

No.

JAPAN INTERNATIONAL COOPERATION AGENCY (JICA)

**INSTITUTO COSTARRICENSE DE TURISMO (ICT)
THE GOVERNMENT OF THE REPUBLIC OF COSTA RICA**

**THE STUDY FOR THE LAND USE PLAN IN
THE COASTAL ZONES OF THE TOURIST PLANNING UNITS
IN THE REPUBLIC OF COSTA RICA**

LUPLANT-ZMT21

FINAL REPORT

**VOLUME 1
SUMMARY**

JANUARY 2001

**PACIFIC CONSULTANTS INTERNATIONAL
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PREFACE

In response to a request from the Government of the Republic of Costa Rica, the Government of Japan decided to conduct the Study for the Land Use Plan in the Coastal Zones of the Tourist Planning Units in the Republic of Costa Rica and entrusted the Study to the Japan International Cooperation Agency (JICA).

JICA selected and dispatched a study team headed by Mr. Hideyuki Sasaki of Pacific Consultants International and consist of Pacific Consultants International and Yachiyo Engineering Co.Ltd. to Costa Rica, three times between February 2000 and December 2000. In addition, JICA set up an Advisory Committee headed by Professor Yukio Nishimura of Tokyo University between January 2000 and January 2001, which examined the Study from Specialist and technical point of view.

The Study Team held discussions with the official concerned of the Government of Costa Rica and conducted field surveys at the study area. Upon returning to Japan, the Study Team conducted further studies and prepared this final report.

I hope that this report will contribute to tourism development and promotion in Costa Rica, and to the enhancement of friendly relationship between our two countries.

Finally, I wish to express my sincere appreciation to the officials concerned of the Government of Costa Rica for their close cooperation extended to the Study Team.

January 2001



Kunihiko SAITO
President
Japan International Cooperation Agency

January 2001

Mr. Kunihiro SAITO
President
Japan International Cooperation Agency
Tokyo, Japan

Letter of Transmittal

Dear Sir,

We are pleased to formally submit herewith the Final Report of “The Study for the Land Use Plan in the Coastal Zones of the Tourist Planning Units in the Republic of Costa Rica.”

This report compiles the results of the Study which was undertaken in the Republic of Costa Rica from January 2000 through January 2001 by the Study Team organized jointly by Pacific Consultants International and Yachiyo Engineering Co. Ltd. under the contract with the JICA.

This report compiles General Land Use and Tourism Development Plans for South Guanacaste and Corcovado-Golfo in order to promote sustainable tourism development.

We would like to express our sincere gratitude and appreciation to all the officials of your agency, the JICA advisory Committee, and Ministry of Foreign Affairs. We also would like to send our great appreciation to all those extended their kind assistance and cooperation to the Study Team, in particular, the Costa Rican counterpart agency.

We hope that the report will be able to contribute significantly to tourism development in Costa Rica.

Very truly yours,



Hideyuki SASAKI
Team Leader,
The Study Team for the Study for the
Land Use Plan in the Coastal Zones of
the Tourist Planning Units in the
Republic of Costa Rica

INTRODUCTION

This is the summary of the Final Report of the Study for the Land Use Plan in the Coastal Zones of the Tourist Planning Units in the Republic of Costa Rica. This study project was conducted as a joint effort of the JICA Study Team and Costa Rican counterpart personnel, for technical cooperation between the Japan International Cooperation Agency (JICA) and Instituto Costarricense de Turismo (ICT), over the period from January 2000 to January 2001.

The Final Report is comprised of the following volumes:

Volume 1: Summary

Volume 2: The Main Text

Volume 3: Appendix

Planning Atlas in GIS

In the course of the study, not only Costa Rican counterparts but also participants in stakeholder meetings actively and largely contributed to the study and their own local processes for seeking sustainable tourism and regional development.

In peripheral regions of Costa Rica, which have experienced severe declines of their leading economic sectors, it is expected that tourism development could revitalize regional economies and promote social development. It is sincerely hoped that the Final Report could suggest desirable and realistic directions for sustainable tourism development and provide effective measures and tools by which local and central stakeholders could take responsible actions.

January 2001, Tokyo, Japan

PROFILE OF THE JICA STUDY

BACKGROUND

In response to the request of the Government of the Republic of Costa Rica (hereinafter referred to as "GOC"), the Government of Japan (hereinafter referred to as "GOJ") decided to conduct "The Study for the Land Use Plan in the Coastal Zones of the Tourist Planning Units in the Republic of Costa Rica" (hereinafter referred to as "the Study"). The Japan International Cooperation Agency (hereinafter referred to as "JICA"), the official agency responsible for the implementation of technical cooperation programs of GOJ, undertook the Study in close cooperation with the authorities of GOC.

On the part of GOC, Instituto Costarricense de Turismo (hereinafter referred to as "ICT") shall act as the Counterpart Agency for the JICA Study Team. ICT coordinated the implementation of the Study with other related government agencies and non-governmental organizations.

OBJECTIVES OF THE STUDY

1. To formulate land use plans in order to promote sustainable tourism development in the coastal zones with a view to ensuring environmental quality;
2. To prepare the necessary measures for sustainable tourism development; and
3. To carry out the relevant technology and knowledge transfer.

THE STUDY AREAS

South Guanacaste Tourism Planning Unit and Corcovado-Golfito Tourism Planning Unit

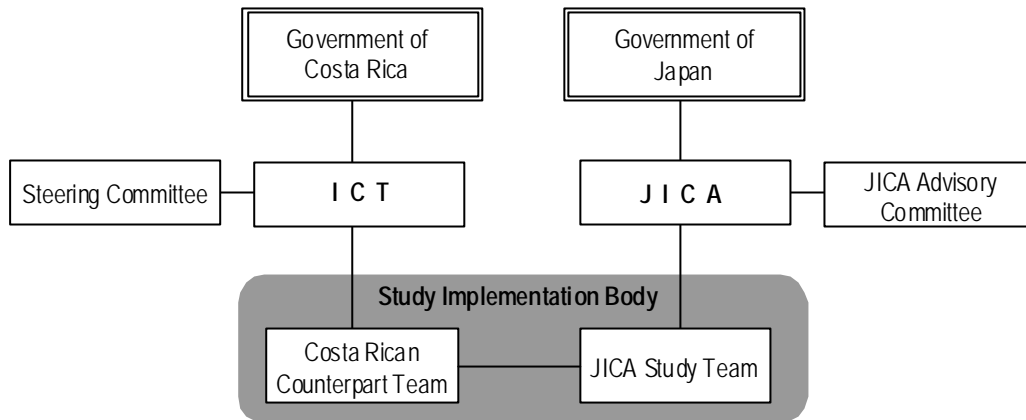
BASIC APPROACH OF THE STUDY

1. Comprehensive and Integrated Planning Approach
2. Approach based on the Understanding of Natural and Environmental Conditions
3. Participatory Consultative Processes for Planning
4. Utilization of Geographic Information System (GIS) for Land Use Planning

STUDY IMPLEMENTATION BODY

The Study was carried out as a joint effort of the JICA study team and Costa Rican counterparts. The JICA study team was composed of 16 experts from Pacific Consultants International (PCI) and Yachiyo Engineering Co. Ltd. (YEC). The Costa Rican counterpart team was composed of 16 experts from ICT, INVU, IGN and ICAA.

Figure 1 Study Organization



BASIC FLOW OF THE STUDY

The basic workflow of the Study is shown in Figure 2. The study is composed of the following four phases:

- Phase 1 Analysis of Existing Conditions
- Phase 2 Identification of Issues of Coastal Land Use and Tourism Development
- Phase 3 Formulation of Draft Land Use Plans in the Coastal Areas
- Phase 4 Formulation of Master Plans for Land Use and Tourism Development in the Coastal Areas

Figure 2 Basic Flow of the Study

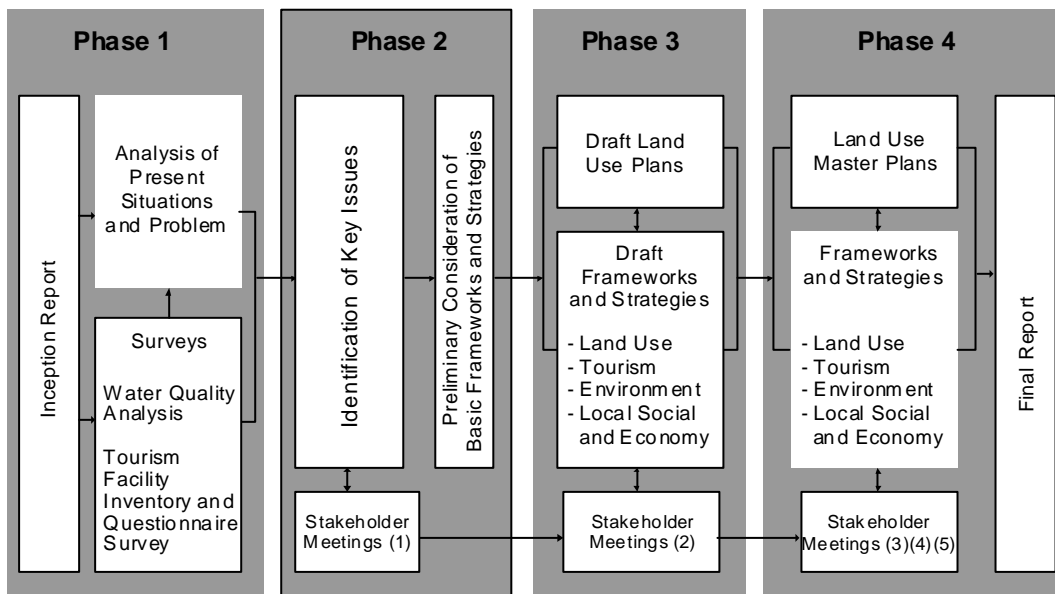
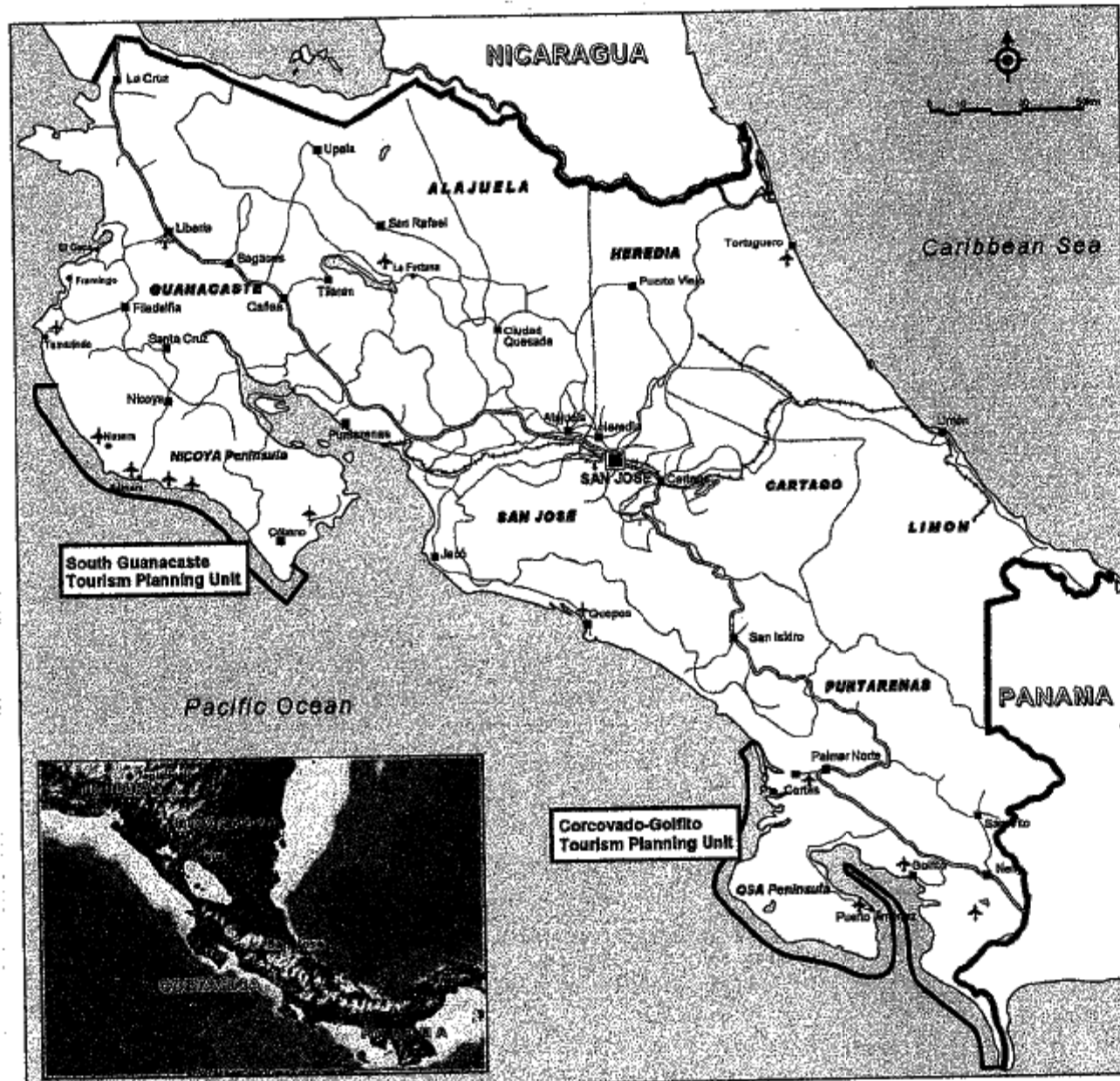


Figure 3 Study Area Map



Legend	Capital City	Inter-American Highway	International Airport
	Major City/Town	Other Roads	Domestic Airport
	Other Town	Railways	
	International Boundary	Rivers	
	Provincial Boundary		

EXECUTIVE SUMMARY OF THE STUDY RESULTS

The outline of the study results will be given in the following order:

- (1) Background of the Study
- (2) Characteristics and Issues of Costa Rica's Tourism
- (3) Characteristics and Issues of Regional Tourism Development in the Study Areas
- (4) New Planning Methodology and New "General Plan" for Sustainable Tourism Development
- (5) Recommended Actions
- (6) Conclusion

BACKGROUND OF THE STUDY

BACKGROUND

Role of Tourism Sector: Foreign Currency Earning and Regional Development

As for the national economy, Costa Rica's tourism industry is one of the most important economic sectors in terms of foreign currency earning and of economic income generation. Since there is a large disparity between the Greater San José and other regions in the income levels and living standards of the people, for the regions outside the Greater San José, tourism development is expected to contribute to employment generation. In fact, due to the decline of cattle production on the Nicoya peninsula and the closure of banana plantations in the Golfito area, more attention has been paid to the role of tourism development.

Growth of Ecotourism and "Sun and Beach" Tourism

Costa Rica's tourism is famous for ecotourism, which began developing rapidly in the 1980s based on its rich environmental resources, such as flora and fauna found in upland rain forests and lowland mangrove forests. At the same time, especially in recent years, there are an increasing number of international tourists attracted by conventional "sun and beach" tourism products. Although Costa Rica's beaches and coastal zones are not so splendid as other major international beach tourism destinations (Mexico, Cuba or Dominica), they have comparative advantages because of the relatively good accessibility to ecotourism sites from the beach resorts, as well as because of relatively undisturbed beauty and peacefulness.

Unordered Development of Coastal Areas

In Costa Rica's coastal zones, tourism facilities and real estate development have been gradually increasing in the last ten years. Some of the tourism-related developments have caused environmental destruction and deterioration of both terrestrial and marine components of the coastal zones. This is partly due to the absence of land use plans that identify and protect the most sensitive habitats and natural attractions and therefore can be used for guiding coastal development in an orderly and sustainable manner.

Impact of Environmental Deterioration on Tourism

At present, more than 40 % of the international tourists to Costa Rica are considered to be ecotourists, who are conscious of the environmental quality and sensitive to the deteriorated environment even outside ecotourism destinations, such as national parks and private nature reserves. Since the combination of ecotourism products and "sun and beach" tourism products is considered to continue to be the main attraction of Costa Rica's tourism, the environmental damage, either to coastal zones or to ecotourism sites, might have serious negative impacts on international tourist arrivals to Costa Rica.

Need for Tourism Development and Land Use Master Plans

South Guanacaste Region and Corcovado-Golfito Region, which are on the Pacific Coast, were selected as the study areas. It is partly because these two regions have certain levels of tourism development potential, and partly because it is considered that the formulation of new tourism and land use master plans still could lead to guiding coastal tourism development in sustainable ways. On the other hand, the Pacific Coastal regions other than these two regions have already experienced a substantial level of tourism development and it is difficult to renew tourism development over the past development patterns. In these situations, the coastal zones of South Guanacaste and Corcovado-Golfito require effective and implementable master plans of tourism development and land use, in order to realize sustainable tourism development.

CHARACTERISTICS AND ISSUES OF COSTA RICA'S TOURISM

In view of the characteristics and issues of Costa Rica's tourism, the role of coastal tourism in Costa Rica will be discussed.

BASIC DIRECTIONS OF COSTA RICA'S TOURISM IN THE FUTURE

Directions of Evolution of Costa Rica's Tourism

Costa Rican tourism should seek a unique position in the world tourist market and evolve into "a multi-faceted tourist destination with a difference – strong nature tourism appeal" or in other words, "a nature-based tourism destination with many other attractive options and activities."

Diversification of Tourism Products and Tourism Markets

Such tourism product development encompasses far larger market segments and potentials - from general interest tour circuit (volcanoes, hot springs, scenic wonders), soft adventures (rafting, canoeing), marine activities (surfing, diving, snorkeling, sport-fishing), health/curative holiday, to conference/incentives or beach holiday.

TOURISM IN COASTAL AREAS OF COSTA RICA

Congestion and Overcapacity of Existing Ecotourism Sites

Rapid growth in tourism in recent years has brought about the problems of congestion, overcapacity and concerns for deterioration of the limited number of popular national parks and nature reserves (e.g., Monteverde, Manuel Antonio) within an easy access from San Jose, the sole gateway of international regular flights to Costa Rica. It is necessary to disperse more tourists to less known and less visited tourism areas to mitigate concentration and degradation of much visited areas and resources.

Combination of "Sun and Beach" Tourism and Nature Tourism

"Sun and beach" tourism (coastal tourism) is not and will not be the frontline product of Costa Rican tourism, since the Costa Rican beach holiday product is less appealing than those in other competitive beach destinations. However, "sun and beach" tourism can be a very powerful instrument in broadening the market potential of Costa Rica from the present narrow ecotourism segment.

Diversification and Expansion of Markets

“Sun and beach combined with nature experiences” is a definitively attractive product proposal to new and growing market segments of affluent senior citizen groups and MICE tourism (meetings, incentives, conferences and exhibits).

CHANGES OF TOURISM PROMOTION STRATEGIES

Need for Promotion of Specific Tourism Products and Regions

Since Costa Rica is so well established in the world market as a leading ecotourism destination, much further market expansion is not anticipated by pursuing the same ecotourism-focused promotion. Also the past promotional approaches are weighed more on general image building.

Changes in Targets of Tourism Promotion from Consumer to Organizations

In order to broaden her market base from niche ecotourism, more focused promotional efforts are recommended to potential target market segments by offering new products and attractive proposals (specific activities, adventures, conferences and seminars, health holidays, meet-the-people programs, combined with nature experience and/or sun and beach, or specific regions/locales combined with specific activities/themes/events).

CHARACTERISTICS AND ISSUES OF REGIONAL TOURISM DEVELOPMENT IN THE STUDY AREAS

Tourism development potential and constraints of South Guanacaste and Corcovado-Golfito will be discussed.

TOURISM DEVELOPMENT POTENTIAL IN SOUTH GUANACASTE

Potential and Constraints of “Sun and Beach” Tourism

The existence of many potential beaches and the dry tropical climate puts South Guanacaste in an advantageous position as the second best-placed candidate region to develop “sun and beach” type of tourism, following North Guanacaste. However, the largest constraint to tourism development in South Guanacaste is its remote location from two international gateways, San Jose and from Liberia, even with the prospective opening of the Tempisque Bridge and future pavement of access roads. Moreover, the beaches of South Guanacaste are not so splendid as those of Northern Guanacaste.

Strategies to Differentiate South Guanacaste from Other Beach Resorts

Therefore, one of the issues is how to differentiate the “sun and beach” tourism of South Guanacaste from other beach resorts. Among possible solutions is to combine “sun and beach” tourism with nature tourism by retaining nature along the coast and in inland areas.

Nature Conservation: Within and Outside Nature Protected Areas

Adequate visitor facilities and a management plan should be put in place on a sustainable basis for several national parks/wildlife reserves, such as Ostional Wildlife Refuge, Camaronal Wildlife Refuge and Cabo Blanco Absolute Nature Reserve.

TOURISM DEVELOPMENT POTENTIAL IN CORCOVADO-GOLFITO

Beyond Niche Markets of Ecotourism

Corcovado National Park, the Golfo Dulce and the Pacific Ocean are the three dominant draws for the Corcovado-Golfito Region, which at present receives only a rather small niche market of hard-core (some soft-core) eco/nature-based tourists and some activity tourists (sport-fishing, sea kayaking and surfing), constrained by poor access (road, air and sea/river) and limited capacity (almost the only available accommodation at present being cabins or bungalows of 10-20-room size).

