location)
Hadicurari	past Basiruti unto Baranca Plat
Baranca Plat	to Malmok
Boca Catalina/Arashi	from Malmok

The designs are related to the tourism development zone of the ROP. Within the Low Rise sector, the system has also been tentatively applied to the situation at Bushiri and the adjacent Punto Brabo Park. However, these two 'sections' are adjacent to the metropolitan area. It is therefore to be expected that different and additional starting points for (re)development may be chosen here, related to the wider context of urban development in Oranjestad.

On the north side the design for the Wind and Kite surfing Park Hadicurari has been indicated, though strictly speaking this part of the green zone is not bordering the tourist development zone. The objective here is maintaining and strengthening the current intensive recreational use.

<sup>1</sup> Spatial Development Plan of Aruba 2009

### ***The general fundament***

Within the Caribbean Aruba takes a special position as a tourist destination. This position is partly due to a baseline which may be seen as the constitution for our tourism:

**the beaches of Aruba are in the public domain, must be accessible on an equal basis for everyone, resident or visitor to our country, and remain so.**

The government stresses that they will grant no statutory claims or titles on beach use and they want to prevent this to occur. All permissions must be temporary and subject to proper behavior according to the conditions associated to them. The government does not recognize 'legitimate use' that would be based on or arise from previously made (illegal) investments by third parties.

The beaches in the tourist zone are regulated on the basis of the General Police Ordinance (APV), the Ordinance and Decrees in the field of Public Waters and Beaches (OWS) and the spatial policy adopted as this Directive. Sketching spatial possibilities does not automatically imply rights or consents to be deducted.

### ***The design system***

The RRIS 2013 is uniformly applicable to all situations occurring on the beaches of the West Coast district. As a result of the open discussions, there is no difference in the design system for the Low Rise, Eagle Beach and High Rise sectors.

The main elements of the design system focus on usable space and on the depth of the beach, to determine the total space available for all kinds of beach entertainment.

The beach depth is the shortest distance to the sea line from any point on the baseline on the land side. In the variety that can occur along the coast this baseline coincides with cadastral boundaries, hedges along roads and parking lots or the continuous footpath on the seaward side of the resorts. If this footpath winds in big curves, the baseline is a generalization thereof.

Within sectors the beaches are divided into sections, delimited by the open spaces between the resorts, which must guarantee free access to the beach. Setting boundaries to the sections has also taken into account sightlines from side streets, swimming areas and piers. For every beach section the average depth has been determined by three measurements - at the ends and in the middle – adding these and dividing the outcome by three.

### Basic zoning

The core of the design system is a table with a breakdown by beach depth. The beaches are classified as A (thin strips) to E (vast plains).

### Zoning table beaches, district West coast

Beach border seaside = coastline	Total depth of beach			Beach border landside = baseline
	Open strip	Rest open	Facility zone, incl. other beach amenities	
	depth from the coastline in meters		maximum depth palapa strip in meters	beach amenities and planting trees
Type A < 25 m	10		10	landside ½ of the palapa strip
Type B 25 - 45 m	15		20	
Type C 45 - 65 m	20		25	
Type D 65 - 80 m	25		30	
Type E > 80 m	25		35	

For each category, a minimal portion along the coastline must remain open, referred to in the table as the "Open strip". The open strip is required to walk, hang out and play along the waterline and for full sunbathing, listening to the murmur of the waves. The open strip must vary in accordance with the beach depth, thus retaining intact experiencing the dimensions in the spatial environment.

The open strip is also the erosion zone of high wave activity during storms and spring tides, where once and again the sea temporary eats the beach away. The need for the open strip is also to provide space for the endangered and legally protected sea turtles, to keep their nesting habits as undisturbed as possible. In their protection program IUCN and WIDE CAST recommend to keep free the maximum possible depth of beach.

**The "Open strip" is kept free of immobile elements and of mobile elements that may disturb because of their size or contrast with the desired quiet atmosphere. In this area commercial activities are discouraged.**

Secondly, with a maximum depth per beach category, a zone has been drawn as the "Facility zone". The strip depth is plotted from the baseline of the beach. Inside the Facility zone shade provisions can be placed to a maximum distance in meters indicated on the zoning table. This Facility zone also varies in accordance with the average depth of beach.

In areas where the Facility zone does not reach into the open strip a "Rest open" beach strip remains, which is to accommodate active beach recreation or just additional open air and space, also for the turtles. In this strip planes for water sports operators can fit in to a limited extent. In the "Rest open strip" the boundary of the Facility zone can be widened with supplements to do justice to the great variety that originated over the years.

At the beach sections a plane for 'Beach Amenities' may be designed within the Facility zone, to be used for beach bars, kiosks, towel huts, small personal services such as massage units, canopy beds and dining units, party gazebos and pavilions. The border of the Amenity strip varies along the beach with depth, as it is drawn halfway the base line and the boundary of the Facility zone.

In beach type A there is no room for an Amenity strip and at some deeper beach categories no surface for amenities was calculated if these amenities are undesirable (see appendix A).

The calculation method to determine the maximum footprint for beach facilities is show in the section "Additional layout requirements".

### *Supplements*

At beach types C, D and E, three different 5 m supplements may be added to the border of the Facility zone. These are applicable for the following reasons.

- X The resort property front on a narrow stretch of beach, compared to the building mass of the resort.
- Y Because of a large beach depth combined with a big building mass of the beachfront hotel.
- Z The beachfront hotel buildings largely contain a timeshare resort.

The supplements may be applied cumulatively, but should never lead to crossing the border with the open strip.

### *Measurement methods*

The RRIS has been projected on the satellite images of 2009 and 2011, which are available within the Geographic Information System of the DIP. The designs are brought together in the Atlas RRIS, as the proposed development to be pursued during the first 3 years of the RRIS policy enforcement. The satellite in 2009 fits quite accurate on the cadastral base and therefore has been used as the basis for the beach lay-out and as the valid basis for the limits on the designs. The satellite 2011 displays the most recent use sharply and was therefore applied as the image base in the RRIS atlas.

The coastline has been determined according to the situation that beaches are at their maximum average depth, during the drier part of the year (February to September).

The open strip has been projected parallel to the coastline, according to the classification in the zoning table. The open strip is drawn continuously across the full beach width.

The Facility and Amenity strips are measured from the beach baseline according to the classification of the zoning table. The Facility zone is drawn on the landward side parallel to the baseline, interrupted by the open surfaces of resort corridors, panes representing the open sightlines or any surfaces for green preservation. The measurements at each beach section are shown in Appendix A of this Directive.

### *Additional layout requirements within the Amenity strip*

Per beach section, the allowable maximum footprint in m<sup>2</sup> for beach amenities is calculated by the formula:

$$F \text{ m}^2 = 1/10 \times \text{depth Facility zone in m} \times \beta \text{ m}$$

Section type & width	$\beta$
non resort sections & < 75 m	30
resort sections & 75 - 200 m	60
resort sections & > 200 m	90

whereby

The detailed layout of the maximum surface available for beach amenities may be distributed throughout the Amenity strip (the base half of the Facility zone). In developing beach amenities available space under the trees should be used as efficiently as possible.

The character and atmosphere of the amenity strips must remain open and small scale, retaining sight at sea and containing built-up in one layer with roof (no ½ layers). The design and location of the built-up facilities within the amenities area must take place from the perspective of this maximum openness.

The dimensions for different types of service units are limited to the following proposed classes:

stands and kiosks ('touch & go' services, small storage):	15 m <sup>2</sup>
stands and kiosks (individual personal services):	20 m <sup>2</sup>
bars and other huts (individual personal services):	75 m <sup>2</sup>
pavilions and other shelters (collective dine/festivities services):	125 m <sup>2</sup>

This regulation will be formalized in the 'Retribution and Leges' Decree of the DIP and is linked to the pitch license according to the APV<sup>1</sup>, art 27a. For the installation of beach amenities a pitch license is required and a limited test on reliability, safety and appearance of the construction will be demandable. More or less mobile forms of beach furniture, used as service units (e.g. dinner units and canopy beds), fall under the arrangement of the amenities, must be included in the calculation of the maximum available footprint and should be kept at the resort side of the amenity border.

Restaurants, terraces and party rooms should be set within the resort boundaries, with only small-scale temporary 'outside servicing' in the amenity strip.

Small-scale terrace and pavilion-like shapes may already have outcropped across the resort boundary, as a continuation of amenities located within the resort; these outcrops may not exceed the baseline of the beach. This type of amenities may not be located as separate elements seaward of the baseline.