Diversification of Nature Tourism Products and Types of Tourists

Since the former main industries in Corcovado-Golfito, such as banana plantations and gold mining, had declined by the mid-1980s, tourism development should be guided and promoted in order to enhance employment generation and local economic development for a wide range of people and economic sectors, by diversifying nature tourism products and by attracting varied types of tourists.

Tourist Facility Improvement and Natural Resources Management

Adequate visitor facilities and a management plan should be put in place on a sustainable basis for national parks (Corcovado and Piedras Blancas) and mangrove wetland (Sierpe Estuary) in order to hold a larger number of nature tourists at soft-core level on top of the niche market hard-core ecotourists that these parks/reserves now receive. Adequate visitor facilities include better trail systems, visitor/orientation center, self-guiding signs, interpretative signposting, trail maps/brochures, well-informed/trained park rangers/guides and emergency refuges/huts.

NEW PLANNING METHODOLOGY AND NEW “GENERAL PLAN” FOR SUSTAINABLE TOURISM DEVELOPMENT

The JICA Study recommended a new planning methodology for coastal tourism development and land uses, and formulated new general plans based on the new methodology.

NEW “GENERAL PLAN” FOR TOURISM DEVELOPMENT IN COASTAL AREAS

Conventional Planning System: Physical Development and Land Use Plans

The conventional planning system for coastal tourism in Costa Rica is composed of two levels of planning. One is a General Land Use Plan at the regional level, and the other is a Regulatory Plan at the local level. Both of these plans are very much oriented to physical development and land use plans.

Recommendation of New Planning Methodology

The major outputs of the JICA Study are General Land Use Plans and Tourism Development Plans for South Guanacaste and Corcovado-Golfito. The JICA Study recommended that a new methodology should be introduced for planning of sustainable tourism development and land use management in coastal regions.

Planning from Three Perspectives

For seeking sustainable tourism, the JICA Study dealt with a variety of issues (shown below) from three different perspectives, namely 1) tourism development, 2) natural resources management and 3) local socio-economic development and established the following frameworks of development and nature conservation (objectives, basic strategies and measures):

- Framework for Tourism Development
- Framework for Local Socio-Economic Development
- Framework for Natural Resources Management
- Framework for Infrastructure Provision
- Framework for Land Use Management

Roles of New “General Plans”

The basic roles of the General Plans are as follows:

- To provide guidelines for formulating regulatory land use plans, and to revise existing regulatory land use plans, for guiding tourism facility development and tourism land uses in appropriate scales and locations,

- To show infrastructure needed for development of attractive tourism areas,
- To show opportunities of private investment in tourism facilities and other tourism-related businesses,
- To provide basic strategies for natural resources management, and
- To show needs for land allocation and other measures for supporting local socio-economic development in relation to tourism development

General Plans for Sustainable Tourism Development

In view of this, the General Plans can be called “General Plans for Sustainable Tourism Development.” The general land use plan is part of the General Plan for Sustainable Tourism Development. The general land use plan could provide very basic tools for management of development and natural resources.

DEVELOPMENT PATTERNS IN COASTAL AREAS

Focal Development Patterns

For both South Guanacaste and Corcovado-Golfito, no scattered development patterns but focal development patterns are recommended for the following purposes:

- To maintain or restore the natural habitat as much as possible in the coastal areas so as to enhance the potential for combining “sun and beach” tourism and nature tourism for South Guanacaste, and to sustain more diversified nature-oriented tourism for Corcovado-Golfito,
- To promote land development only for necessary development of tourism facilities and infrastructure in coastal areas (in other words to reduce land speculation), and
- To promote efficiency in infrastructure provision in view of budget constraints of central and local governments.

Tourism Centers and Limited Tourism Development Areas

The focal development patterns are based on strategically selected tourism areas. In South Guanacaste four (4) tourism Centers and eight (8) limited Tourism Development Areas are identified for Year 2010. In Corcovado-Golfito, six (6) Tourism Centers and thirteen (13) Limited Tourism Development Areas are identified for Year 2010.

NEW LAND USE ZONES FOR GENERAL LAND USE PLANS

Recommendation of Action-Oriented New Land Use Zoning

The JICA Study Team recommended a new system of land use zones for the general land use plan to pay attention to the following aspects:

- To secure lands for attracting private investment for hotels, especially middle-sized hotels,
- To prepare amenity cores of tourism areas for promoting the development of

attractive tourism areas,

- To secure areas for existing people and communities so that local people can stay in the areas, and
- To accommodate relocated people from the areas for hotels, amenity cores and existing people.

New Land Use Zones for General Land Use Plan

Large Land Use Zone	Detailed Land Use Zone
Tourism Development Zone [T]	Tourism Amenity Core Area (TAN) Planned Tourism Development Area (TAP) Spontaneous Tourism Development Area (TAE) *Local Tourism-Related Commercial Area (TAC) *Local Cabin Development Area (TCD)
Mixed Zone [M]	Mixed Tourism and Community Area (MIX)
Community Zone [C]	Community Core Area (CAN) Community Residential Area (CAR) *Small Area for Local Residents (CAP) *Artisanal Fishermen's Base (CBP)
Other Zone [O]	Other Land Use Area (OAT)
Future Zone [F]	Future Development Area (FAD)
Nature Zone [N]	ICT-Municipality Natural Area (NIM) Private Natural Area (NAP) *Daytime Tourism Activity Base (NAD)
Wetland [H]	
SINAC's Nature Protected Natural [S]	
Urban Zone [U]	
Indigena Reserve [I]	
Limited Zone of Frontier Protection [P]	

Note: An asterisk (*) indicates spot land allocation. The zone names without asterisk marks mean areal zoning.

RECOMMENDED ACTIONS

Seven actions are recommended as follows:

STRATEGIES FOR LAND USE PLANNING AND MANAGEMENT USING GENERAL LAND USE PLANS

Formulation of a New Integrated Regulatory Plans for each Tourism Center

Each tourism area or tourism center should be covered by an integrated regulatory land use plans, which is in accordance with the General Land Use Plan. In the past more than several regulatory plans were made covering a single tourism area. The new integrated regulatory land use plan should be formulated by revising the existing regulatory plans covering small parts of the Tourism Center and by making new regulatory plans for the parts in which no regulatory plans have been established.

Formulation of Regulatory Plans to Cover the Whole Area of a Tourism Center

The JICA Study identified important areas for tourism development as Tourism Centers. The Tourism Centers have boundaries covering both MTZs and their hinterlands. The general land use plan for MTZs is in according with the MTZ law. On the other hand, the land use plan relating to MTZ hinterlands could be utilized as a reference when formulating prospective regulatory plans.

ESTABLISHMENT OF AN INSTITUTIONAL NETWORK FOR GUIDING PRIVATE INVESTMENT IN TOURISM FACILITIES

Guiding Location and Scale of Tourism Facilities

ICT, INVU, CINDE and Municipalities need to establish an institutional network for guiding and locations and scale of private investment in tourism facilities in order to capture the information of private investment in tourism facilities at the earlier stage. For such guidance of location and scale, and providing information, the General Land Use Plans should be fully utilized.

Formulation of Tourism Centers covering both MTZ and MTZ's hinterlands

At the same time, ICT, INVU and Municipalities should consider not only MTZ but also MTZ's hinterlands for guiding locations of tourism facilities within Tourism Centers. The JICA Study Team formulated land use plans covering the hinterlands of MTZ within Tourism Centers as a future reference.

PRIVATE INVESTMENT PROMOTION IN TOURISM FACILITIES

Alliance of ICT, CINDE and Municipalities for Private Investment Promotion

The general land use and tourism development plan is a powerful tool for showing tourism development potential and constraints, allowing private investors to consider investment opportunities in the region. For each region as a whole, the cooperation of ICT, CINDE and Regional Tourism Chamber is essential. For each Tourism Center, the cooperation of ICT, CINDE, municipality and ALDETUS (Local Association of Sustainable Tourism Development) including local tourism chambers is important.

PUBLIC INVESTMENT PROMOTION IN INFRASTRUCTURE

ICT's Coordination with Government Agencies in Charge of Infrastructure

ICT should play key roles in appealing the importance of infrastructure to the government agencies in charge of infrastructure provision, such as MOPT, ICAA and ICE. Especially, road, water supply, sewerage and solid waste disposal are key infrastructure for sustainable tourism development. From long-term (more than 20 years) and mid-term (10 years) perspectives, the JICA Study selected priority action projects and recommended to start them within five years.

Strict Implementation of Road Improvement based on Plans

Improvement of road access is the key factor to promote tourism development in selected areas (tourism centers) both in South Guanacaste and Corcovado-Golfito. The most important principle for regional road development is to construct and maintain only those roads that are part of a planned network.

Road Sections to be Improved and Road Sections not to be Improved

The JICA Study recommended the improvement of selected regional roads from Major National Roads to Primary and Secondary Tourism Centers in both South Guanacaste and Corcovado-Golfito. The JICA Study Team did not recommend a coastal highway for South Guanacaste. In Corcovado-Golfito, the JICA Study did not recommend maintaining the road between Rincon and Drake, but recommended to provide an alternative access to Drake Secondary Tourism Center, based on the combination of river bus in Sierpe River and a road from Sierpe river mouth to Drake.

Public Water Supply and Sewage Treatment Systems

Furthermore, provision of public water supply systems is the essential factor to sustain the development of tourism centers. Water resource development is crucial especially in South Guanacaste because the region has geologically limited aquifer. On the other hand, sewage

treatment systems are inevitable to avoid the deterioration of the environment of tourism centers in coastal areas.

LOCAL TOURISM PROMOTION AND COMMUNITY DEVELOPMENT

Local Tourism Development Efforts through Consultative/Participatory Processes

More efforts should be made at cooperation among local stakeholders for promoting tourism development, solving environmental problems, improving tourism amenities and promoting local social-economic development. The consultative and participatory processes that have been facilitated by the JICA study should be continued and utilized at the stage of implementing the general land use plans.

ALDETUS (Local Association for Sustainable Tourism)

ALDETUS (Local Association for Sustainable Tourism) is a key organization and movement for local tourism promotion and community development. ALDETUS should cover a variety of groups of people with different interests. ALDETUS could be organized on the basis of the stakeholder meetings in each tourism area. The following actions are of priority:

- Local Tourism Promotion
- Improvement of Tourist Amenities in Tourism Centers (Samara, Nosara Town, Garza Town, Santa Teresa)
- Pollution Prevention in Tourism Centers
- Tourism-Based Community Development

ESTABLISHMENT AND UTILIZATION OF NATURAL AREAS

Establishment of Nature Areas in MTZs

For both South Guanacaste and Corcovado-Golfito, nature-oriented tourism is the key for attracting tourists; therefore, natural resources are the most important to sustain tourism-based regional and local development. In addition to MINAE's nature protected areas, Natural Zones should be designated along the coast in order to retain and if necessary restore natural vegetation. In the General Land Use Plans, Tourism Development Zones were mostly allocated within the Tourism Centers. Natural Zones (ICT-Municipality Natural Areas) were allocated between these tourism centers.

Utilization of Natural Areas

In addition to conservation of the Natural Areas in coastal areas, low or moderate-impact utilization should be allowed and promoted the Natural Areas for attracting nature tourists. Adequate visitor facilities are needed for utilization of the Natural Areas, including trail systems, visitor centers, observatory and parking lots.

IMPORTANCE OF CONSULTATIVE AND PARTICIPATORY PROCESSES

Need for Consultative/Participatory Processes (1): Theoretical Reasons

The JICA Study Team has promoted consultative and participatory planning processes at the regional and local levels while its multi-disciplinary experts were conducting data/information collection and analysis. Through this process, especially by organizing stakeholder meetings, the JICA Study Team tried to get local information, knowledge, views and opinions in order to reflect them in strategies and actual plans. It is important for theoretical reasons to promote local people's consultation and participatory planning to encourage ownership, transparency and shared roles not only at the stages of planning but also during the implementation of plans.

Need for Consultative/Participatory Processes (2): Situations of Economic and Political Disadvantages

Both South Guanacaste and Corcovado-Golfito Regions are remote from the Central Valley, and comprise peninsulas and their surroundings. These two regions are historically difficult areas in terms of their economy, and efforts of the central government at improvement of infrastructure and social services have been far behind the other regions. Even with recent strong political support to the regions, especially Osa Peninsula and Golfito area, it is considered that such economic and political disadvantages will remain for years. In these situations, it is impossible for stakeholders, including local business and community, simply to rely on central and local governments in the making and implementation of plans. Rather than simply demanding and waiting for government support, it is essential for local stakeholders to take various concrete actions on their own initiatives. In order to encourage this, it is essential for local stakeholders to participate in formulating and implementing plans, to share responsibility, and to play a leading role in strong local initiatives.

Need for Continuing Consultative and Participatory Processes

The JICA Study Team organized a series of stakeholder meetings and activated local initiatives to continue the processes among stakeholders. Furthermore, the JICA Study Team tried to transfer skills and methodologies to ICT counterparts so that they can continue to facilitate and encourage the local processes that the JICA Study Team initiated or activated. The JICA Study also identified priority actions for the two regions, as well as for individual tourism areas. Such priority actions should be taken in the course of the consultative and participatory processes in the future.

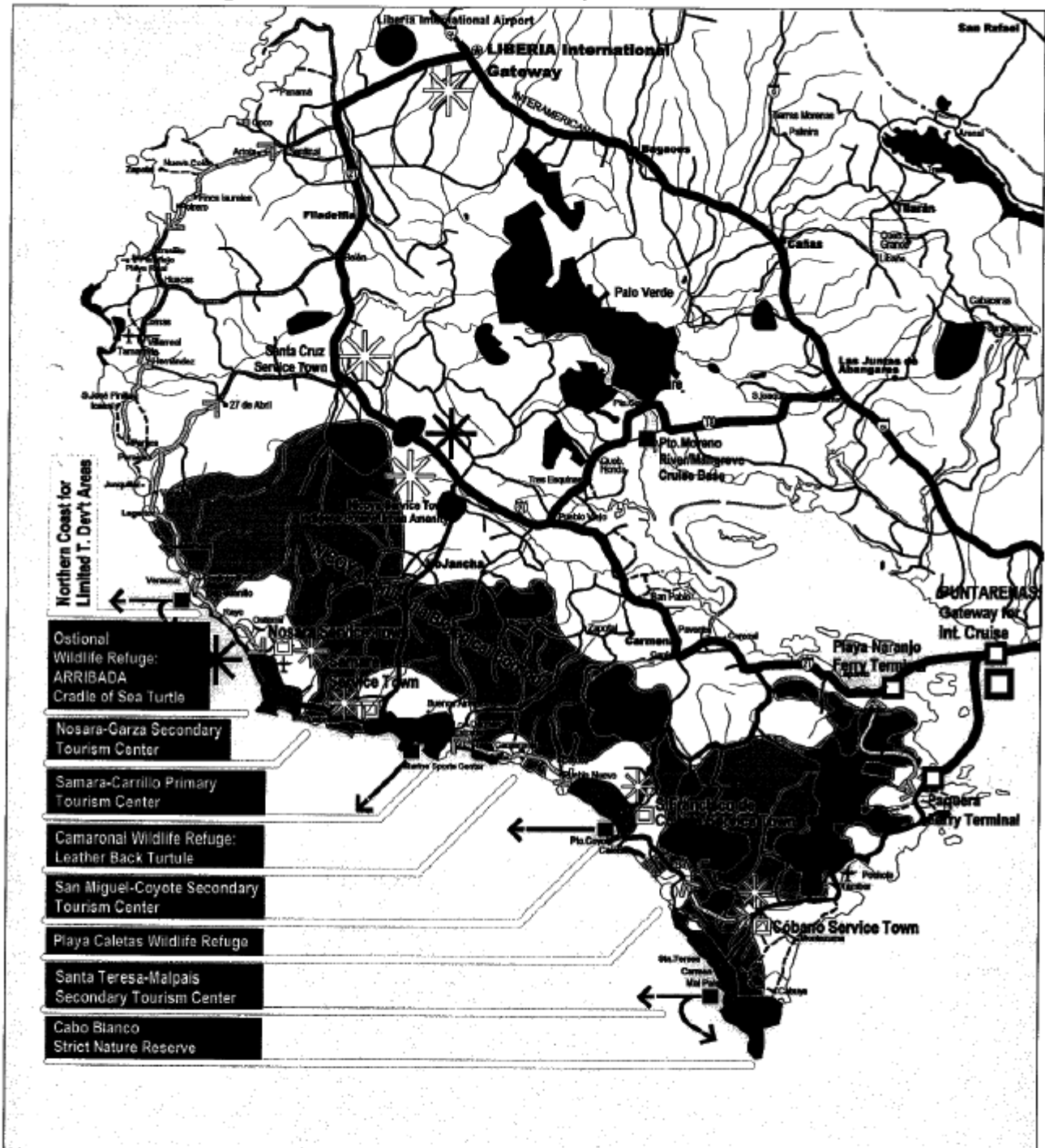
CONCLUSION

CONCLUDING REMARK

From Study Areas to the Country as a Whole

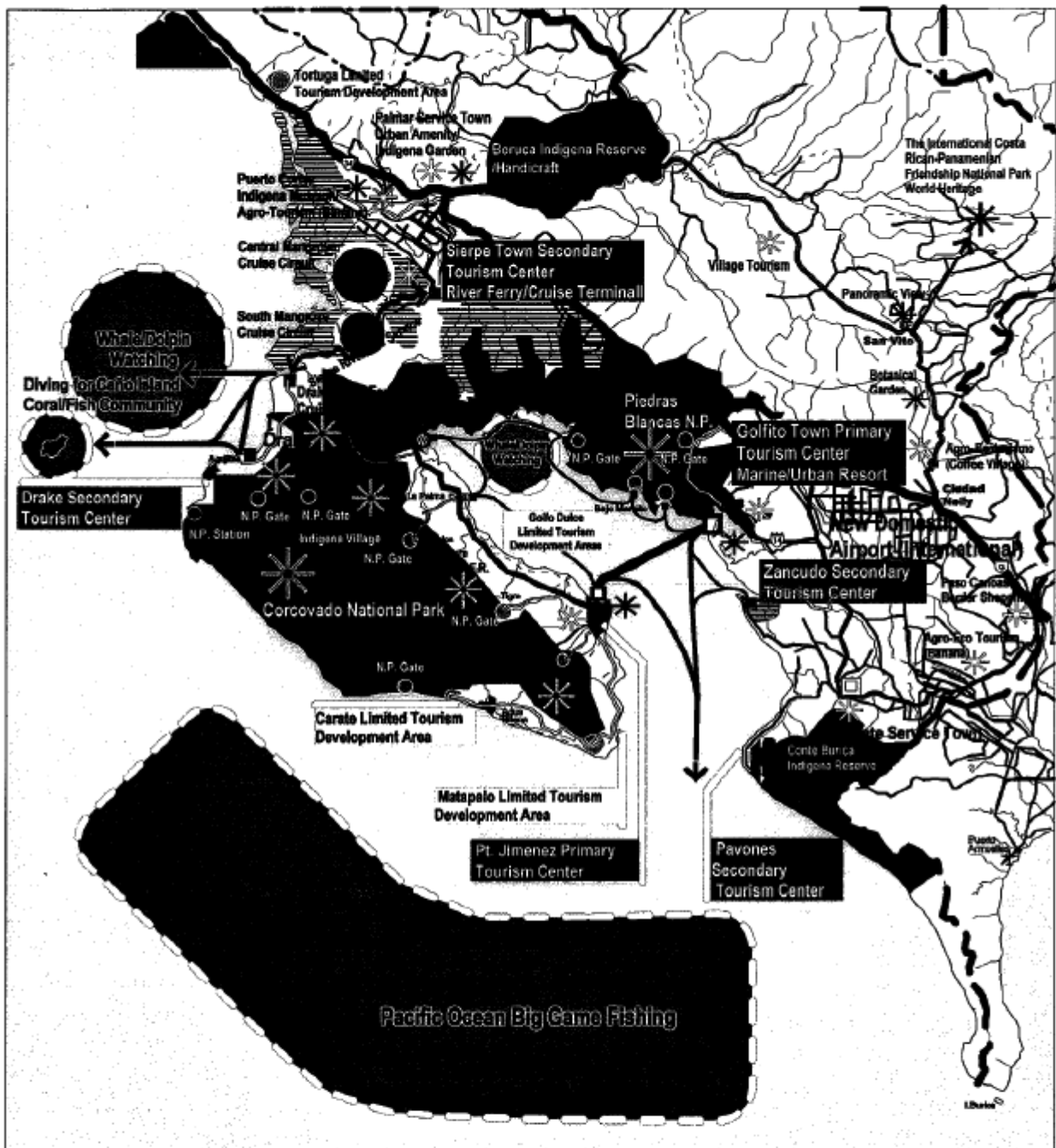
The recommendations and methodologies for the General Plans in the two regions, South Guanacaste Region and Corcovado-Golfito Region, should be utilized to enhance the capacity of sustainable tourism development in other regions, too. Consequently, Costa Rica's tourism development is expected to be more sustainable in the country as a whole.