In general dining and drinking facilities and other personalized services are not allowed on the beach outside the Amenity strip and the amenities placed there. Deviation from this general rule is possible on issue of a separate pitch license per beach section for daily 'sunset' dining and types of event catering on an irregular basis. In this permit the part of the beach that may be used will be defined, as well as the time limits to be observed. Under this specific license it won't be allowed emphatically to install facilities permanently.

In the sections of the Eagle Beach sector no new permits are issued on beach facilities for food & beverage, pending the Linear Park's (re)construction, leading to the layout of an Eagle Beach Promenade. Exceptions for these facilities are made there at the sections with public beach improvement planes. With these last features the pressure of the beach visit will be spread and more service and quality will be offered to the residents of Aruba, to tourists staying in resorts across the land and to cruise tourists.

Amenity strips and facility planes have been designed only in relation to the cadastral boundaries in a physical sense. The design does not imply any legal rights or titles in regard to the use of and operations on the beach. By law and in government policy beaches are public domain and should remain so.

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<sup>1</sup> General Police Ordinance

### ***Offering beach chairs***

The exclusive opportunity to offer beach chairs on a commercial basis is regulated with one or two pitch licenses per beach section, for the surface of the furnishing strip plus – if present within that section – the extra open strip. Two licenses are only issued at sections with a second resort in the landside back strip of the tourist zone.

If the right to offer beach chairs commercially has been acquired on a beach section, this does not imply that individuals have no right to bring along and install their own beach chairs there; indeed the beach is public domain and freely available to everyone.

The pitch license B (Beach chair section) is reserved for hotels and timeshare resorts in the tourist zone of the ROP west of the Sasakiweg. Condominium complexes are not eligible. In three cases (La Cabana - Tropicana, Westin - The Mill and Occidental - Brickal Bay), the beach section use will be split up into the proportions that hitherto had been agreed on informally, each with its own license and liability.

Storage of beach chairs on public beach will also be regulated in the pitch license B. This storage should disturb visual harmony the least and could be looked for at the beach baseline, preferably on the landward side of the continuous footpath. The chairs should be neatly and easily stacked, in order to prevent the use of large areas for this purpose. Not stackable material should be stored on the resort site. Leaving chairs unused on the beaches is not permitted between 7:30 PM and 6:00 AM.

**Rental and reservation of shadow facilities installed on the beach is not allowed. These facilities stand on public beach without a pitch license and under the legal principle of accession these are the property of the Land. These amenities must be installed within the Facilities strip. Shadow facilities situated elsewhere must be repositioned to the Facilities strip or be removed.**

Shadow devices are equally accessible for visitors and residents of Aruba according to the principle "first come, first served". A beach steward must be appointed per beach section to provide for orderly allocation of beach chairs – according to the principle mentioned – to the available space underneath palapas or parasols. This condition will also be included in the pitch license B.

### ***Reducing sprawl of parasols***

During the four years of composing this RRIS policy a large sprawl of umbrella rentals has occurred, accompanied by many conflicts and violation of the main principles: open sea, free passage along the water and the image of wide open beach. Licensing had been temporarily suspended, in order to discuss beach policy drafts undisturbed, resulting in many operators who no longer abide by earlier communicated beach policy essentials.

**In our policy offering sun screens/parasols commercially (installation and/or rental) will be prohibited on the beaches in the district of the West Coast.**

First exception to the rule is: in the pitch license B sections shade devices in the Facility zone may include parasols which are allowed as the referenced types, also meeting a general regulation on permissible colors. Reference types and colors will be announced in a joint MB from the Ministers for Infrastructure and Tourism.



In addition a special pitch license will be issued on some beach sections, to offer commercially beach chairs and parasols along with a limited 'Food & Beverage' supply.

There will be quotas for chairs and parasols in the permit and here also reference will be made on allowable types and colors. Private operators are eligible for this service, next to catering companies fronting the beach which are not part of a tourist resort or condominium complex.

### ***Regulation Water Sports***

Water Sports (WS) providers whose facilities are less connected to the beach (diving, day trips, sunset 'boat trips, etc.) are not eligible for a place on the beach. They depend on the commercial outlets in the resorts, shopping strips or on the piers. Places on the beach are meant for limited WS supply and sales by small scale individual entrepreneurs.

The aim is to push back the sales of WS activities by larger companies from shops and kiosks on the beach. Professional big scale operators can offer their products close to the target group, being present in lobbies and shopping strips within resorts, on their piers and within premises directly behind the base line of the beach. Therefore beach shops and kiosks somewhere out on the beach will be eliminated from section designs.

Destination planes have been designed for WS operators who are allowed to offer amenities on the beach, in accordance with the following principles:

- the principle that unity and coherence of the Facility zones and associated swimming zones will be least disturbed;
- the principle of connection to the space between swimming zones, where moving in and out of the water with small and light vessels will be least disturbing for swimmers and the anchored or moored boats<sup>1</sup>;
- the principle of linkage with passages between resorts or other passages to the beach, where loading and unloading can take place with the shortest possible route to/on the beach, as driving on the beach is prohibited by law<sup>2</sup>; if existing walkways are adequate for this purpose, they may also be a link for the location of a WS spot;
- the principle to spread WS operators and set them as far apart as possible, to avoid conflicts.

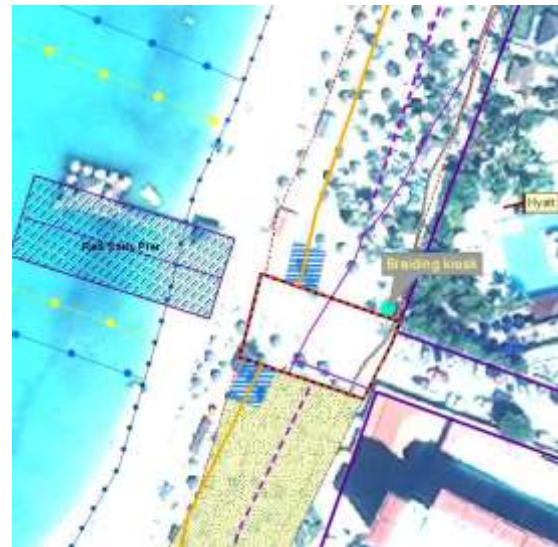
Water sports spots will be designed preferably at the rim of the Facility zone and the additional open strip. If designed behind the facility boundary, they can be delimited at 5 m across this border, for reasons of visibility and profile. In tight situations with little space around the area, as an exception an occasional WS spot may be projected within the area to keep free for open sight to the sea.

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<sup>1</sup> LB OWS, art. 14, lid 4

<sup>2</sup> LB OWS, art. 25

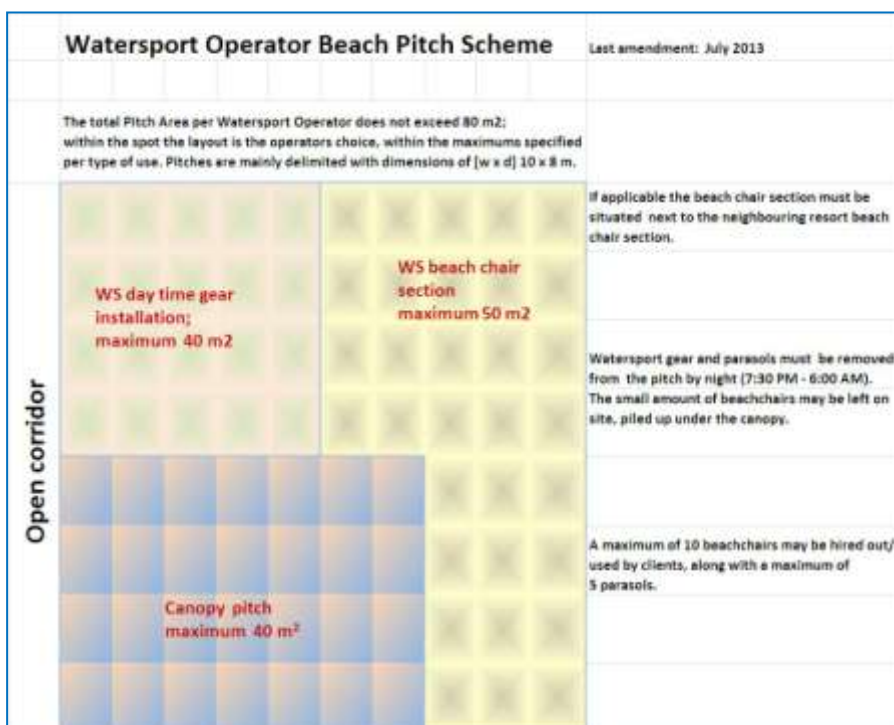
In the example of next image the WS spots have been shaded in blue on either side of the red-black checkered corridor line between Hyatt and Occidental Allegro. The WS surfaces overstep the orange line of the Facility zone, but remain within the red dotted line which indicates the fixed border of the open strip along the sea. The coastline is marked in a blue beaded line. Between the yellow marker lines of the buffer zones on the water, the boats can sail and possibly moor at the pier. The section where beach chairs can be installed is marked translucent yellow and beach amenities must remain behind the purple stripes.