Spatial Structure of Tourism, South Guanacaste



LEGEND		
Tourism Center	Tourism Transportation	Nature Conservation
 Primary Tourism Center	 Major Tourism Road (to be improved by 2010)	 Protected Area by MINAE
 Secondary Tourism Center	 Future Major Tourism Road (after 2010)	 Proposed Biological Corridor
 Limited Tourism Development Area	 Marina/Marine Sports Center	
Tourism Service/Activities	 Small Jetty for Marine Sports/Fisheries	
 Service Town	 Ferry Terminal	
 Urban Amenity	 Domestic Airstrip	
 Cultural Tourism Spot		
 Natural Tourism Spot		

Spatial Structure of Tourism, Corcovado-Golfito



LEGEND		
Tourism Center	Tourism Transportation	Designated Conservation/Reservation Area
■ Primary Tourism Center	— Major Tourism Road (to be improved by 2010)	■ National Park by MINAE
■ Secondary Tourism Center	— Future Major Tourism Road (after 2010)	■ Other Nature Protection Area by MINAE
○ Limited Tourism Development Area	□ New Ferry/River Bus Terminal	■ Indigena Reserve
Tourism Service/Activities	■ Marina/Marine Sports Center	
□ Tourism Service Town	■ Small Jetty for Marine Sports/Fisheries	
* Urban/Rural Amenity	✈ Domestic Airport (Semi-International)	
* Historical/Cultural Tourism Spot	✈ Domestic Airstrip	
* Inland Natural Tourism Spot		
* Mangrove Cruise Tourism Spot		
* Marine Natural Tourism Spot		

FINAL REPORT
VOLUME 1: SUMMARY

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GLOSARIO DE ABREVIATURAS Y SIGLAS

ALDETUS	<i>Asociación Local para el Desarrollo Turístico Sostenible</i> Local Association for Sustainable Tourism Development
ASADAS:	<i>Asociación Administradora del Acueducto :</i> Administrative Association of Aqueducts
CAARS:	<i>Comites Administradores de Acueductos Rurales :</i> Rural Water Administration Committee
CANAMET:	<i>Camara Nacional de la Microempresa Turistica :</i> National Chamber of Tourism Microenterprises
CANATUR:	<i>Camara Nacional de Turismo :</i> National Chamber of Tourism
CINDE:	<i>Coalición Costarricense de Iniciativas de Desarrollo:</i> Costa Rican Investment Board
CNE:	<i>Comision Nacional de Emergencias :</i> National Commission of Emergency
CONAI:	<i>Comision Nacional de Asuntos Indigenas :</i> National Commission of Indigenous People's Affairs
DGEC:	<i>Direccion General de Estadistica y Censos, Ministerio de Economia, Industria y Comercio :</i> General Direction of Statistics and Census, Ministry of Economy, Industry and Commerce
DINADECO:	<i>Dirección Nacional de Desarrollo de la Comunidad:</i> National Directorate for Community Development
EBAIS:	<i>Equipos Basicos de Atencion Integral en Salud :</i> Basic Group of Integrated Healthcare
FIT:	Foreign Independent Tourist
ICAA:	<i>Instituto Costarricense de Acueductos y Alcantarillados (AyA):</i> Costa Rican Institute of Waterworks and Sewage Treatment
ICE	<i>Instituto Costarricense de Electricidad:</i> Costa Rican Instituto of Electricity
ICT:	<i>Instituto Costarricense de Turisomo :</i> Costa Rican Tourism Board
IDA:	<i>Instituto de Desarrollo Agrario:</i> Institute of Rural Development
IGN:	<i>Instituto Geografico Nacional :</i> National Geographic Institute
IMAS:	<i>Instituto Mixto de Ayuda Social :</i> Institute of Mixed Social Assistance
INA:	<i>Instituto Nacional de Aprendizaje :</i> National Learning Institute
INBio:	<i>Instituto Nacional de Biodiversidad :</i> National Biodiversity Institute
INCOPESCA:	<i>Instituto Costarricense de Pesca y Acuicultura :</i> Costa Rican Institute of Fisheries and Aquaculture

INVU:	<i>Instituto Nacional de Vivienda y Urbanismo</i> : National Institute of Housing and Urban Planning
JICA:	<i>Agencia de Cooperacion Internacional del Japan</i> : Japan International Cooperation Agency
MAG:	<i>Ministerio de Agricultura y Ganaderia</i> : Ministry of Agriculture and Livestock
MIDEPLAN:	<i>Ministerio de Planificación Nacional y Política Económica</i> : Ministry of National Planning and Economic Policy
MINAE:	<i>Ministerio del Ambiente y Energia</i> : Ministry of Environment and Energy
MOPT:	<i>Ministerio de Obras Publicas y Transportes</i> : Ministry of Public Works and Transportation
MTZ:	<i>Zona Marítimo Terrestre</i> : Maritime Terrestrial Zone
RECOPE:	<i>Refinadora Costarricense de Petroleo</i> : Costa Rican Petroleum Refinery Company
SENARA:	<i>Servicio Nacional de Aguas Subterranas, Riego y Avenamiento</i> : National Services of Groundwater and Irrigation
SINAC:	<i>Sistema Nacional de Areas de Conservacion</i> : National System of Conservation Areas
SIT:	Special Interests Tourist
UNDP:	<i>Programa de las Naciones Unidas para el Desarrollo (PNUD)</i> : United Nations Development Programme

PART I: INTRODUCTION

1. NEW “GENERAL PLAN” FOR TOURISM DEVELOPMENT IN COASTAL AREAS

The conventional planning system for coastal tourism in Costa Rica is composed of two levels of planning. One is a General Land Use Plan at the regional level, and the other is a Regulatory Plan at the local level. Both of these plans are very much oriented to physical development and land use plans.

The major outputs of the JICA Study are General Land Use Plans and Tourism Development Plans for South Guanacaste and Corcovado-Golfo. The JICA Study recommended that a new methodology should be introduced for planning of sustainable tourism development and land use management in coastal regions.

For seeking sustainable tourism, the JICA Study deals with a variety of issues (shown below) from three different perspectives, namely 1) tourism development, 2) natural resources management and 3) local socio-economic development:

- What kinds of tourism resources or potential are in the regions?
- How to utilize the tourism resources/ potential for sustaining tourism in the regions?
- Where to promote development and where to retain or restore nature?
- When and what kind of development takes place?
- What kinds of land uses are needed for creating attractive tourism area?
- What kinds of tourism facilities (such as hotels) are needed?
- What kinds of infrastructure development are needed?
- What kinds of measures are needed for creating amenities in tourism areas?
- What kinds of measures are needed for encouraging local communities to participate in tourism development?

Then the JICA Study provides frameworks of development and natural conservation (objectives, basic strategies and measures) for seeking sustainable tourism development as follows:

- Framework for Tourism Development
- Framework for Local Socio-Economic Development
- Framework for Natural Resources Management
- Framework for Infrastructure Provision
- Framework for Land Use Management

The basic roles of the General Plans are as follows:

- To provide guidelines for formulating regulatory land use plans, and to revise existing regulatory land use plans, for guiding tourism facility development and tourism land uses in appropriate scales and locations,
- To show infrastructure needed for development of attractive tourism areas,
- To show opportunities of private investment in tourism facilities and other tourism-related businesses,
- To provide basic strategies for natural resources management, and
- To show needs for land allocation and other measures for supporting local socio-economic development in relation to tourism development

In view of this, the General Plans can be called “**General Plans for Sustainable Tourism Development**.”

The general land use plan is part of the General Plan for Sustainable Tourism Development. The general land use plan can designate areas appropriate for development and conserving natural resources at the regional level. At the same time, the general land use plan can designate land uses within Tourism Centers, for example, where private investors should be attracted, where tourism facilities should be located, and where community settlements and public facilities should be secured. In view of this, the general land use plan could provide very basic tools for management of development and natural resources.

2. NEW “REGULATORY PLAN” FOR TOURISM DEVELOPMENT IN COASTAL AREAS

The General Plan is established to guide the formulation of Regulatory Plans at the local level. Since the General Plan is formulated to have a wider scope as described as above, it is recommended that Regulatory Plans at the local level should also cover the following aspects:

- 1) Land use plan for tourism center development,
- 2) Tourism-based community development,
- 3) Improvement of infrastructure, such as roads and bridges, water supply systems and sewage systems, and
- 4) Establishment and utilization of natural areas.

3. BASIC PRINCIPLES IN PLANNING FOR COASTAL TOURISM AND COASTAL LAND USES

The basic Principle of the planning in the JICA Study is as follows:

Do not allow any more “Chaos” or “Situations of Anarchy” in regional and local development in coastal areas. In other words, stop too much laissez-faire. Let’s guide and regulate development and nature conservation in appropriate ways.

The JICA Study Team realized that Costa Rica’s tourism development in coastal areas has been left in chaos or situations of anarchy. Even though the coastal areas have relatively good tourism potential, the utilization and conservation of such resources have not been appropriately managed. Land use management has not been well done both for maritime terrestrial zones (MTZs)¹ and their hinterlands, proper infrastructure has not been provided, and scattered development has been allowed.

In addition to the basic principle, the JICA Study adopted the following practical criteria for planning:

- To respect public interests in planning,
- Not to ignore the principle of economy (economic competition),
- To pay enough attention to the needs of actors to prepare for such global competition,
- To create chances of further and sustainable development as nature-oriented tourism areas by retaining natural resources, not only in the next 10 years, but also in far future,
- To pay attention to the importance of empowerment of local communities and local entrepreneurs, while retaining their chances to participate in tourism, and
- To use consultative and participatory processes for encouraging stakeholders to share responsibility and roles not only in planning but also implementing necessary actions.

¹ Maritime Terrestrial Zone (MTZs) is 200-meter land belt along the coastline, which is public land. The MTZ is composed of the 50-meter belt from the coastline, which is called “public zone” and the 150-meter belt, which is called “restricted zone.” In the restricted zone, private companies and individuals can obtain concessions for land use from the government, based on established regulatory plans.

4. CONSULTATIVE AND PARTICIPATORY PROCESSES FOR TOURISM DEVELOPMENT AND COASTAL LAND USE PLANNING

4.1 INTRODUCTION

The JICA Study Team has promoted consultative and participatory planning processes at the regional and local levels while its multi-disciplinary experts were conducting data/information collection and analysis. Through this process, especially by organizing stakeholder meetings, the JICA Study Team tried to get local information, knowledge, views and opinions in order to reflect them in strategies and actual plans, to keep the transparency of the planning process and to enhance local people's sense of ownership over the planning process, as well as the plan.

It is important for theoretical reasons to promote local people's consultation and participatory planning to encourage ownership, transparency and shared roles not only at the earlier stages of planning but also during the implementation of plans. However, it was found that there are other reasons that are more important than the theoretical ones.

To summarize these, the difficult conditions that are found especially in the study areas, as well as in the coastal tourism development and in land use management, make a conventional planning process for drawing up general land use plans unlikely to succeed.

4.2 THE ORIGINAL SYSTEM OF LAND USE PLANNING IN COASTAL AREAS

According to the Maritime Terrestrial Zone Law enacted in 1977, the 200m width areas from the coastline are public lands, for which two levels (regional and local levels) of land use plans should be established to manage land uses and to promote tourism development in coastal areas. In this original system of land use planning and management a general land use plan should be drawn up at the regional level to guide local-level regulatory plans.

4.3 REALITY OF LAND USE PLANNING IN COASTAL AREAS

By the early 1980s, just after the Maritime Terrestrial Zone Law was enacted, the government's financial and administrative capability was large enough to follow the original idea of land use planning and management for the coastal public lands. However, in those days, tourism development was not so active in coastal areas. Therefore, no general land use plans were made in accordance with the MTZ Law from 1977 to the early 1980s.

After the fiscal crisis in the 1980s, the central governmental functions were largely reduced; therefore ICT could not make general land use plans. However, the need for regulatory plans at the local level gradually increased because of the increase in demand for tourist accommodation in coastal areas. Without the guidance of general land use plans,

regulatory plans were rushed through in the latter half of 1990s by private promoters responding to the needs for coastal lands. This kind of private initiative is the basis of coastal regulatory planning at present, rather than planning for the public interests.

The demand for coastal lands for tourist accommodation (both for international and domestic tourists), resort houses (for foreigners), and summerhouses (for wealthy Costa Ricans) increased gradually. As a result of these increased demands for coastal lands, more and more informal or illegal land transactions increased, and in some cases, an inappropriate level of concentration of coastal development occurred.

The actual situation can be summarized as follows. Many regulatory plans have already been drawn up. As a result, more than 55% of ICT-declared coastal areas in South Guanacaste and more than 14% in Corcovado-Golfito are covered by regulatory plans. In addition, there are many cases in which municipalities gave concessions/rights of use without going through regulatory planning and many land lots were sold, although concessions for lands in MTZs should be given based on regulatory plans approved by ICT, INVU and municipal governments according to the law and regulations.

Limited coastal areas of tourism potential are open to the formulation of new regulatory plans. This means that new general land use plans are useful in guiding regulatory plans in these limited coastal areas. Moreover, even though regulatory plans are established, municipal governments would be unlikely to use and enforce the established regulatory plans properly.

What makes things worse is that both South Guanacaste and Corcovado-Golfito Regions are remote from the Central Valley, and comprise peninsulas and their surroundings. These two regions are historically difficult areas in terms of their economy, and efforts of the central government at improvement of infrastructure and social services have been far behind the other regions. Even with recent strong political support to the regions, especially Osa Peninsula and Golfito area, it is considered that such economic and political disadvantages will remain for years.

In conclusion, the government-based and top-down strategy of formulation of general land use plans to guide the drawing up of regulatory plan in those areas still without regulatory plans is not effective enough to manage land use properly and to promote sustainable regional tourism development.

4.4 A PROPOSED SYSTEM OF PLANNING FOR SUSTAINABLE TOURISM DEVELOPMENT AND LAND USE IN COASTAL AREAS

In view of the above situation, it is impossible for stakeholders, including local business and community, simply to rely on central and local governments in the making and implementation of plans. Rather than simply demanding and waiting for government support, it is essential for local stakeholders to take various concrete action on their own initiatives.

It is essential that associations/organizations of stakeholders take actions to improve the problems by themselves and request external resources in implementing plans which are shared among stakeholders. In order to encourage this, it is essential for local stakeholders to participate in formulating and implementing plans, to share responsibility, and to play a leading role in strong local initiatives.

4.5 NEED TO DEAL WITH A VARIETY OF ISSUES ARISING FROM USE OF STAKEHOLDER MEETINGS

As a consequence of adopting this kind of consultative and participatory approaches, a wide range of topics in tourism development, local socio-economic development, natural resources, and pollution controls, were discussed in the stakeholders meetings. The Study Team was required to understand various situations and problems, and to provide strategies/plans to deal with them. Essentially, general land use plans and regulatory plans should be formulated not only as tools for land use management, but also as tools for sustainable development efforts including natural resources management, local socio-economic development, and tourism development. Therefore, it is appropriate to adopt a comprehensive planning approach dealing with a variety of issues from different perspectives, while focusing on tourism development. See Figure 4.2.

4.6 LAND USE PLANS AS A BASIC TOOL

General land use plans can designate areas appropriate for development and conserving natural resources at the regional level. At the same time, the general land use plans can designate land uses within Tourism Centers, for example, where private investors should be attracted, where tourism facilities should be located, and where community settlements and public facilities should be secured. In view of this, the land use plans could provide very basic tools for management of development and natural resources. Further effective action for regional and local tourism promotion, including local development and natural resources management, can be designed on the basis of the land use plans.

4.7 FURTHER PROCESSES BASED ON GENERAL PLANS

The JICA Study Team has studied and formulated basic strategies on a variety of issues concerning sustainable tourism. At the same time, the Team organized a series of stakeholder meetings and activated local initiatives to continue the processes among stakeholders. Furthermore, the JICA Study Team tried to transfer skills and methodologies to ICT counterparts so that they can continue to facilitate and encourage the local processes that the JICA Study Team initiated or activated. The JICA Study also identified priority actions for the two regions, as well as for individual tourism areas. Such priority actions should be taken in the course of the consultative and participatory processes in the future. See Figure 4.1.

Figure 4.1 Consultative and Participatory Planning Process Based on Stakeholder Meetings and Further Process Based on General Plan

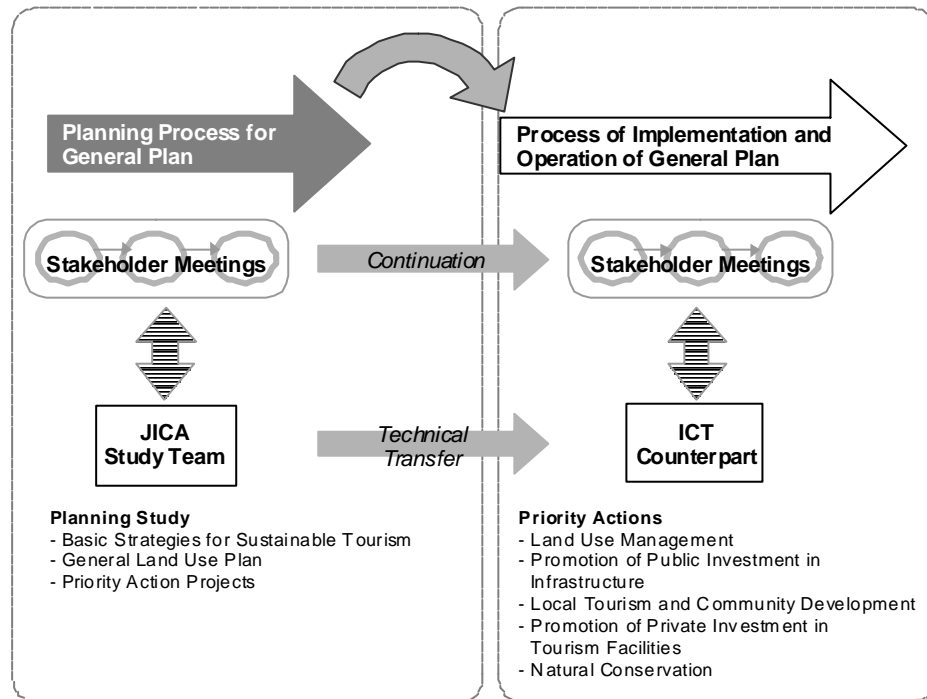
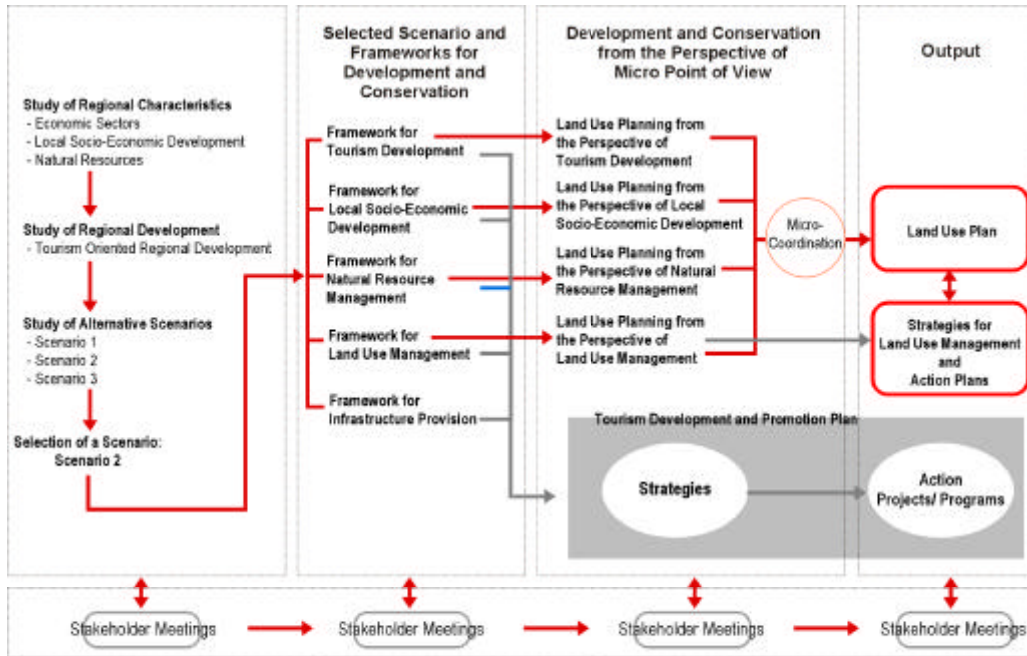


Figure 4.2 Planning Flow for Land Use and Other Various Issues Based on a Consultative and Participatory Approach



PART II: NATIONAL TOURISM DEVELOPMENT OF COSTA RICA

5. POTENTIAL, PROSPECTS AND ISSUES OF COSTA RICAN TOURISM DEVELOPMENT

5.1 BASIC DIRECTIONS OF COSTA RICAN TOURISM IN THE FUTURE

Costa Rican tourism should seek a unique position in the world tourist market and evolve into “a multi-faceted tourist destination with a difference – strong nature tourism appeal” or in other words, “a nature-based tourism destination with many other attractive options and activities.” It should not seek a simple numerical growth in tourist arrivals, but aim at sustainable tourism development based on its unique and varied tourist resources, while making every effort to diversify its line of products on offer from the current narrow eco/nature tourism perspective.

5.2 TOURISM RESOURCES AND PRODUCTS

Tourism Product Development Such tourism product development encompasses far larger market segments and potentials - from general interest tour circuit (volcanoes, hot springs, scenic wonders), soft adventures (rafting, canoeing, kayaking), marine-related activities (surfing, diving, snorkeling, sport-fishing), health/curative holiday, to conference/incentives or beach holiday.

Dispersal of Tourists Rapid growth in tourism in recent years has brought about the problems of congestion, overcapacity and concerns for deterioration of the limited number of popular national parks and nature reserves (e.g., Monteverde, Manuel Antonio) within an easy access from San Jose, the sole gateway of international regular flights to Costa Rica. It is necessary to disperse more tourists to less known and less visited tourism areas to mitigate concentration and degradation of much visited areas and resources.

Two-Gateway Policy To facilitate this effort, the two-gateway policy of San Jose and Liberia is recommended because it will have rewarding side effects of a) dispersing tourists to other areas or less visited areas, and b) eventuating effective use of untapped or unutilized resources.

Coastal Tourism “Sun and beach” (coastal tourism) is not and will not be the frontline product of Costa Rican tourism, since the Costa Rican beach holiday product is less appealing than those in other competitive beach destinations (e.g., Mexico, Cuba or Dominica). However, “sun and beach” tourism (coastal tourism) can be a very powerful

instrument in broadening the market potential of Costa Rica from the present narrow ecotourism segment.

Combination of Nature Tourism and Coastal Tourism Nature tourism and coastal tourism can complement each other, by offering potential customers, who are now choosing a simple beach holiday in Mexico, a different and more attractive Costa Rican holiday option of “sun and beach combined with a unique nature tourism experience.”

5.3 TOURISM MARKET

Evolution of Tourism Market The market for Costa Rican tourism has expanded from the initial hard-core ecotourists (academia, eco/nature enthusiasts satisfied with basic amenities) to the soft-core eco/nature-based tourism (less tolerant of discomfort in travel or amenities). Costa Rica’s tourism should develop new and more profitable market segments as discussed below.

New Market Segments: Senior Citizens and MICE Tourism The broader nature experience tourism in lieu of hard-core ecotourism is now appealing to new and growing market segments of affluent senior citizen groups (learning holiday), as well as student groups (educational/intercultural holiday). Another very lucrative high-spender market segment is MICE (meeting, incentive, conference and exhibit) tourism or simply conference tourism. Many “incentive houses” (professional incentive organizers) are trying to introduce a new destination with a difference – away from commonplace beach destinations found elsewhere.

Sun and Beach Tourism and New Market Segments “Sun and beach combined with nature experiences” is a definitively attractive product proposal to all above new market segments. Paying attention to these new market segments, more efforts should be made at regional tourism development and promotion.

Larger-Sized Tourism Facilities Most of these new market segments come in larger groups (in groups of 20/40/more persons, some in 100/more persons – e.g., incentive groups). Existing 2/3-star cabins/bungalows of less than 10 rooms (the national average) are inadequate, from a tour operational viewpoint, for the new market in terms of quantity/availability of uniform standard rooms and level of amenities/services. There is a need for 4/5 star hotels of 100 or more rooms to cater to a new potential market demand. Actually this type of tourism facility development is taking place in Northern Guanacaste. Large-sized tourism facility development should be promoted at an adequate speed, paying enough consideration to the Costa Rica’s well-established image of ecotourism destination.

Middle-Sized Tourism Facilities Given their remote location and less attractive beaches in coastal regions other than Northern Guanacaste, private investment in middle-sized hotels (20~50~100 rooms per hotel) should be promoted in order to attract the above mentioned new market segments.

International Hotel Operators International hotel operators bring along their own sophisticated marketing network and know-how, as well as sufficient promotional resources, from which Costa Rica tourism industries can benefit. More international operators need to be solicited by ensuring a favorable investment environment.

5.4 TOURISM PROMOTION

Promotion toward Target Market Segments by New Tourism Products Since Costa Rica is so well established in the world market as a leading ecotourism destination, much further market expansion is not anticipated by pursuing the same ecotourism-focused promotion. Also the past promotional approaches are weighed more on general image building (typically the current “No Artificial Ingredients” promotion) and less on particular products or regions. In order to broaden her market base from niche ecotourism, more focused promotional efforts are recommended to potential target market segments by offering new products and attractive proposals (specific activities, adventures, conferences and seminars, health holidays, meet-the-people programs, combined with nature experience and/or sun and beach, or specific regions/locales combined with specific activities/themes/events).

Promotional Efforts at Organizations Given the limited resources available (budget, know-how, and contact), promotional efforts should be focused on more rewarding and tangible trade sales in the major markets (tour operators, incentive houses, organizers/associations of various nature – senior citizens, educational institutions, students, etc.) rather than the direct consumer approach (e.g. advertisement placement in leading travel magazines). Across-the-industry joint efforts by ICT and the private sector are the key for its success.

Efforts at Selling Green Seasons Concerted and persistent efforts are needed, in particular to the so-called “green season,” eradicating the prevailing notion that the rainy season won’t sell. For most international visitors, the weather in general in the beginning and the end of the wet season (April to early May, and late October to November) is far from their perception of the rainy season. These months should be marketed by offering an attractive “shoulder season” package proposals jointly developed through

across-the-industry/tourist region cooperation (reduced prices, add-on benefits and incentives, etc.). Moreover, the combination of nature tourism and coastal tourism is important in order to reduce the seasonal fluctuation of tourist arrivals.

5.5 TOURISM ADMINISTRATION

Tourism Promotion at the Regional Level To promote tourism at the regional level, there is an apparent lack of coordination and experience/know-how among the related central government agencies, municipalities and private organizations concerned. ICT's initiatives and input of expertise are needed to solidify tourism-related coordination in the region. To appoint regional officers (officers in charge of certain regions) of ICT for potential tourism regions is needed.

Need for Tourism Development Plans There is too small a budgetary allocation from the central government sources to the regions. In order to achieve an increased resource allocation, it is necessary to formulate a prioritized tourism development plan attractive enough to wet investors' appetite.

Official Tourist Information Centers and Materials There are no official tourist information centers in the major tourist hubs/centers, except in San Jose. Practical site-specific information, handouts and pamphlets are lacking in national parks, nature reserves, tourist sites and towns. This situation needs to be improved.

National Awareness Campaigns for International Tourism Because of the increased importance of tourism revenues in the national economy, more forceful awareness campaigns are needed at the national level to remind the general populace of the importance of every single tourist to Costa Rica. One single incidence of petty crime against tourists results in an incalculable loss by the most damaging "word-of-mouth" negative publicity against the long established good image of Costa Rica as "a safe and peaceful destination."

5.6 TOURISM FACILITIES, INDUSTRY AND RELATED MICRO-ENTERPRISES

Need for Middle and Larger-Sized Hotels Costa Rica's recent tourist growth is reaching a point where small-scale cabins and bungalows, the main supplier of accommodation sector thus far, cannot cope with the quantity and quality of changing market demand for higher service/amenity requirements. The absence of middle-sized hotels is creating a polarized market distribution between the budget-priced, basic amenity cabin clientele and the expensive up-market boutique lodge clientele, resulting in Costa Rica's loss of a precious market development opportunity for a much larger market segment of tourists who would prefer moderate priced hotels with more comfort. More efforts should be made at attracting private investment in middle and larger-sized hotels.

Improvement of Price/Quality Relation The relatively competition-free environment in the Costa Rican tourism industry has created certain complacency among many operators of accommodation facilities, enjoying supply-side pricing. This unusual price/quality relation needs to be rectified.

Regional Alliance for Tourism Promotion Tourism is in a fiercely competitive environment, not only at the international level but also at the national level, among competing regions, areas, beaches or specific sites and attractions. Fragmented efforts by individual hotels, beaches or tourist sites will bear little fruit. Regional alliance among tourism-related actors is an effective approach to promote a region collectively to gain better/wider exposure (particularly for new tourist regions, such as South Guanacaste).

Micro-Enterprises The importance of micro-enterprises in tourism and related fields should not be neglected, especially at the local community level, where appropriate supportive measures need to be invested from the central and local government sources.

5.7 TOURISM SUPPORT INFRASTRUCTURE

Importance of San Jose's Attractiveness The tourists' impression of San Jose is different from his/her expectation of a capital of "a clean and green eco/nature tourism destination." Serious efforts to "Keep San Jose Clean and Green" need to be initiated, both at law enforcement level (stricter control of noxious motor bus/vehicle exhaust fumes, garbage, litter, etc.) and public awareness level.

Roads and Signboards Poor road access (e.g., lack of paved roads, road maintenance) and lack of tourist-friendly signposting are serious. These have been always pointed out as the top problems by ICT's bi-annual tourist questionnaire surveys. The problem of unpaved

roads is especially prevalent in coastal regions, including South Guanacaste and Corcovado-Golfito.

Infrastructure and Private Investment Poor level of infrastructure provision negatively affects the image and appeal of Costa Rica as an attractive destination as a whole, which in turn results in reducing her competitive edge over other destinations to attract private investment from abroad.

ICT's Coordination for Infrastructure Development for Tourism There is no clear prioritization indicated as to the planned infrastructure development, resulting in discouragement on the part of potential investors, particularly in the tourism-related field, and leading to fragmented and scattered land speculations. ICT's function needs to be strengthened as the sole tourism supervisory authority to coordinate the different, sometimes conflicting interests of various related central and local government agencies with regard to infrastructure provision and maintenance, in particular, for planned tourism development.

6. NUMERICAL FRAMEWORK OF COSTA RICAN TOURISM DEVELOPMENT

6.1 ALTERNATIVE PROJECTIONS OF INTERNATIONAL TOURIST ARRIVALS TO COSTA RICA

Based on the past data for international tourism arrivals and previous discussion of various issues, the following five projections for international tourist arrivals shown in Table 6.1 are provided and examined for the purpose of discussing alternative scenarios shown in Table 6.2. The past trend and these future projections are shown in Figure 6.1.

Table 6.1 Alternative Projections of International Tourist Arrivals to Costa Rica

Unit: million tourists

Projection	Types of Projection	Basic Year	Short-Term	Mid-Term	Annual Average Growth Rate	Reference Years
		1999	2005	2010		
Projection 1	High Growth Trend	1.0	1.9	3.1	10.6%	1987-99
Projection 2	Mid Growth Trend		1.5	2.0	6.2%	1994-99
Projection 3 (Selected)	Mid Logistic Growth		1.6	2.0	Logistic	1994-99
Projection 4	Lower Growth Trend		1.4	1.7	4.5%	1989-99
Projection 5	Lowest Growth Trend		1.2	1.3	2.1%	1994-97

Source: JICA Study team's projections using the statistical data of ICT

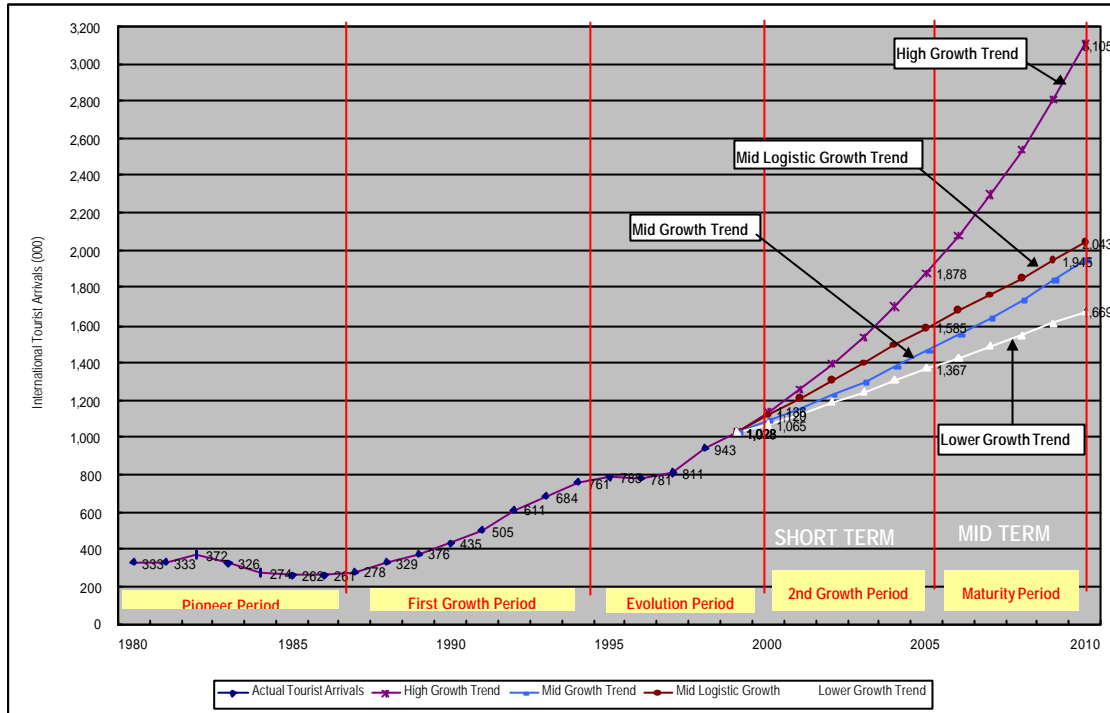
The JICA study team rejects Projection 1 (with the target of 3 million in 2010) and Projection 5 (with the target of 1.3 million in 2010) because 3 million is so large that Costa Rica cannot provide enough accommodation facilities and human resources to support such rapidly increasing tourism demands. On the other hand, 1.3 million is too low as a target number in view of the efforts of the Costa Rican tourism sector, in comparison with 1.0 million international tourist arrivals in 1999.

The difference between Projection 2 and Projection 3 is the shape of growth curve. In Projection 3, higher growth rates are set in the beginning than Projection 2. Since Projection 3 is more likely than Projection 2, Projection 2 is rejected.

To compare the two remaining projections, Projection 3 (2.0 million in 2010) and Projection 4 (1.7 million in 2010), the meaning of the difference in the target numbers in 2010 needs to be considered. The distribution of tourist arrivals among tourism regions is especially important.

With the combination of projections, four scenarios for national tourism development are identified, as shown in Table 6.2. Scenario 2 with Projection 3 (2.0 million international tourist arrivals in 2010) is recommended.

Figure 6.1 Past Trend and Future Projections of International Tourist Arrivals to Costa Rica



Source: JICA Study team's projections using the data from ICT

Table 6.2 Alternative Scenarios of National Tourism Development in Costa Rica

Scenario	Projection	Types of Scenario
Scenario 1	Projection 1 High Growth 3.0 million in 2010	Excessive and too rapid development scenario
Scenario 2 (Recommended)	Projection 3 Mid Logistic Growth 2.0 million in 2010	Scenario for promoting wider eco/nature-based tourism combined with “sun and beach” and other motivations, diversifying tourism products on offer and destinations outside the already developed tourism regions.
Scenario 3	Projection 4 Lower Growth Trend 1.7 million in 2010	Scenario relying on development of ecotourism destinations and North Guanacaste’s beaches
Scenario 4	Projection 5 Lowest Growth Trend 1.3 million in 2010	Scenario aimed at development of ecotourism destinations more than other general interest tourism

Scenario 2 with Projection 3 (2 million) tries to diversify tourism products and destinations for promoting “nature and activities” tourism. Scenario 2 would have larger impacts on regional tourism development outside the already developed ecotourism sites and beach resorts.

6.2 HOTEL ROOMS: 2010 TARGET AND REGIONAL DISTRIBUTION

The required number of hotel/accommodation rooms in the year 2010 is estimated at around 52,000 for the targets of 2.0 million international tourists and 1.3 million domestic tourists. This estimate is based on various assumed parameters. The incremental number of hotel and accommodation rooms is 24,000 rooms for a period of 11 years from 1999 to 2010. (The average annual hotel development produces around 2,200 rooms.)

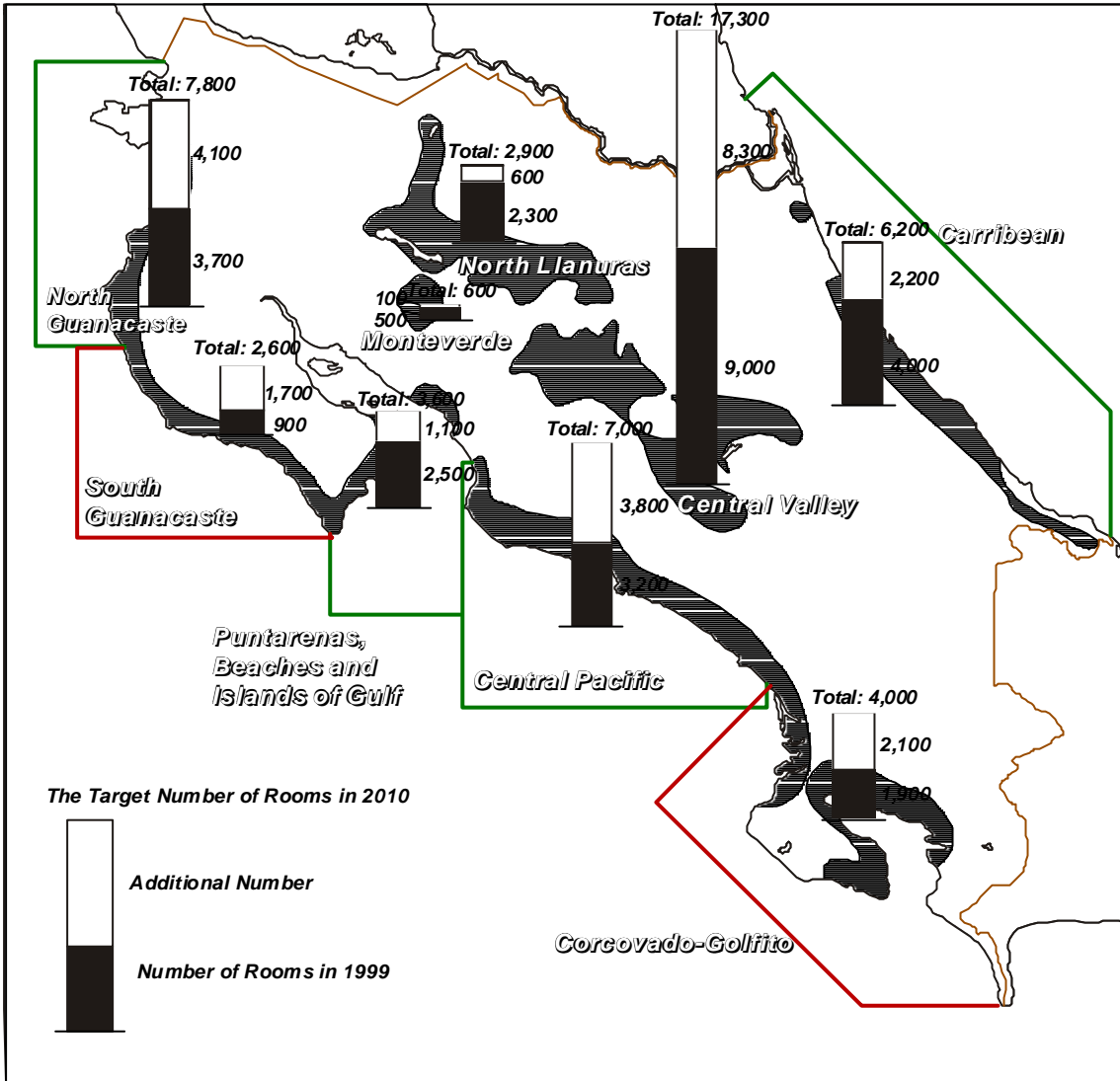
On the other hand, almost of the present stock of hotel/accommodation should be also renovated and up-graded to adapt to the international and domestic standards within the period. The regional distribution of hotel rooms estimated is shown in Table 6.3 and Figure 6.2.

Table 6.3 Regional Distribution of Hotel Rooms: Present and Future Target

Tourism Planning Unit	1992 Strategic Plan 1998 Target (%) *1)	1999 Present (%) *2)	2010 Target (%) *3)	Additional Increment (%)
Total	30,668 (100%)	28,000 (100%)	52,000 (100%)	24,000 (100%)
1 Central Valley	12,637 (41%)	9,000 (32%)	17,300 (33%)	8,300 (35%)
2 North Llanuras	863 (3%)	2,300 (8%)	2,900 (6%)	600 (3%)
3 North Guanacaste	3,461 (11%)	3,700 (13%)	7,800 (15%)	4,100 (17%)
4 South Guanacaste	801 (3%)	900 (3%)	2,600 (5%)	1,700 (7%)
5 Carribean	3,984 (13%)	4,000 (14%)	6,200 (12%)	2,200 (9%)
6 Puntarenas, Beaches and Islands in Gulf	3,100 (10%)	2,500 (9%)	3,600 (7%)	1,100 (5%)
7 Central Pacific	3,951 (13%)	3,200 (12%)	7,000 (13%)	3,800 (16%)
8 Corcovado-Golfito	1,384 (5%)	1,900 (7%)	4,000 (8%)	2,100 (9%)
9 Monteverde	487 (2%)	500 (2%)	600 (1%)	100 (0%)

Source: 1) 1992 Strategic Plan for Sustainable Tourism Development in Costa Rica
2) ICT Data 1999, and *3) Study Team

Figure 6.2 Target Numbers of Hotel Rooms in 2010



PART III: SOUTH GUANACASTE: SCENARIOS AND BASIC STRATEGIES FOR SUSTAINABLE TOURISM

7. SOUTH GUANACASTE: SCENARIOS

The Study Team defined and analyzed the following alternative scenarios with respect to tourism development, in order to examine viable directions of regional development. See the comparison of three development scenarios in Table 7.1.