40 WS spots have been designed, sufficient to give a place to the current operators at the start of 2013. WS spots will be issued on a dedicated pitch license W. One WS pitch will be made available per WS operator. There are four operators with two spots and one with even three spots. They will be given priority in choosing their spots. All other operators are placed as close as possible to their current location. In case of conflict a raffle may decide.

A joint 'launch' station will be available at Eagle Beach for operators of jetski's/ wave runners, as addition to their sales sites. Here the assistants of these 5 operators can receive their clients and provide for the watercraft, necessary instructions and safety features. Per WS spot space will be offered to only one operator.

The conditions and layout of a WS spot can be deduced from the following diagram.





The destination plane consists of a maximum of 80 m<sup>2</sup>, possibly used for the following subfunctions with their maximum allowable extents:

- canvas or palapa canopy (max. 40 m<sup>2</sup>)
- day outdoor storage of WS equipment (up to 40 m<sup>2</sup>)
- WS beach chair section (max 50 m<sup>2</sup>, with up to 10 chairs and 5 parasols).

Operational stationing of the WS gear is permitted only during the day in the remaining open space of the destination plane, within the specified maximum. If equipment does not fit within the maximum specified, it should be limited with storage in 2 layers, stationing under the canopy or storage elsewhere off the beach.

The option to install some parasols and beach chairs must also fit within the maximum surface of the spot and will be regulated in the specific WS pitch license as well.

It is only allowed to store beach chairs overnight under the canopy. WS gear and parasols must be moved away and brought in daily.

**In the license this regulation on use will be included, alongside general rules regarding behavior, professional level, maintenance and appearance quality.**

The WS companies which were operational on the beach during the early 2013 inventory will be enabled to apply for a spot. The license period for WS operators will be extended to 2 years. Operators will not be excluded because of aggressive behavior and lots of incidents or for not paying precario tax in their past. The government introduces the RRIS policy as a start with a clean slate. Starting with the RRIS policy proclamation however, strict enforcement will be applied, installing a protocol like this:

- first verbal warning;
- second report with fine;
- third report, with license suspension for 2 months;
- at the fourth serious incident during the license period withdrawal of the license will follow and removal from the beach will be enforced.

The enforcement protocol will be designed and coordinated between the relevant departments of the beach police, DIP, DOW, DWJZ and DS.

Many applications were sent in by new entrants over these last 5 years. Government keeps the remaining capacity in reserve until after implementation of the location plan for the incumbent operators. Only as early as during 2015 there may be some room to allow newcomers to the market. With a keen eye on existing big pressure of the WS recreation in the coastal zone no more than two new licenses may be issued per 2 years license period. 40 WS places will be the limit capacity during the three years after the RRIS policy proclamation. After this 1<sup>st</sup> term the situation will be reassessed and the capacity will be adapted, if necessary.

### ***Annex resort passages***

Public access must be provided with a minimum width of 15 meters between resorts. This accessibility is needed to keep the beaches in the public domain, but also for reasons of (in)formal monitoring, security and accessibility by emergency services. The tradition of open access goes back to the early stages of Aruba's tourism development and Sasaki Master Planning. This element contributes significantly to the quality of Aruba as a tourist destination. Efforts will be made to restore accessibility at public passageways that are currently closed. At closed corridors it should be considered carefully whether permits to WS can be issued or whether extra conditions should be added to the permit in these circumstances. As tranquility within the lounge chair sections should not be disturbed, because of the carrying of water sports equipment through the area.

The corridor part on the beach itself, as the continuation of the resort's passage, must remain obstacle free across the full width of 20 m up to the water line. In case of emergency this extra 5 m width provides the necessary room to maneuver.