Alternative Scenarios for South Guanacaste

- Scenario 1: Trend-Based Scenario
 Scenario 2 (Selected): Scenario for Sustaining Tourism Development in the Era of Global Competition
 Scenario 3: Scenario for Promoting Conventional Large-Scale Beach Resorts

Table 7.1 Comparison of Three Development Scenarios of South Guanacaste

	Scenario 1	Scenario 2 (Selected)	Scenario 3
Name of Scenario	Trend-Based Scenario	Scenario for Sustaining Tourism Development in the Era of Global Competition	Scenario for Promoting Conventional Large-Scale Beach Resorts
Efforts at Promotion and Control of Tourism Center and Sites	Efforts will be made to utilize the General Land Use Plan in order to guide the formulation of prospective regulatory plans.	Efforts will be made to promote tourism, develop infrastructure and manage land use, based on the General Land Use Plan and Tourism Development Plan.	Efforts will be made at a development of the coastal road from Samara. Beyond this, tourism development will depend on private sector 's initiatives.
Type of Tourism Products and Tourists	Mainly FITs and budget tourists for "sun and beach" tourism	In addition to FITs and budget tourists seeking "sun and beach" tourism, middle-market tourists will be attracted, and nature tourism can also be promoted in relation with "sun and beach" tourism.	Group tourists of middle market will increase. "sun and beach" tourists are the majority.
Private Investment to Tourism Accommodation Facilities	Small-sized cabins and hotels, and a small number of middle-sized hotels as before.	Private investment in middle-sized hotels will be promoted.	Middle and large-sized hotels will be attracted.
Quality of Tourism Services	Expensive in relation to the quality of services	The cost-performance ration of tourism services will be improved.	Mass-tourism type services prevail.
Land Use Plan/Land Use Management and Spatial Development	Developments will come to Samara area with relatively good infrastructure. Developments will be scattered in coastal	Land use management will be carried out to promote a multi-polarized and distributive spatial structure of tourism, based on the regional land use plan. Each tourism center or site will	The coastal road will induce similar types of beach resort developments along the coast.

	areas due to weak law enforcement and poor utilization of the General Land Use Plan.	develop with different characteristics.	
Infrastructure Development	Infrastructure will be developed mainly from Samara where the infrastructures are relatively developed.	Infrastructure will be developed to promote a multi-polarized distributive spatial structure. The developments of infrastructure and tourism will keep pace with each other, contributing to efficient public investment to infrastructure.	The coastal road will be developed gradually from Samara, and the road will induce coastal developments.
Contribution to Local Socio-Economy	The employment opportunities will be limited, and the local employment will not expand greatly. Out-migration will continue at a high level.	Middle-sized hotels will increase the employment opportunities. The employment opportunities will be multi-polarized/dispersed. Local employment will be promoted.	Middle/large-sized hotels will increase employment; however, much of the workforce will be recruited from outside of the region.
Pollution by Tourism Development	Tourism facilities will be located in a concentrated manner, so that sewage/garbage problems will intensify.	Tourism facilities development will be multi-polarized/dispersed. On the other hand, it will be necessary to develop sewerage systems for increased middle-sized accommodations. At the same time, it will become more feasible to provide sewerage systems because middle-sized tourist accommodations will increase.	Adequate measures will need to be taken, e.g. for sewage treatment system and garbage disposal.
Natural Resources in Coastal Area	Tourism and resort housing developments will be scattered, except in Samara.	Developments will be limited to several focused development areas. New ICT natural conservation areas will be designated in the MTZ. In consequence, scattered developments will be controlled.	The developed coastal road will lead not only to tourism development but also to resort housing developments. As a result, the natural resources in the coastal area will gradually disappear.

Scenario 2 is recommended for South Guanacaste's sustainable tourism development because Scenario 2 is expected to contribute to the following directions more than the other scenarios:

- 1) Diversification of tourism products
- 2) Improvement of efficiency of public investment to infrastructure
- 3) Local socio-economic development
- 4) Attraction of private investment
- 5) Conservation of natural resources

8. SOUTH GUANACASTE: TOURISM DEVELOPMENT FRAMEWORK

BASIC STRATEGIES

- (1) To promote tourism products combining “sun and beach” tourism and “nature” tourism, and to promote the tourism region and tourism sites in the region.
- (2) To establish several “ Tourism Centers” for tourism in the coastal areas including both MTZ and the areas behind MTZ, in order to avoid scattered development and to conserve important natural areas, in addition to MINAE’s protected areas, along the coasts both inside and outside the Tourism Center
- (3) To promote private investment (especially in medium-sized accommodation) in the Tourism Centers, in cooperation with the ICT, municipal governments and local chambers of tourism by utilizing the general land use plans.
- (4) To promote public investment (especially in infrastructure) for promoting the Tourism Centers, in cooperation with MOPT, ICAA, ICT, municipal governments and local chambers of tourism. To utilize the general land use plans and tourism development plans, which should include infrastructure development plans.
- (5) To develop human resources and to improve the quality of tourism services by implementing training and other programs, in cooperation with ICT, INA, municipal governments and local chambers of tourism.
- (6) To improve amenities and environment of and Tourism Centers and tourism sites, in cooperation with ICT, municipalities, local chambers of tourism and local communities by investing in amenities and implementing environmental awareness programs.
- (7) To promote the tourism region, tourism sites and tourism products, in cooperation with municipal governments, local chambers of tourism with some support from ICT.

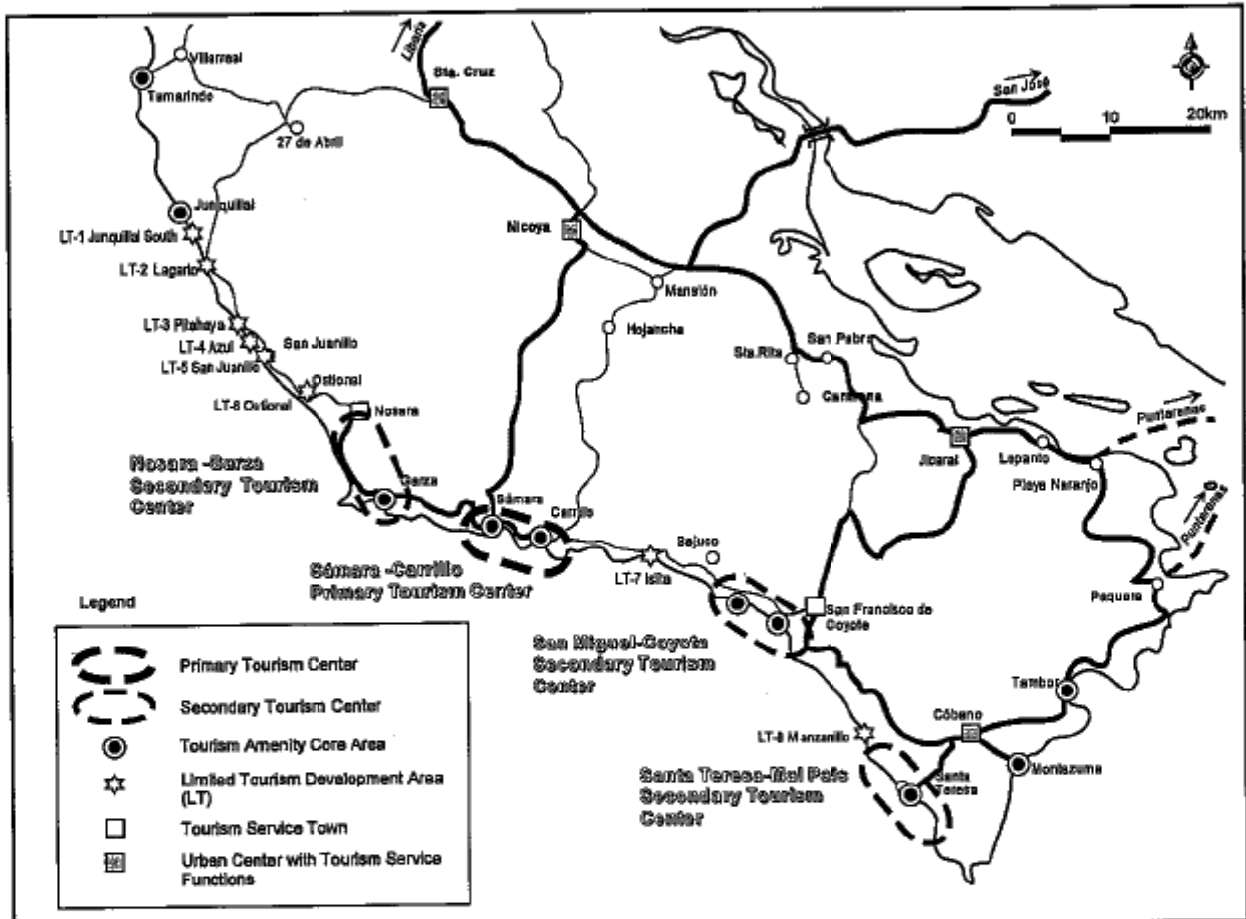
SPATIAL DEVELOPMENT OF TOURISM

In order to develop tourism based on Scenario 2 (selected scenario) as shown in Figure 8.1, focal development patterns should be sought for the following purposes:

- To maintain or restore the natural habitat as much as possible in the coastal areas so as to enhance the potential for combining “sun and beach” tourism and nature tourism,
- To promote land development only for necessary development of tourism facilities and infrastructure in coastal areas (in other words to reduce land speculation), and
- To promote efficiency in infrastructure provision in view of budget constraints of central and local governments.

To achieve these development patterns, four tourism centers and eight limited tourism development areas are designated for the target year 2010 in South Guanacaste. Table 8.1 shows tourism products and markets for each tourism center. Table 8.2 shows the target number of tourism accommodation in South Guanacaste.

Figure 8.1 Tourism Centers and Tourism Service Towns, South Guanacaste



The JICA Study Team's Proposal

Table 8.1 Tourism Products and Markets by Tourism Center, South Guanacaste

Canton	Nicoya Canton	Nicoya/Hojancha	Nandayure Canton	Puntarenas Canton
District	Nosara District	Samara District	Bejuco District	Cóbano District
Name of Tourism Center (TC)	Nosara-Garza Secondary Tourism Center	Samara-Carrillo Primary Tourism Center	San Miguel-Coyote Secondary Tourism Center	Santa Teresa-Mal País Secondary Tourism Center
Tourism Functions	Major accommodation base Tourist attraction based on Ostional Wildlife Refuge	Major accommodation base	Major accommodation base	Major accommodation base
Major Tourism Products	Nature tourism (Turtle nesting tour in Ostional National Wildlife Refuge) Village tourism Beach holidays Water sports (sportfishing)	Beach holidays Water sports (surfing, snorkeling and sportfishing) Tourist attractions in surrounding villages	Beach holidays Nature tourism based on coastal wetlands (estuary and mangrove tours) and turtle nesting Water sports (surfing and sportfishing)	Beach holidays Water sports (surfing, sportfishing etc.) Nature tourism based on Cabo Blanco Absolute Nature Reserve
Accommodation Development	Medium-small size hotels and Cabins in beach area of Garza (20-60 rooms) Small size hotels in hinterland of Ostional National Wildlife Refuges (10-20 rooms)	Small -medium- size d hotels in beach area (20-100 rooms) Small size cabins in beach area (10-20 rooms) Beach camping sites	Small -medium- size d hotels in beach area (20-60 rooms) Very small-sized cabins (less than 10 rooms) and small-sized hotels in beach area (10-20 rooms) Beach camping sites	Small -medium- size d hotels in beach area (20-60 rooms) Very small -sized cabins (less than 10 rooms) and small-sized hotels in beach area (10-20 rooms) Beach camping sites
Target Markets	International middle-market tourists, SITs and budget tourists Domestic up & middle-market tourists	International Middle Market and some SIT such as naturalist, ecotourists, and some budget tourists Domestic vacationers	International Middle Market and some SIT such as naturalist, ecotourists, and some budget tourists Domestic vacationers	International SIT (Special Interest Tourist group) such as Surfers, Naturalists, Students Domestic surfers and vacationers
Road and Airport Access	Airport (Liberia, 162 km) Route 21/160 (117 km from highway No.1) Route 21/150/160 (174 km from highway No.1) Local airport (Nosara, 10 km)	Airport (Liberia, 138 km) Route 18/21/150 (91 km from highway No.1) Route 21/150 (150km from highway No.1) Local airport (Carrillo, 6km)	Airport (Liberia, 183 km) Route 18/21/163/160 (147 km from highway No.1) Route 17-Ferry-21/163/160 (147 km from highway No.1)	Route 17-Ferry-21/160 (73 km from highway No.1) Local airport (Tambor, 32 km)
Excursion	Surroundings nature area sight-seeing tour	Ostional National Wild Life Refuge (Turtle nesting tour) Camaronal National Wild Life Refuge trekking tour Surroundings nature area trekking/sight-seeing tour	Surroundings nature area sight-seeing tour Caletas Mixed National Wildlife Refuge	Cabo Blanco Absolute Nature Reserve trekking tour

Source: JICA Study Team's Analysis and Proposal

Table 8.2 Target Number of Hotel Rooms by Tourism Area in South Guanacaste

Canton	Tourism Centers/ Other Tourism Areas, and Tourism Service Towns	2000		2010		2000- 2010 Increase rooms
		rooms	%	rooms	%	
Santa Cruz	1. Junquillal South	40	3.6	50	2.6	10
	2. Lagarto	0	0.0	10	0.4	10
	3. Pitahaya-San Juanillo	10	0.9	50	2.2	40
	4. Ostional	30	2.7	50	2.2	20
	Sub-total	80	7.2	160	7.0	80
Nicoya/ Hojancha	1. Nosara Town	40	3.6	60	2.6	20
	2. Nosara-Garza S.T.C.	200	18.0	350	15.2	150
	3. Sámará-Carrillo P.T.C.	515	46.4	1,100	47.8	585
	Sub-total	755	68.0	1,510	65.6	755
Nandayure	1. Islita -Bejuco	35	3.2	60	2.6	25
	2. San Miguel-Coyote S.T.C.	30	2.7	150	6.5	120
	3. San Francisco de Coyote	25	2.3	40	1.7	15
	Sub-total	90	8.2	250	10.8	160
Cobano (West)	1. Santa Teresa-Mal País S.T.C.	145	13.1	300	13.0	155
	2. Manzanillo	10	0.9	30	1.3	20
	3. Cóbano Town	30	2.7	50	2.2	20
	Sub-total	185	16.7	380	16.5	195
Total		1,110	100.0	2,300	100.0	1,190

Note: 1) The figures in 2000 are based on the inventory survey data by the JICA study.
2) P.T.C.= Primary Tourism Center, S.T.C.= Secondary Tourism Center.

Source: JICA Study Team's Estimate and Framework

9. SOUTH GUANACASTE: LOCAL SOCIO-ECONOMIC DEVELOPMENT FRAMEWORK

From the 1950s to the 1970s the cattle ranches in the region expanded, and after selling their lands, many farmers migrated to other areas. Furthermore, when the cattle industry declined in the 1980s and 1990s, people again migrated out from the Nicoya Peninsula, due to depressed local economies. Neither cattle rearing nor agriculture are expected to play a leading part in the economy of South Guanacaste any more, especially in the coastal areas.

On the other hand, the existence of many potential beaches and the dry tropical climate puts the South Guanacaste Region in an advantageous position as the second best-placed candidate region to develop the “sun and beach” type of tourism, following North Guanacaste.

Such coastal tourism development is likely to stimulate the regional economy, and the coastal tourism sector is expected to grow into an alternative source of employment for the local people.

BASIC STRATEGIES

< To give local people as much employment as possible in the tourism sector. >

- (1) To appeal to investors, from the beginning of hotel projects, to promote local employment and start the training of local people before the opening of hotels.
- (2) To train local people, considering the characteristics of different areas, through courses such as specific skills, English and customer services for tourists.
- (3) To foster tourism education in primary schools and high schools in the long term.

< To promote tourism development by local initiatives. >

- (4) To develop attractive beaches that offer major opportunities for local business development, based on government land allocation in MTZs, and to create space renting for restaurants and small stores and areas for attractions and performances
- (5) To reserve land to develop cabins, lodges or cabins villages through local initiatives. Initially the government should make or revise the regulatory plan in order to give concessions of MTZ land lots to the local community or private enterprises.
- (6) To set up a system of subsidized credit for tourism development that gives priority to local communities and micro-enterprises.
- (7) To keep the turtle-nesting beaches in Ostional Wildlife Refuge in good environmental conditions, first of all, by managing tourists on the refuge. Turtle watching tourism could generate more incomes and job opportunities. In order to maintain the good environmental conditions, it is essential to manage tourist influx to

the refuge. MINAE should charge entrance fees. Local communities provide eco-tour guides in the refuge. Hotels surrounding the refuge, like in Nosara, Garza, Samara and San Juanillo should coordinate with MINAE and local communities for sending tourists on the refuge.

< To improve social services and infrastructure in remote areas. >

- (8) To rehabilitate rural roads and construct bridges to improve transportation for the community and the local industry.
- (9) To get support for agriculture and fishery development in the coastal area by implementing agricultural development projects with the help of PRODAPEN, as well as in inland areas.

< To secure local people's life in tourist areas by dealing with the social problems >

- (10) To employ Tourism Police to stop and prevent drugs and prostitution from prevailing. The Tourism Police should work with the local people.
- (11) To secure and legalize land for housing to local people who have settled in the MTZ.

< To empower the local people to take initiatives and actions >

- (12) To establish a Local Association for Sustainable Tourism Development in tourism centers to promote tourism and local development through local initiatives

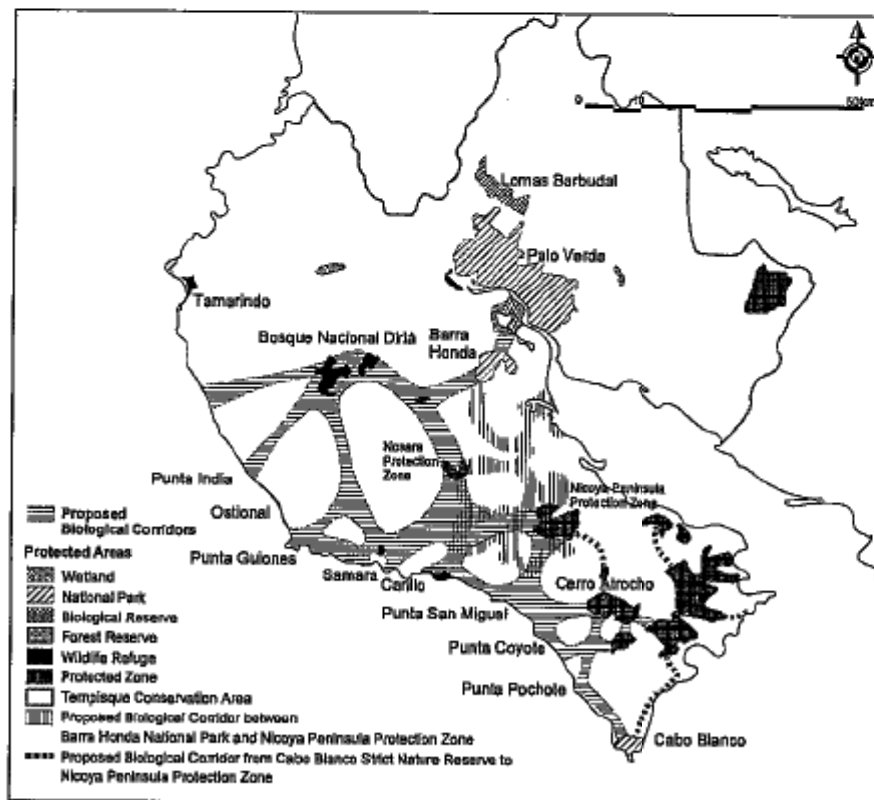
10. SOUTH GUANACASTE: NATURAL RESOURCES MANAGEMENT FRAMEWORK

The main features of nature conservation and therefore tourism interest are the turtle nesting beaches, especially Ostional Wildlife Refuge and Camaronal Wildlife Refuge. The natural vegetation and terrestrial wildlife (howler monkeys, deer, coati, reptiles and many bird species) that remain in the area are of nature tourism interest but are fragmented.

BASIC STRATEGIES

- (1) To promote focal patterns of tourism development by proper land use zoning and planned road improvement
- (2) To retain and restore vegetation in coastal areas by establishing ICT-Municipality Natural Areas in Maritime Terrestrial Zones
- (3) To conserve and restore vegetation in key inland areas by establishing inland biological corridors, which connects to ICT-Municipality Natural Areas in MTZs (See Figure 10.1)
- (4) To initiate the management of tourists within Ostional Wildlife Refuge and Camaronal Wildlife Refuge in coordination with MINAE, local communities and surrounding hotels (including charging refuge entry fees and utilization of guides)
- (5) To enforce appropriate development regulations and to promote mitigation measures toward tourism facilities and residents near turtle-nesting beaches (e.g., development density control, green belts and light control) in order to reduce development impact on turtle nesting

Figure 10.1 Coastal Natural Areas and Inland Biological Corridors: A Future Vision



11. SOUTH GUANACASTE: INFRASTRUCTURE PROVISION FRAMEWORK

In view of the government's severe budgetary constraints, basic strategies of infrastructure provision are formulated for sustainable regional tourism development.

11.1 BASIC STRATEGIES FOR REGIONAL ROAD DEVELOPMENT

The most important principle for regional road development is to construct and maintain only those roads that are part of a planned road network, with priority to those that are linked to Tourism Centers. See the recommended transportation network in South Guanacaste in Figure 11.1.

Priority should be given to the improvement of selected regional roads from the inter-regional trunk road (National Road No. 21) to "Tourism Centers" in order to establish a multi-center spatial structure for tourism in the region.

Even though the governments have limited budgets, the central and municipal governments are responsible for these road developments, because the coastal areas are relatively remote and private investment in such roads is not financially feasible.

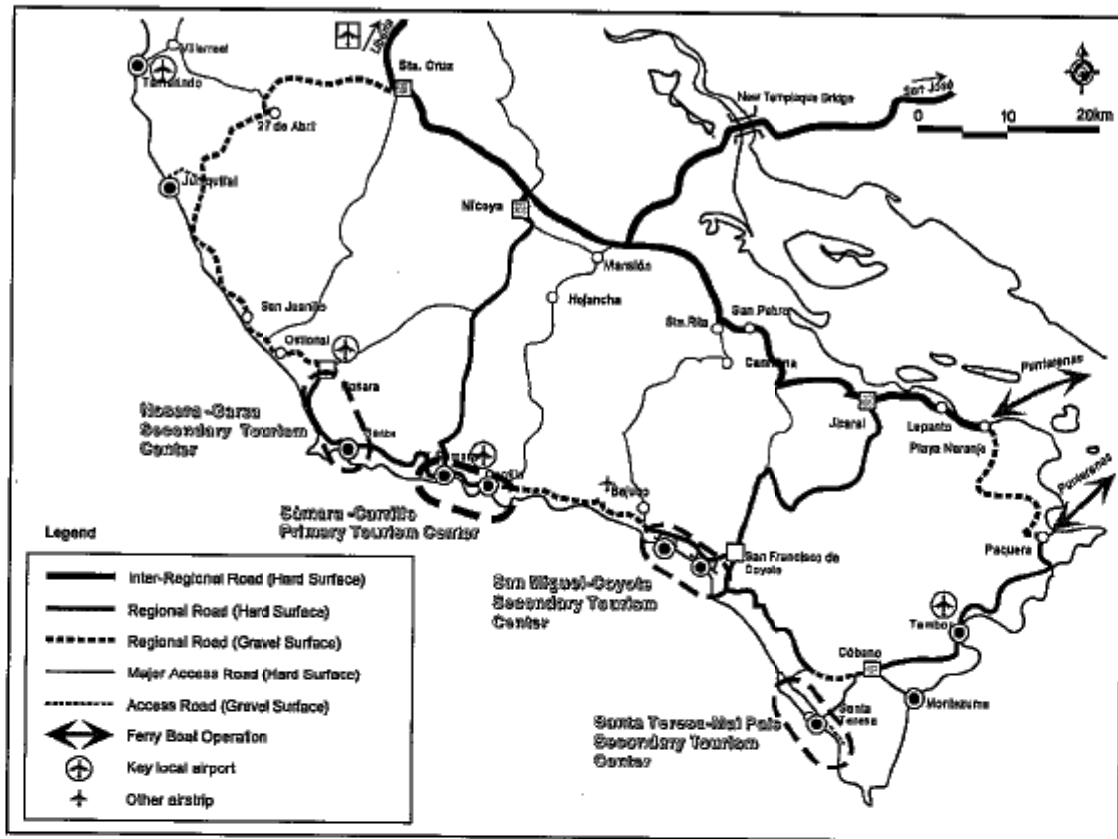
Figure 11.1 shows a recommended transportation network.

11.2 BASIC STRATEGIES FOR LOCAL ROADS WITHIN TOURISM CENTERS

The following strategies should be followed to ensure smooth implementation of road improvements in Tourism Centers:

- 1) In principle, the municipal government should improve regional roads that serve as "local access roads" within "Tourism Centers."
- 2) To promote smooth development, it is necessary to consider the possibility of demarcating the responsibility for provision of local access roads between the municipal government and private investors.
- 3) The private sector is responsible for providing access roads to individual lots from the local access roads.
- 4) A road development plan should be prepared for the Tourism Centers, while the existing regulatory plans are reviewed.

Figure 11.1 Recommended Transportation Network, South Guanacaste



The JICA Study Team's Proposal

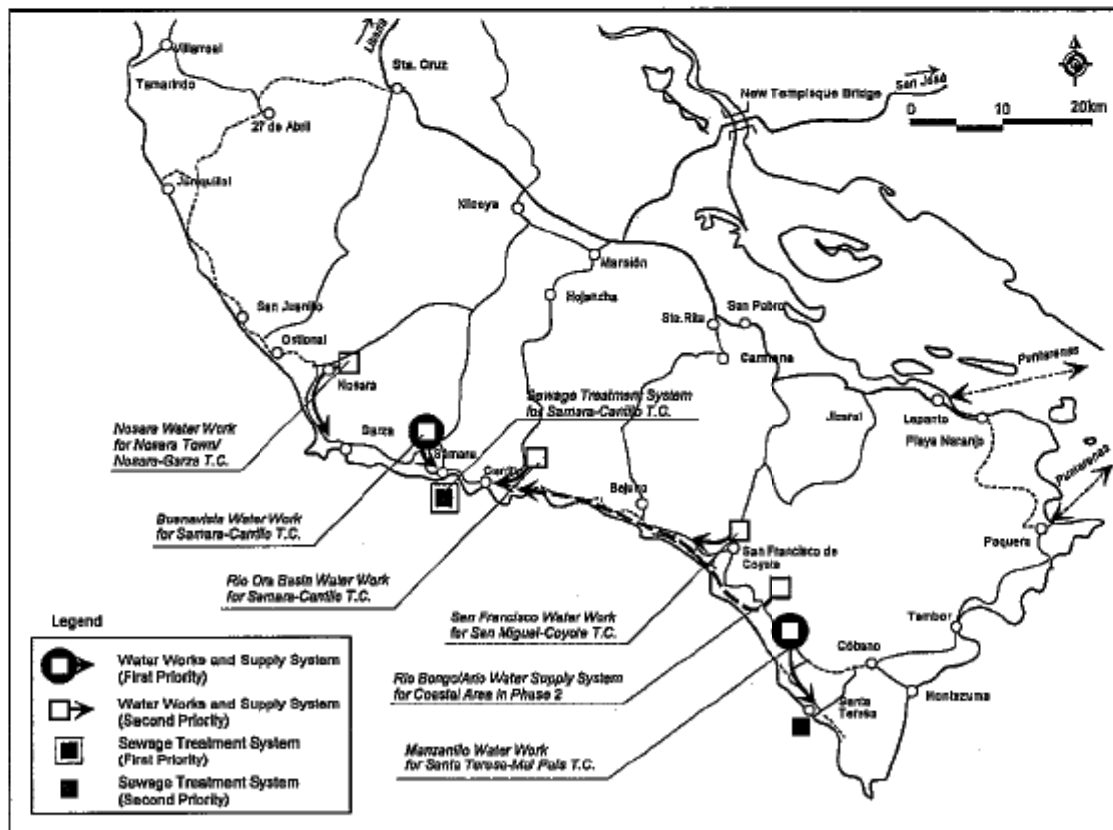
11.3 BASIC STRATEGIES FOR WATER SUPPLY

- 1) Public water supply systems should be provided in Tourism Centers by ICAA when tourism/urban development reaches a critical stage in the middle to long-term future.
- 2) In the short term, private tourism facilities should finance their own water supply systems individually or collectively, or utilize the existing ASADAS (CAARS) systems by maintaining and improving them, in compliance with ICAA regulations.
- 3) The private tourism facilities in Limited Tourism Development Areas should rely on the existing ASADAS (former CAARS) systems, and contribute by maintaining and improving them.
- 4) It is necessary, in the short term, to raise the awareness of private tourism businesses and local communities of how to maintain and monitor water quality of private wells and/ or ASADAS (CAARS) systems, how to get safe drinking water and how to save water. This should be done through the activities of the local committees for Ecological Blue flag Program.

11.4 BASIC STRATEGIES FOR SEWAGE MANAGEMENT

- 1) The central government agency (ICAA) should start to develop sewerage systems in Primary Tourism Centers now.
- 2) Septic tanks should be used for sewage management in Secondary Tourism Centers in the short term. (The central government should provide private tourism facility owners with subsidized credits to install or improve septic tanks, so that the Ecological Blue Flag Program becomes more effective.)
- 3) The central government agency (ICAA) should start to develop sewerage systems in Secondary Tourism Centers, when the increase of tourism facilities and urban population reach a critical level.
- 4) Septic tanks should be utilized for sewage management outside Tourism Centers.
- 5) The public sector should strengthen the monitoring system for installation and utilization of septic tanks in Tourism Centers.
- 6) The hotels and other tourism facilities should monitor their sewage management themselves by joining the Ecological Blue flag Program in Tourism Centers.
- 7) The sludge from septic tanks should be properly disposed of at treatment ponds. A treatment pond should be constructed in each Tourism Centers.

Figure 11.2 Recommended Water Supply and Sewage Treatment Systems for Coastal Tourism Development, South Guanacaste



The JICA Study Team's Proposal

PART IV: CORCOVADO-GOLFITO: SCENARIOS AND BASIC STRATEGIES FOR SUSTAINABLE TOURISM

12. CORCOVADO-GOLFITO: SCENARIOS

The Study Team defined and analyzed the following alternative scenarios with respect to tourism development, in order to examine viable directions of regional development. See the comparison of three development scenarios in Table 12.1.

Alternative Scenarios for Corcovado-Golfito

Scenario 1: Trend-Based Scenario

Scenario 2 (Selected): Scenario for Sustaining and Diversifying Nature-Oriented Tourism Development in the Era of Global Competition

Scenario 3: Scenario for Promoting Hard-Core and Soft-Core Ecotourism

Table 12.1 Comparison of Three Development Scenarios for Corcovado-Golfito

	Scenario 1	Scenario 2	Scenario 3
Name of Scenario	Trend-Based Scenario	Scenario for Sustaining and Diversifying Nature-Oriented Tourism Development in the Era of Global Competition	Scenario for Promoting Hard-Core and Soft-Core Ecotourism
Effort at Promotion/ Control of Tourism Sites	Efforts will be made to utilize the General Land Use Plan in order to guide the formulation of prospective regulatory plans.	Efforts will be made to promote tourism, infrastructure development and land use management, based on the General Land Use Plan and Tourism Development Plan.	Large-scale tourism developments will be restrained.
Type of Tourists	Each tourism site attracts different types of SITs (Special Interest Tourists). Budget tourists are the majority except for up-market nature-based tourists,	In addition to SITs, up-market tourists, and budget tourists, middle market tourists are also attracted. Not only nature-based tourists but also beach/ marine-based tourism will be promoted.	Up-market nature-based tourists, researchers, students, nature-based budget tourists
Tourism Accommodation Facilities	Small-sized cabins/ hotels and high-class boutique hotels as at present.	Private investment in middle-sized hotels will be promoted only in selected areas.	Mainly ecolodges suitable for hard-core and soft-core ecotourism will be promoted.
Quality of Tourism Services	Expensive in relation to the quality of services.	The cost-performance of tourism services will be improved.	High-class services suitable for up-market ecotourists, as well as services suitable for budget tourists.
Land Use Plan/ Land Use Management and Spatial Development	Developments will be scattered in coastal areas due to weak law enforcement and poor utilization of the General Land Use Plan.	Land use management will be carried out to promote a multi-polarized and distributive spatial structure of tourism, based on the regional land use plan. Each tourism center will develop with different characteristics.	Only small-scale tourism development for ecotourism will be permitted.

Infrastructure Development	Roads will be comparatively well developed. However, the development of infrastructure such as electricity and telephone will be delayed. Consequently, tourism investment will not be attracted.	Infrastructure will be developed to promote a multi-polarized and distributive spatial use. The development pace of infrastructure and tourism will be harmonized.	Ecotourism-oriented tourism accommodation facilities will provide electricity, radio telephones and water systems at their own expense.
Local Socio-Economy	The employment opportunities will be limited, and the local employment will not be much expanded. In some areas where squatters stay, tourism investment will become difficult.	Middle-sized hotels will increase the employment opportunities. The employment opportunities will be multi-polarized/dispersed. Local employment will be promoted.	Business chances for local people in tourism services, such as taxi, boat operation and guides, are limited, because high-class lodges tend to employ those service suppliers directly.
Pollution by Tourism Development	Pollution problems will arise, because small-sized cabins/ hotels do not deal with sewage appropriately.	Tourism facilities development will be multi-polarized/dispersed. It would be necessary to develop sewerage systems for increased middle-sized accommodations. It will become more feasible to provide sewerage systems because the number of middle-size tourist accommodations will increase.	The accumulation of tourism facilities will not be so large; therefore, the pollution load will be small.
Natural Resources in Coastal Area	Regulatory Plans will continue to be made, to retain coastal lands. Some of the lands will be sold to develop resort houses.	Developments will be limited in to several focused development areas. In consequence, scattered development will be controlled.	Tourism accommodation developments will not occur so much along the coast.

Scenario 2 is recommended for Corcovado-Golfito's sustainable tourism development because Scenario 2 is expected to contribution to the following directions than the other scenarios:

- 1) Diversification of tourism products
- 2) Improvement of efficiency of public investment to infrastructure
- 3) Local socio-economic development
- 4) Attraction of private investment
- 5) Conservation of natural resources

13. CORCOVADO-GOLFITO: TOURISM DEVELOPMENT FRAMEWORK

BASIC STRATEGIES

- (1) To diversify nature-oriented tourism products for attracting more diversified tourist segments by improving access to tourism areas and by improving the quality and quantity of tourism facilities.
- (2) To establish several “Tourism Centers”, in order to avoid scattered development and to conserve important natural areas, in addition to MINAE’s protected areas, along the coasts, as well as in inland areas.
- (3) To promote private investment (especially in medium-sized accommodation) in the Tourism Centers, in cooperation with the ICT, municipal governments and local chambers of tourism by utilizing the general land use plans and tourism development plans.
- (4) To promote public investment (especially in infrastructure) to promote the Tourism Centers, in cooperation with MOPT, ICAA, ICT, municipal governments and local chambers of tourism To utilize the general land use plans and tourism development plans.
- (5) To develop human resources and to improve the quality of tourism services by implementing training and other programs, in cooperation with ICT, INA, municipal governments and local chambers of tourism.
- (6) To improve amenities and environment of Tourism Centers and tourism sites, in cooperation with ICT, municipal governments, local chambers of tourism and local communities by investing in amenities and implementing environmental awareness programs.
- (7) To promote the tourism region, tourism sites and tourism products, in cooperation with municipal governments, and local chambers of tourism with some support from ICT.

SPATIAL DEVELOPMENT OF TOURISM

In order to develop tourism based on Scenario 2 (selected scenario) as shown in Figure 13.1, focal development patterns should be sought for the following purposes:

- To maintain or restore the natural habitat as much as possible both in inland areas and coastal areas so as to sustain more diversified nature-oriented tourism,
- To promote land development only for necessary development of tourism facilities and infrastructure in coastal areas (in other words to reduce land speculation), and
- To promote efficiency in infrastructure provision in view of budget constraints of central and local governments.

To achieve these development patterns, six tourism centers and thirteen limited tourism development areas are designated for the target year 2010 in Corcovado-Golfito. Table 13.1 shows tourism products and markets for each tourism center. Table 13.2 shows the target number of tourism accommodation in Corcovado-Golfito.

Figure 13.1 Tourism Centers and Tourism Service Towns, Corcovado-Golfito



The JICA Study Team's Proposal

Table 13.1 Spatial Structure of Tourism in Corcovado-Golfoito: Tourism Products and Markets by Tourism Center

Canton District	Golfoito Canton			Golfoito Canton	
	Osa Canton	Puerto Jiménez District	Sierpe District (gulf side)	Osa Canton	Golfoito District
Tourism Center	① Drake Secondary Tourism Center	② Puerto Jiménez Primary Tourism Center	③ Sierpe Town Secondary TC	④ Golfoito Town Primary Tourism Center	⑤ Zancudo Secondary Tourism Center
Tourism Functions	Major accommodation base Ocean Bay Nature Resort Tourism functioning Natural Park Visitors Base and Marine Tourism Base	Major accommodation base in Puerto Jiménez Town and in Platanales Beach Tourist service center in town	Nature Tourism Gateway functioning water transportation terminal for Drake tourism sites and nature tourism base Tourist Center (information / travel services)	Major accommodation base Marina & cruise base Regional Gateway Tourist service center	Major accommodation base Surfing base
Major Tourism Products	Corcovado National Park tropical forest wildlife and marine nature sight-seeing Marine Tourism for diving and sports fishing in Caño Island	Forest-based nature tourism Marine-based nature tourism (both Golfo Dulce and Pacific Ocean) Water sports and experience Sportfishing	Terreba-Sierpe National Wetland mangrove wildlife sight-seeing tour Corcovado National Park	Urban amenities (restaurants and shopping) Ex-banana plantation town Marine-based nature tourism (Golfo Dulce and Pacific Ocean) Forest-based nature tourism (Piedras Blancas)	Surfing and other watersports Beach holidays Forest-based nature tourism Marine-based nature tourism Cultural tourism based on Conte Burica Indígena reserve
Accommodation Development	Very small-sized hotels and cabins in Agujitas (less than 10 rooms) Medium-sized hotels (20-60 rooms) in beach area near the airstrip Small size lodges (10-20 rooms) in southern part	Medium-sized hotels (30-80 rooms) on the coast Small-sized and medium-sized hotels and cabins in urban area (10-50 rooms)	Very small-sized cabins (less than 10 rooms) and small-sized hotels in urban area (10-20 rooms) Small-sized lodges (10-20 rooms) in sub-urban sites	Medium-sized hotels (20-60 rooms) Small-sized hotels and lodges in beach area (10-20) rooms Beach camping sites	Medium-sized hotels (20-60 rooms) Small-sized lodges (10-20 rooms) Nature camping sites
Target Markets	International Upper-Market and some budget tourist Domestic SIT (Special Interest Tourist group) and FIT	International organized tourists (middle-market and oriented to nature tourism) International FITs, middle-market International SITs (nature studies, birdwatching, sportfishing) International budget tourists (nature-oriented) Up-market domestic tourists	International SIT (Special Interest Tourist group) such as Naturalists, Scientists, Students Domestic vacationists	International FITs (budget tourists, middle-market tourists) Domestic vacationers / Business travelers	FITs (nature-oriented SITs, surfer, back-packers) Domestic tourists
Road and Airport Access	Airport (Palmar Sur) Ferry from Sierpe (2.0hrs) Airstrip in Drake	Route 245 (72 km from highway No.2) Airport (Puerto Jiménez)	Inter-American Highway Airport (Palmar Sur) 27 km from Airport	Route 14 (259 km-San José) Airport (Golfoito town) Seaport (Cruise ship) / Ferry to Osa & Zancudo	Route 238 (48 km from Highway No.2) Airport (Coto 47) R-608 / 38 km (Airport)
Excursion	Diving Tour in Caño Island Biological Reserve Terreba-Sierpe National Wetland mangrove sight-seeing tour	Corcovado National Park's nature Trails and excursion Whale/dolphin watching tour	Agro-ecotour in Banana plantations	Mangrove tour Whale/dolphin watching Turtle-nesting trips Indígena Reserve trekking	Indígena Reserve trekking Turtle-nesting trips

Source: JICA Study Team's Analysis and Proposal

Table 13.2 Target Number of Hotel Rooms by Tourism Area in Corcovado-Golfito

Canton	District	Tourism Centers/Other Tourism Areas and Tourism Service Towns	2000		2010		2000-2010 Increase rooms	
			rooms	%	rooms	%		
Golfito	Golfito	1. Golfito Town P.T.C.	700	43.8	800	27.6	100	
		2. Piedras Blancas	30	1.9	100	3.4	70	
		Sub-total	730	45.7	900	31.0	170	
	Puerto Jimenez	1. Cañaza-Playa Blanca	20	1.3	60	2.1	40	
		2. Puerto Jiménez P.T.C.	140	8.8	400	13.8	260	
		3. Sombrero-Cienaga	10	0.6	20	0.7	10	
		4. Matapalo	30	1.9	100	3.4	70	
		5. Carate	30	1.9	60	2.1	30	
		6. Corcovado (Dos Brazos)	5	0.3	40	1.4	40	
		7. Corcovado (Los Patos)	0	0.0	40	1.4	40	
		8. Corcovado (Rancho Quemado)	5	0.3	40	1.4	40	
	Sub-total	240	15.1	760	26.3	520		
	Pavón	1. Zancudo S.T.C.	120	7.5	200	6.9	80	
		2. Pavones S.T.C.	60	3.8	200	6.9	140	
Sub-total		180	11.3	400	13.8	220		
Total			1,150	72.1	2,060	71.1	910	
Osa	Puerto Cortes	1. Tortuga	60	3.8	100	3.4	40	
		2. Puerto Cortés Town	30	1.9	60	2.1	30	
		Sub-total	90	5.7	160	5.5	70	
	Palmar	Palmar Town	130	8.1	150	5.2	20	
	Sierpe	1. Sierpe Town S.T.C.	60	3.8	120	4.1	60	
		2. Drake S.T.C.	140	8.8	350	12.1	210	
		3. Rincón	30	1.9	60	2.1	30	
	Sub-total	230	14.5	530	18.3	300		
	Total			450	28.3	840	29.0	390
	Grand Total			1,600	100.0	2,900	100.0	1,300

Note: 1) The figures in 2000 are based on the inventory survey data by the JICA study.