### ***Annex flora, fauna and valuable historical artifacts***

In the beach management designs valuable vegetation that must be preserved will be designated. There are two types of protection set:

- green preservation must be applied strictly to valuable and original vegetation, sometimes even with high iconographic value;
- in areas assigned as recreational park the existing green structures must be preserved and come into its own better, when adjustments are made to improve the quality of use. Often the adjacent recreational parking areas contain quite fragmented green structures, which should also be preserved and strengthened in designs to improve the layout.

In RRIS designs special spots like archaeological sites will be taken into account in protective sense.

### ***Miscellaneous***

Temporary demarcations for camping, nesting sites for turtles, sporting events, etc. are not to be included in the spatial design and must be integrated flexibly. Associated rules and arrangements should be included in the relevant permits or be captured in the agreements between the interested parties (foundations for nature conservation, government agencies, police, sports agencies, resorts representatives, etc.).

Demarcation of temporary fields and facilities for (recreational) sports tournaments and events is possible with a permit issued by the police. The place must be fitted between the fixed destination surfaces of this Directive and its derivative designs.

Semi-permanent fields for volleyball, beach tennis, etc. are to be applied to less busy parts of the beach, preferably closer to the base line of the beach.

At the Eagle Beach sector the designs on beach management are tailored to the present situation. However, the policy also focuses on restructuring based on the EDSA recommendations. The current design presents first elements and preconditions to this cause. The imaginable future may be elaborated, in consultation with the stakeholders, into an adaptation plan. Such a target proposal may be the reason for a custom design of beach management in this sector.

Previous recommendations for the palapa density are abandoned, as they can't be applied clearly in relation to the variety of vegetation, shrub and planting that may occur. Dependent on the environmental situations adaptation to the right atmosphere and style are at hand, in accordance to the target customer groups, within the framework of this Directive RIS. The starting point is to look for adjustments and solutions, in consultation with stakeholders, within the framework of the RISS designs.

**The perspective is that the government is committed to the maximum tangibility of Aruba's target image:**

**"Space, openness, public accessibility and a romantic atmosphere at beautiful wide open and white beaches"**



## Appendix A Measurements per beach section

sectie naam deel ter hoogte van	Diepte in m	Strand type	Vrije strook	Afbakening diepte inrichtingstroken in m		
				basis	toeslag	vanaf strandtype C
	< 25 m	A	10	10		
	25 - 45 m	B	15	20		
	45 - 65 m	C	20	25	5	X wegens smal front
	65 - 80 m	D	25	30	5	Y wegens bouwmassa
	> 80 m	E	25	35	5	Z wegens timeshare

### Strand sector

toeslagen	X	Y	Z	type strand	vrije strook	strand sectie	van	mid	tot=	sectie diepte gemid.	sectie- breedte	- β -		max. in m2 strook uitgezet vanaf	faciliteiten
												strook- breedte	strook- diepte		
<b>Low Rise</b>															
						Bushiri						90	10		180
	B	15				Bushiri	38	38	40	38.7	215		20	vanaf de basis strandlijn	
						Punta Brabo							10		0
	B	15				Punta Brabo Park	24	34	30	29.3	230		20	vanaf de basis strandlijn	
						Divi Tamarijn					675	180	10		360
	B	15				Divi Tamarijn (oost)	28	46	46	40	235	90	20	resort border /basislijn strand	
	B	15				Divi Tamarijn (centr)	22	42	46	36.7	290	90	20	vanaf de basis strandlijn	
	A	10				Divi Tamarijn (west)	22	21	31	24.7	150			vanaf de basis strandlijn	
						Divi (Dutch) Village						60	18		210
5			Z			Divi The Links	55	68	93	72	170		35	vanaf de basis strandlijn	
						Divi Mega All-incl.						90	13		225
0						Divi Divi	20	48	72	46.7	380		25	vanaf de basis strandlijn	
						Druif met compensatie 5 m (CdM)						60	10		120
5			Z			C del M	21	20	25	22	120			vanaf de perceelgrens	
5			Z			A B C	21	36	53	36.7	145	60	20	vanaf de perceelgrens	
						Manchebo						60	15		180
0							54	66	82	67.3	155		30	vanaf de perceelgrens	
<b>Eagle Beach</b>															
						Bucuti & Tara Beach						30	18		105
0						BTB / Manchebo	84	88	90	87.3	50		35	vanaf de perceelgrens	
5		X				Bucuti	68	70	71	69.7	60	30	35	vanaf de perceelgrens	
						Costa Linda						60	18		210
10		Y	Z			Costa Linda	49	55	70	58	175		35	basis strandlijn + nieuwe grens	
						Eagle Beach natural						30	15		90
5			Z			La Quinta	46	50	77	57.7	70	30	30	vanaf de basis strandlijn	
						Overig deel	46	50	70	55.3	190		25	vanaf de basis strandlijn	
						The Sands							13		0
0						The Sands	56	62	76	64.7	135		25	vanaf de basis strandlijn	
						Eagle Beach central						30	13		75
0						Oceania	56	59	56	57	145		25	vanaf de basis strandlijn	
0						Tulip Inn	53	54	56	54.3	46	30	25	vanaf de basis strandlijn	
						Parad V / Chalet S						30	15		90
5			Z			Chalet Suisse	52	56	54	54	92		25	vanaf de basis strandlijn	
						Paradise Villa's	52	49	72	57.7	68	30	30	vanaf de basis strandlijn	
						La Cabana / Tropicana						60	20		240
10		Y	Z			La Cabana	63	76	73	70.7	185		40	vanaf de basis strandlijn	
						A'dam Manor						60	10		120
0						A'dam Manor	28	40	57	41.7	130		20	vanaf de basis strandlijn	