2) P.T.C= Primary Tourism Center, S.T.C.= Secondary Tourism Center

Source: JICA Study Team's Estimate and Framework

14. CORCOVADO-GOLFITO: LOCAL SOCIO-ECONOMIC DEVELOPMENT FRAMEWORK

BASIC STRATEGIES

< To give local people as much employment as possible in the tourism sector. >

- (1) To appeal to investors, from the beginning of hotel projects, to promote local employment and start the training of local people before the opening of hotels.
- (2) To train local people, considering the characteristics of different areas, through courses such as specific skills, English and customer services for tourists.
- (3) To foster tourism education in primary schools and high schools in the long term.

< To promote tourism development by local initiatives. >

- (4) To develop attractive beaches that offer major opportunities for local business development, based on government land allocation in MTZs, and to create space renting for restaurants and small stores and areas for attractions and performances
- (5) To reserve land to develop cabins, lodges or cabins villages through local initiatives. Initially the government should make or revise the regulatory plan in order to give concessions of MTZ land lots to the local community or private enterprises.
- (6) To set up a system of subsidized credit for tourism development that gives priority to local communities and micro-enterprises.
- (7) To establish an Indigena Museum and indigena visitor centers in order to promote cultural tourism and to provide space for selling handicrafts.

< To improve social services and infrastructure in remote areas. >

- (8) To provide basic infrastructure for tourism development and local development.

< To secure local people's life in tourist areas by dealing with the social problems >

- (9) To employ Tourism Police to stop and prevent drugs and prostitution from prevailing. The Tourism Police should work with the local people.
- (10) To secure and legalize land for housing to local people who have settled in the MTZ.

< To empower the local people to take initiatives and actions >

- (11) To establish a Local Association for Sustainable Tourism Development in tourism centers to promote tourism and local development through local initiatives

15. CORCOVADO-GOLFITO: NATURAL RESOURCES MANAGEMENT FRAMEWORK

The large areas of lowland tropical forest of the Osa Peninsula form an extremely valuable international conservation and tourist resource. The potential for bio-prospecting for chemicals (e.g. with medicinal properties) is great. The unique and rich biological resources of the area are such that the whole of the Osa Peninsula could easily qualify as a Biosphere Reserve and World Heritage Site.

The current logging activities in the Golfo Dulce Forest Reserve are leading to severe fragmentation of the ecosystems around Corcovado National Park. Logging and conversion of forest to pasture/agriculture and mining have already led to degradation of the marine ecosystem and damage to a tourism resource (e.g. coral death in Golfo Dulce near Rio Tigre and most inner parts of the Gulf).

The inshore waters of the Corcovado-Golfito coast (to approx. 20 km and including Caño Island) constitute a particularly rich marine environment, while the deep and enclosed basin of Golfo Dulce has unique features of general and scientific interest. The coastline is diverse and has great scenic value. The Terraba-Sierpe wetlands, a Ramsar Site, are the largest area of mangroves in Costa Rica. Thus a healthy marine environment, and adjoining wetlands, are a significant tourist resource in their own right. This, when taken in combination with the rich terrestrial ecosystems of the peninsula, means that the natural resources of the Study Area are the main foundation for tourism with a strong nature and soft-adventure focus. These resources have been damaged and continue to be threatened by a range of human developments and activities on land and at sea; action needs to be taken concerning those activities with negative impacts if the 'foundation' for tourism in this region is to be protected.

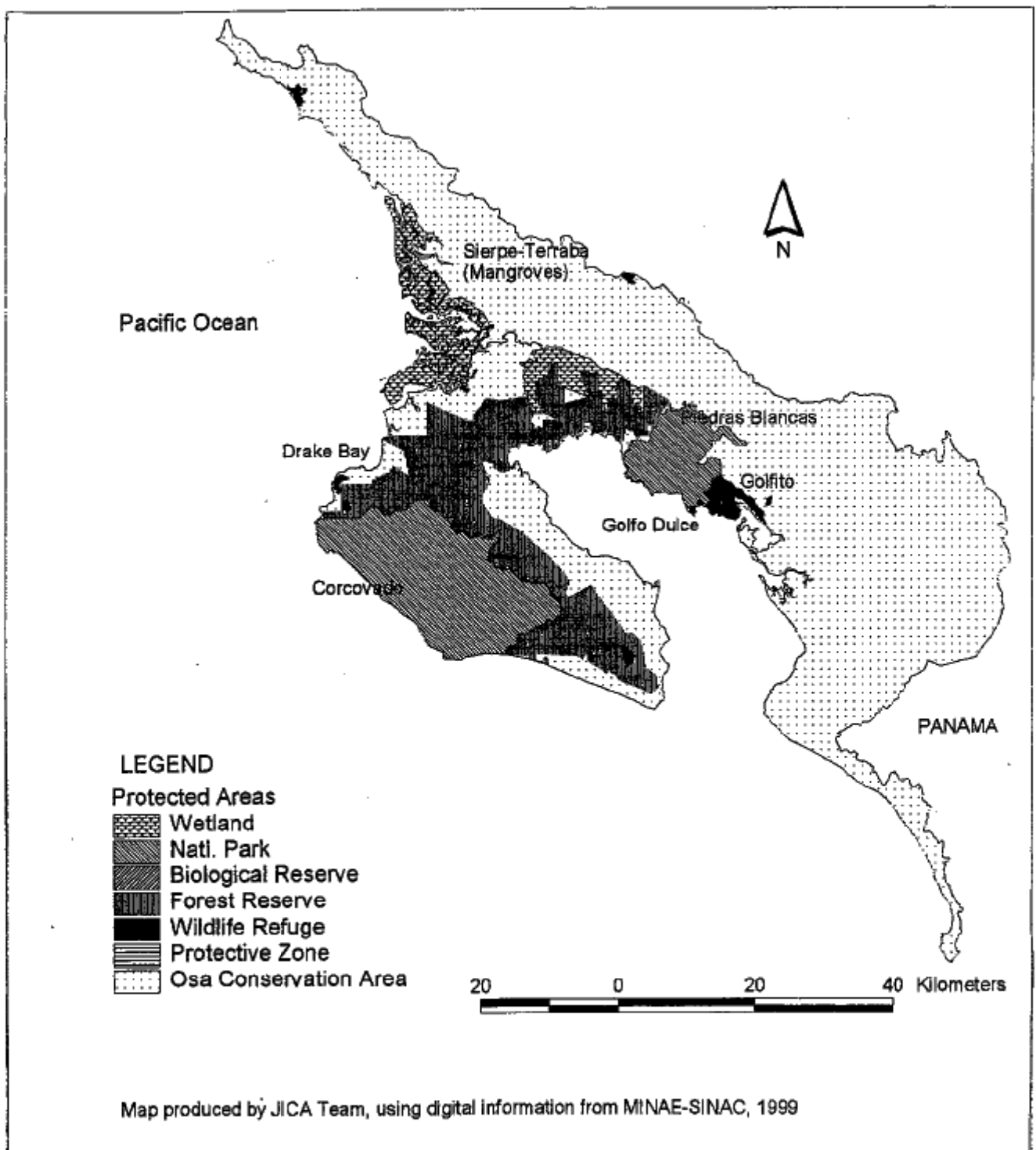
BASIC STRATEGIES

- 1) **Terrestrial Environment.** To ensure the protection and integrity of the remaining lowland tropical forest of the Corcovado-Golfito area, so that its scenery, rivers and high biodiversity remain intact and can be used on a sustainable basis by the local communities, tourists and others for a range of Environmental Services.
 - By stop commercial logging in the Golfo Dulce Forest Reserve.
 - By expanding nature protected areas to integrate the existing National Parks and Wildlife Refuges.
 - By preparing and implementing an integrated land use plan for the whole Osa Peninsula.

- 2) **Marine environment.** To ensure the sustainable management of the marine resources of the Corcovado-Golfito area, for both tourism and consumptive purposes, with resident communities being given priority access to those resources that can be exploited legally. These resources include fish and shellfish, and (for tourism) turtles and cetaceans (whales and dolphins).
 - By establishing marine resource associations
 - By developing and implementing marine education, training and certification programs for boat and tour operators
- 3) **Mangroves/Wetlands.** To (i) maximize the value of these ecosystems, which are of international importance in the Corcovado-Golfito area, for nature and adventure tourism, (ii) encourage and enforce sustainable fisheries' practices and (iii) ensure conservation of their biological resources.
 - By preparing and implementing management plans for Terraba Sierpe National Wetland
 - By developing and implementing mangrove education, training and certification programs for boat and tour operators
- 4) **Minimize Impacts of Tourism Infrastructure.** To ensure that essential tourism-related infrastructure (including the present and future transport network in the area, especially roads) and services (e.g. solid waste disposal, water-supplies and waste-water disposal) are provided in tourism development areas. These should be to a standard and at locations that keep their negative impact on the natural environment to a low level.
- 5) **Minimize Impacts of Tourism Activities.** To ensure that tourists and tourism-related activities promote conservation of natural resources and do not have a negative impact on wildlife and other aspects of the environment.
- 6) **Improve Institutional Capacity to Protect the Environment.** To ensure that national and local government, other institutions and associations (e.g. NGOs), Civil Society etc in the Corcovado-Golfito area, work in an efficient, coordinated and technically competent manner. This requires development of their capacity (technical, financial and administrative) to (i) prepare plans, (ii) monitor and (iii) enforce measures for the management and protection of the environment/natural resources.

Figure 15.1 shows the existing nature protected areas of MINAE.

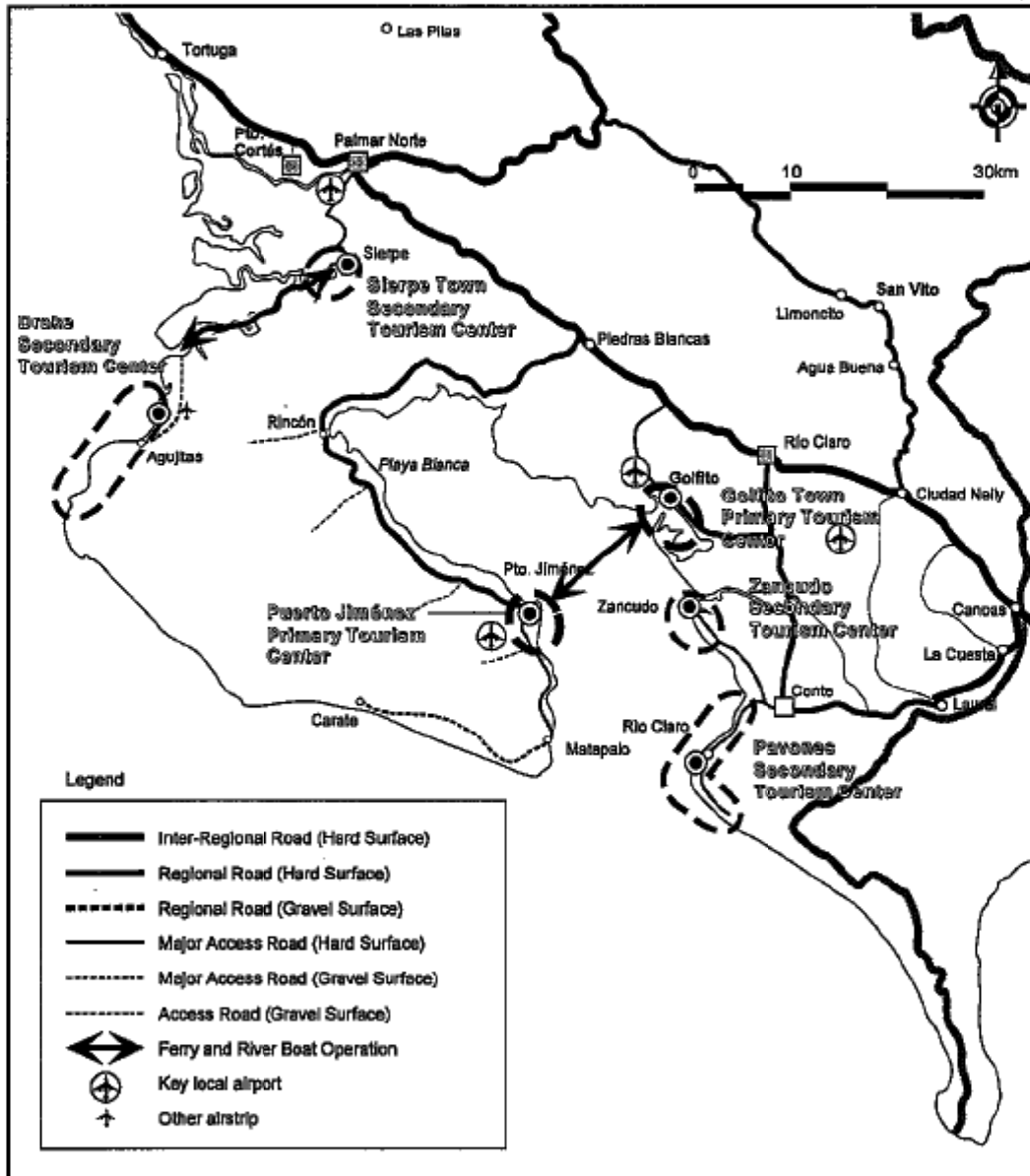
Figure 15.1 Existing Nature Protected Areas in Corocovado-Golfo



16. CORCOVADO-GOLFITO: INFRASTRUCTURE PROVISION FRAMEWORK

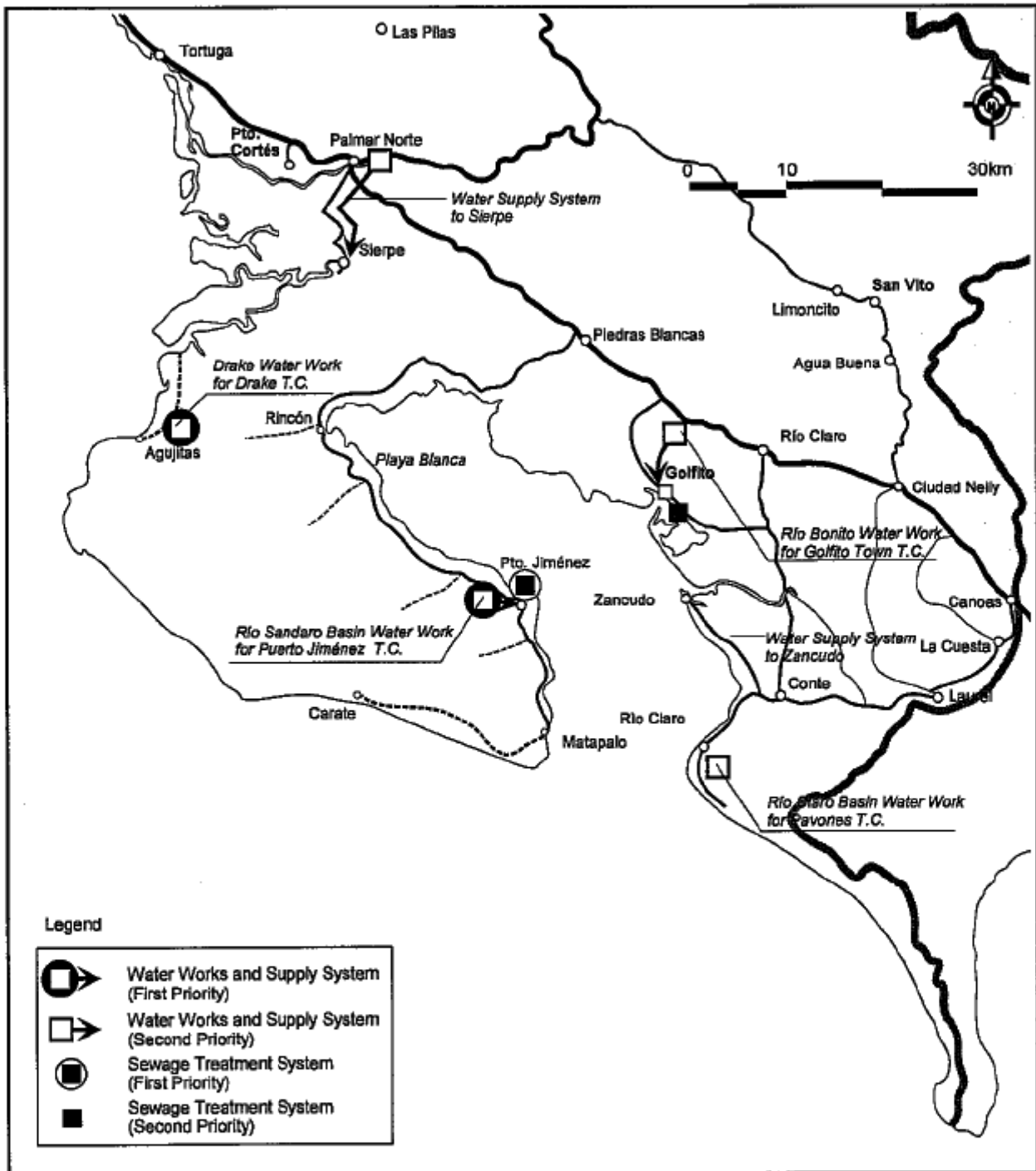
The principles of the basic strategies for infrastructure provision in Corcovado-Golfito are the same as those in South Guanacaste. Please see Section 11 of this summary report. For the recommended regional transportation network, water supply system and sewage treatment system specific for Corcovado-Golfito, please see Figures 16.1 and 16.2.

Figure 16.1 Recommended Transportation Network, Corcovado-Golfito



The JICA Study Team's Proposal

Figure 16.2 Recommended Water Supply and Sewage Treatment System, Corcovado-Golfito



The JICA Study Team's Proposal

PART V: COASTAL LAND USE PLANNING SYSTEM

17. DIRECTIONS OF MODIFICATION OF THE LAND USE PLANNING SYSTEM

As for the land use planning system, which is part of the General Plan for Sustainable Tourism Development, the following modification is needed. See the comparison between the existing and recommended land use planning systems in Figure 17.1.

NATIONAL TOURISM SECTOR DEVELOPMENT

- (1) Regional tourism development scenarios (strategies) need to be established for providing each region with the target capacity of tourist accommodation facilities.