Strand sector			- B -											
toeslagen	X	Y	Z	type strand	vrije strook	strand sectie	sectie diepte			sectie- breedte	strook- breedte	strook- diepte	max. in m2 faciliteiten strook uitgezet vanaf	.
							van	mid	tot= gemid.					
<b>Baranca di Zuid</b>														
0				C	20	Baranca Pos Chiquito						13		0
						Blue Residence	44	45	50	46.3	145	25	vanaf de basis strandlijn	
<b>High Rise</b>														
0				B	15	Bubalipas beachfront						30		0
						BP doorlaat strand	41	40	49	43.3	50	30	20	vanaf de basis strandlijn
0				A	10	BP doorlaat mangroven	8	13	10	10.3	115			vanaf de basis strandlijn
0				A	10	Park & recreation	14	28	26	22.7	90			vanaf de basis strandlijn
10	Y	Z		C	20	Divi Phoenix						60	18	210
						Divi Phoenix	40	39	61	46.7	140	60	35	vanaf de basis strandlijn
				A	10	Sea view aptms	19	18	20	19	55			
0				B	15	Politiepost public beach							10	0
						Politiepost public beach	25	25	32	27.3	70		20	vanaf de basis strandlijn
0				B	15	Westin/Mill/schoolzwem						60	10	120
						Westin Caledonia	26	40	40	35.3	115		20	vanaf de basis strandlijn
5	Y			B	15	Westin Starwood	40	40	43	41	105	60	20	vanaf de basis strandlijn
5	Y			C	20	RUI Palace						60	15	180
						RUI Palace	55	63	56	58	150		30	de perceelsgrens
0				C	20	Radisson						90	13	225
						Radisson	47	43	47	45.7	205		25	vanaf de basis strandlijn
0				C	20	Occ. Allegro / Brickal B						60	13	150
						Occ. Allegro	51	52	52	51.7	135		25	vanaf de basis strandlijn
0				C	20	Hyatt						60	13	150
						Hyatt	44	50	55	49.7	140		25	vanaf de basis strandlijn
5		Z		B	15	Playa Linda met enige compensatie						60	10	120
						Playa Linda	33	27	43	34.3	155		20	de perceelsgrens
0				B	15	Holiday Inn / Moomba						90	10	180
						Holiday Inn	26	27	36	29.7	365		20	de perceelsgrens
15	X	Y	Z	E	25	Marriott A Surf Club met 5 m compensatie						60	25	300
						Marriott A	93	98	98	96.3	75		50	de perceelsgrens
						Marriott B Ocean Club						60	23	270
10	Y	Z		E	25	Marriott B	79	78	85	80.7	120		45	vanaf de basis strandlijn
						Marriott C Hotel						60	18	210
5	Y			D	25	Marriott C	68	67	78	71	125		35	vanaf de basis strandlijn
5	Y			C	20	Basiruti						90	15	270
						Ritz Carlton	47	66	70	61	260		30	vanaf de basis strandlijn