REGIONAL TOURISM SECTOR DEVELOPMENT

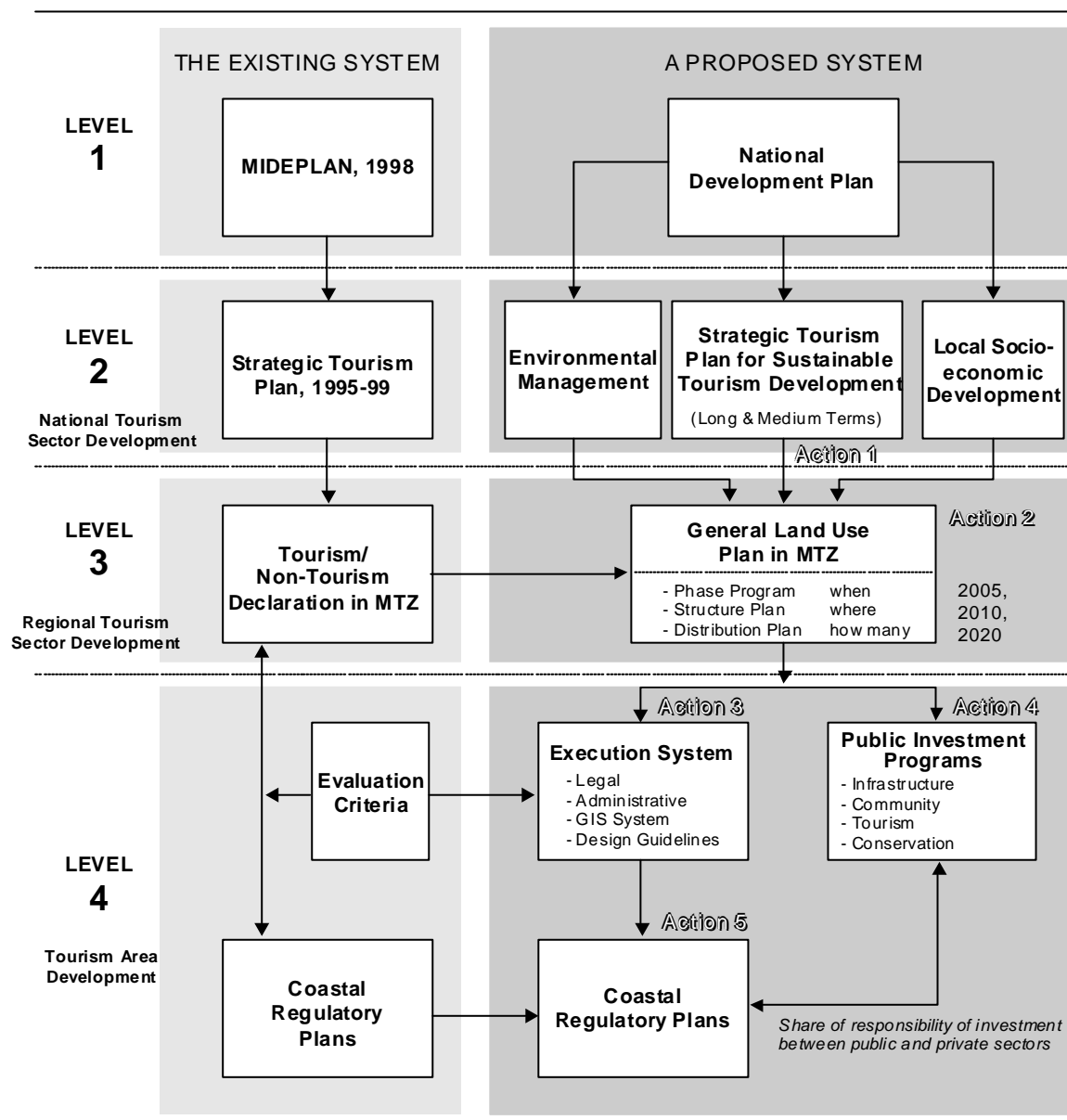
- (2) A general land use plan for each region should be prepared, aiming at sustainable tourism and considering not only tourism development aspects, but also environmental and local socio-economic aspects. For that purpose the participation of stakeholders is essential. But also the sustained participatory and consultative process at the stage of post-planning or implementation should be considered.
- (3) The general land use plan to be prepared for a region should have time dimensions, by suggesting priority development areas. At the same time, in accordance with the regional target capacity of tourist accommodation facilities to be given by the regional tourism development scenario, a general land use plan should be prepared.
- (4) The general land use plan should include strategies to attract a substantial amount of private investment, and should be utilized to attract private investment into the region, by opening up the plan widely to investors.
- (5) The prepared general land use plan should be utilized for monitoring developments and land use changes in coastal areas. Instruments and responsibility for monitoring should be considered.

TOURISM AREA DEVELOPMENT

- (6) Public infrastructure investment programs should be prepared in accordance with the priority development areas to be specified by the general land use plan. In order to implement the plan, ways of encouraging the central government agencies in charge of infrastructure should be considered.
- (7) The general land use plan should be utilized as a guideline for modifying the existing or approved regulatory plans as well as for examining newly proposed regulatory plans and suggesting modifications to them. Ways of promoting the modification of

the existing regulatory plans in accordance with the general land use plan, especially with regard to the funding of it, should be considered.

Figure 17.1 Recommended Modification of Land Use Planning System



- Action 1** To review tourism development strategies/ scenarios for regions
- Action 2** To establish general land use plans with time dimensions
- Action 3** To review the execution system
- Action 4** To establish public investment programs
- Action 5** To review the existing tourism regulatory plans, if necessary, in accordance with the general land use plans

18. GENERAL LAND USE PLANS AND REGULATORY LAND USE PLANS

The general land use plan should be prepared carefully to guide the formulation of regulatory plans at the local level. While general land use plan cannot be used as an administrative and legal instrument for directly regulating actual land uses, the regulatory plan does have such administrative and legal functions.

A number of regulatory plans have been made to cover a large part of the coastal areas both in the South Guanacaste Region and the Corcovado-Golfito Region. However, many of the existing regulatory plans have some problems. In view of this, the general land use plans should provide key points to guide the review and revision of the existing regulatory plans, as well as for new regulatory plans.

The general land use plan should indicate the following in order to guide the formulation of both existing and new regulatory plans:

- (1) At the regional level, where to develop in the next 10 years, where to retain or restore natural features, and where to develop in the future after the next 10 years
- (2) Within each Tourism Area (or Tourism Center), where to locate a central place for tourism amenities (or more than one central place) for the tourism area, and where to intensively develop tourist facilities, such as hotels
- (3) Within each Tourism Area (or Tourism Center), where to secure lands for public facilities and settlement areas for local people.

In order to allow for tourism amenity cores and intensive tourism facility development, some existing houses and public facilities for local communities have to be relocated. To facilitate smooth development and avoid serious social problems, it is important for regulatory plans to secure special areas for such relocations within the MTZs, while it is necessary to try to find lands for relocation outside the MTZs.

- (4) Within each Tourism Area (or Tourism Center), where to secure lands special for local community development.

Special arrangements for securing lands for certain purposes of local community development are needed at the stage of regulatory planning. The General Land Use Plan should specify such land arrangements.

19. NEW LAND USE ZONES FOR GENERAL LAND USE PLANS

The JICA Study Team recommended a new system of land use zones for the general land use plan to pay attention to the following aspects (See Table 19.1):

- To secure lands for attracting private investment for hotels, especially middle-sized hotels,
- To prepare amenity cores of tourism areas for promoting the development of attractive tourism areas,
- To secure areas for existing people and communities so that local people can stay in the areas, and
- To accommodate relocated people from the areas for hotels, amenity cores and existing people.

Table 19.1 New Land Use Zones for General Land Use Plan

Large Land Use Zone	Detailed Land Use Zone
Tourism Development Zone [T]	Tourism Amenity Core Area (TAN) Planned Tourism Development Area (TAP) Spontaneous Tourism Development Area (TAE) *Local Tourism-Related Commercial Area (TAC) *Local Cabin Development Area (TCD)
Mixed Zone [M]	Mixed Tourism and Community Area (MIX)
Community Zone [C]	Community Core Area (CAN) Community Residential Area (CAR) *Small Area for Local Residents (CAP) *Artisanal Fishermen's Base (CBP)
Other Zone [O]	Other Land Use Area (OAT)
Future Zone [F]	Future Development Area (FAD)
Nature Zone [N]	ICT-Municipality Natural Area (NIM) Private Natural Area (NAP) *Daytime Tourism Activity Base (NAD)
Wetland [H]	
SINAC's Nature Protected Natural [S]	
Urban Zone [U]	
Indigena Reserve [I]	
Limited Zone of Frontier Protection [P]	

Note: An asterisk (*) indicates spot land allocation. The zone names without asterisk marks mean areal zoning.

These new land use zones will ask changes in the prevailing attitudes of making regulatory plans and dividing MTZs into concessions and waiting for informal buyers of concessions. The new land use zones for General Land Use Plans ask to take special actions at the stage of regulatory planning. Descriptions of land use zones recommended are given below:

Tourism Amenity Core Area (TAN): Center of the tourism zone, with commercial facilities (restaurants, cafes, bars, souvenir shops, grocery stores) and public facilities (public space for food and souvenir stalls, tourist information center, public parking lots, bus station, public showers, toilet facilities and litterbins)

Planned Tourism Development Area (TAP): Areas with relatively high and middle density development of hotels. Larger lots of land and infrastructure should be prepared to attract private investments in middle-sized hotels. Existing residents and others should be relocated from these areas.

Spontaneous Tourism Development Area (TAE): Areas with relatively low-density development of tourism facilities (hotels, cabins and other tourism-related businesses). However, no planned efforts are made to attract tourism facilities here.

Mixed Tourism and Community Area (MIX): Areas with relatively low-density development of tourism facilities (hotels, cabins and other tourism-related businesses) , allowing existing community areas (housing and public facilities) and small businesses (cabins and stores) to remain. As a result, relatively small-scale and low-density development of mixed tourism and community would be induced.

***Local Tourism-Related Commercial Area in Tourism Amenity core Area (TAC):** This should not cover the whole area that is specified, but the designation indicates that in the area there is a need for special land allocation for tourism-related commerce for local communities, at the stage of regulatory planning.

***Local Cabin Development Area (TCD):** This should not cover the whole area that is specified, but the designation indicates that in the area there is a need for special land allocation for cabin development by local communities' initiatives, at the stage of regulatory planning.

Community Core Areas (CAN): Areas in which existing public facilities and commercial areas for local people should be preserved. If necessary, additional lands for these functions should be secured at the stage of regulatory planning, especially for the relocation of existing public facilities from the areas designated as TAN and TAP.

Community Residential Areas (CAR): Areas in which existing settlement areas for local people should be preserved. If necessary, additional lands for this purpose should be secured at the stage of regulatory planning, especially for the relocation of local people's houses from the areas designated as TAN and TAP.

***Small Area for Local Residents (CAP):** This should not cover the whole area that is specified, but the designation indicates that in the area there is a need for special land allocation for existing housing areas for local people at the stage of regulatory planning. This land use category is specified in the areas outside the Tourism Center. Since it is difficult to identify all the existing houses, they should be studied carefully to delineate these areas at the stage of regulatory planning.

***Artisanal Fishermen's Base (CBP):** This should not cover the whole area that is specified, but the designation indicates that in the area there is a need for special allocation of land for an artisanal fishermen's base, such as a fish collection center and boat mooring space.

ICT-Municipality Natural Area (NIM): Areas in which natural vegetation should be retained or restored by not allowing further development. However, existing facilities and houses could remain without further expansion, and daytime tourism and recreational activities are allowed. Therefore, these natural areas require regulatory plans that restrict new development, enhance their natural attractions, identify existing facilities and houses, and legalize those that do not pose a threat to the environment.

***Daytime Tourism Activity Base (NAD):** This should not cover the whole area that is specified, but the designation indicates that even in the area of NIM, special land allocation for daytime tourism and recreational activities is allowed.

Future Development Area (FAD): Areas reserved for future development after the next 10 years. In order to decide if the areas of FAD could be used for development or not, it is necessary to review the general land use plan.

20. STRATEGIES FOR LAND USE PLANNING AND MANAGEMENT USING GENERAL LAND USE PLANS

Formulation of a New Integrated Regulatory Plans for each Tourism Center by Revising Existing Regulatory Plans and Making New Regulatory Plans

Each tourism area or tourism center should be covered by an integrated regulatory land use plans, which is in accordance with the General Land Use Plan. In the past more than several regulatory plans were made covering a single tourism area. For example, there are nine regulatory plans in Pavones area, nine in Santa Teresa-Mal Pais area. The new integrated regulatory land use plan should be formulated by revising the existing regulatory plans covering small parts of the Tourism Center and by making new regulatory plans for the parts in which no regulatory plans have been established.

Formulation of Regulatory Plans to Cover the Whole Area of a Tourism Center

The JICA Study identified important areas for tourism development as Tourism Centers. The Tourism Centers have boundaries covering both MTZs and their hinterlands. The general land use plan for MTZs is in according with the MTZ law. On the other hand, the land use plan relating to MTZ hinterlands could be utilized as a reference when formulating prospective regulatory plans. See Figure 20.1.

It is recommended that either one of the following two systems of regulatory plans should be utilized to cover the whole area of a Tourism Center with regulatory plans:

i) The existing system of urban regulatory plans

The existing system of urban regulatory plans should be applied to the hinterlands of MTZs, which are mostly part of urban districts in the Study Areas. On the other hand, the MTZs of a Tourism Center could be covered by the existing system of coastal regulatory plans. As a result, the whole area of a Tourism Center can be covered by two regulatory plans, under the two different systems.

ii) A new system of regulatory plans to cover the whole Tourism Center

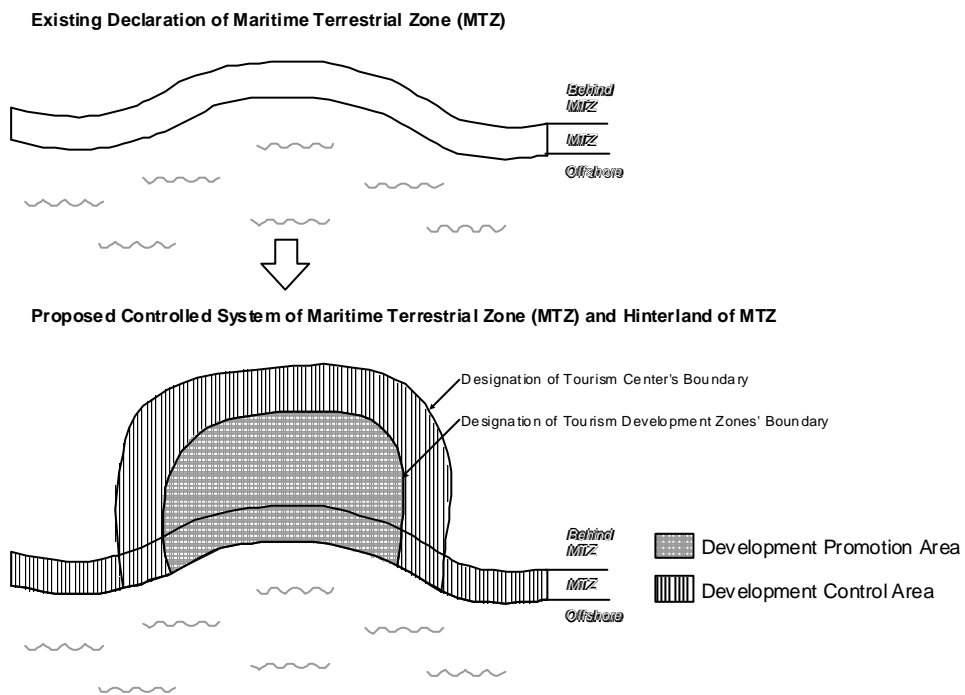
A new system of regulatory plans should be invented in order to make one integrated regulatory plan covering both MTZs and their hinterlands within Tourism Centers.

Establishment of an Institutional Network for Guiding Private Investment in Tourism Facilities

ICT, INVU, CINDE and Municipality need to establish an institutional network for guiding and locations and scale of private investment in tourism facilities in order to capture the information of private investment in tourism facilities at the earlier stage. For such guidance of location and scale, and providing information, the General Land Use Plan should be fully utilized.

At the same time, ICT, INVU and Municipality should consider not only MTZ but also MTZ's hinterlands for guiding locations of tourism facilities within Tourism Centers. The JICA Study Team formulated land use plans covering the hinterlands of MTZ within Tourism Centers as a future reference.

Figure 20.1 Formulation of Tourism Centers and Utilization of Regulatory Plans



PART VI: GENERAL LAND USE PLAN

21. SOUTH GUANACASTE: SUMMARY OF GENERAL LAND USE PLAN

AT THE REGIONAL LEVEL

In view of limited tourist demands, limited government budgets and importance of natural resources, no scattered development patterns but focal development patterns are recommended. The focal development patterns are based on strategically selected tourism areas. In South Guanacaste four (4) tourism Centers and eight (8) limited Tourism Development Areas are identified for Year 2010.

Tourism Development Zones are mostly allocated within the Tourism Centers. Outside the Tourism Centers, a small amount of Tourism Development Zones is allocated to Limited Tourism Development Areas. Natural Zones (ICT-Municipality Natural Areas) and Future Zones are allocated between these tourism centers. Table 21.1 shows a summary of allocation of land use zones at the regional level of South Guanacaste.

Table 21.1 Summary of Allocation of Land Use Zones in MTZs in the General Land Use Plan of the South Guanacaste Region

	Land Use Zone	Code	Length of Coastline (km)		Length of the Area behind Wetlands (km)
ICT ⁽¹⁾	Tourism Development Zone	T	20.0	12.8%	2.2
	Mixed Zone	M	12.4	7.9%	-
	Community Zone	C	3.2	2.0%	-
	Future Zone	F	10.5	6.7%	-
	Natural Zone (ICT-Municipality Natural Area)	N	45.1	28.9%	51.5
MINAE	Wetlands ⁽²⁾	H	14.4	9.2%	-
	SINAC's Natural Protected Areas ⁽³⁾	S	50.5	32.4%	-
Total			156.1	100%	53.7

Source: (1): MTZ: JICA Study Team General Land Use Plan

(2): Field Visits by JICA Study Team and Interpretation of Terra Program's GIS Maps and Aerial Photographs.

(3): MINAE's most recent GIS data on SINAC Natural Protected Areas

WITHIN TOURISM CENTERS

Within the tourism center, not only Tourism Development Zones but also other land use categories, such as Community Zones and Natural Zone are delineated. Table 21.2 provides a summary of land use zones in MTZ by tourism center in South Guanacaste.

Table 21.2 Land Use Zones in MTZs by Tourism Center, South Guanacaste

Tourism Center		Tourism Center							Total
		Tourism Center	Mixed Zone	Community Zone	Future Zone	Nature Zone	Wetland	Urban Zone	
Order	Name	T	M	C	F	N	H	U	
Primary	Samara-Carrillo	4.3	1.9	0.1	0.0	5.8	0.6	-	12.7
	(%)	34%	15%	1%	0%	46%	5%	0%	100%
Secondary	Nosara-Garza	1.2	0.0	0.4	0.0	4.0	0.3	-	5.9
	(%)	16%	0%	5%	0%	52%	5%	0%	100%
Secondary	San Miguel-Coyote	4.7	2.3	0.2	0.0	4.2	0.7	-	12.1
	(%)	39%	19%	2%	0%	35%	6%	0%	100%
Secondary	Santa Teresa-Mal Pais	3.8	5.1	2.3	0.0	6.4	0.0	-	17.6
	(%)	22%	29%	13%	0%	36%	0%	0%	100%
Total	(km)	14.0	11.1	3.0	0.0	20.4	1.6	-	48.3
	(%)	28%	22%	6%	0%	42%	3%	0%	100%

Source: Measurements made using GIS based on ICT data by the JICA Study Team.

A summary of the general land use plan of South Guanacaste is shown in Map 1 that is attached to the end of this summary report.

22. CORCOVADO-GOLFITO: SUMMARY OF GENERAL LAND USE PLAN

AT THE REGIONAL LEVEL

In view of limited tourist demands, limited government budgets and importance of natural resources, no scattered development patterns but focal development patterns are recommended. The focal development patterns are based on strategically selected tourism areas. In Corcovado-Golfito, six (6) Tourism Centers and thirteen (13) Limited Tourism Development Areas are identified for Year 2010.

Tourism Development Zones are mostly allocated within the Tourism Centers. Outside the Tourism Centers, a small amount of Tourism Development Zones is allocated to Limited Tourism Development Areas. Natural Zones (ICT-Municipality Natural Areas) and Future Zones are allocated between these tourism centers. Table 22.1 shows a summary of allocation of land use zones at the regional level of Corcovado-Golfito.

Table 22.1 Summary of Allocation of Land Use Zones in MTZs in the General Land Use Plan of the Corcovado-Golfito Region

	Land Use Zone	Code	Length of Coastline (km)		Length of the Area behind Wetlands (km)
ICT ⁽¹⁾	Tourism Development Zone	T	25.7	6.4%	1.3
	Mixed Zone	M	14.7	3.7%	1.5
	Community Zone	C	6.8	1.7%	2.0
	Future Zone	F	10.2	2.5%	-
	Natural Zone (ICT-Municipality Natural Area)	N	108.1	27.0%	-
MINAE	Wetlands ⁽²⁾	H	57.5	14.4%	69.9
	SINAC's Natural Protected Areas ⁽³⁾	S	124.2	31.0%	-
INVU	Urban Zone	U	6.2	1.5%	
	Indigena Reserve	I	20.2	5.0%	
	Limited Zone of Frontier Protection	P	26.5	6.6%	
Total			400.1	100%	74.7

Source: (1): MTZ except for Wetlands: JICA Study Team General Land Use Plan

(2): Field Visits by JICA Study Team and Interpretation of TERRA Project's GIS Maps and INBio ECOMAPS Aerial Photographs.

(3): MINAE's most recent GIS data on SINAC Nature Protected Areas

WITHIN TOURISM CENTERS

Within the tourism center, not only Tourism Development Zones but also other land use categories, such as Community Zones and Natural Zone are delineated. Table 22.2 and provides a summary of land use zones in MTZ by tourism center in Corcovado-Golfito.

Table 22.2 Land Use Zones in MTZs by Tourism Center, Corcovado-Golfito

Tourism Center		Length of Coast Line (km)								
		Tourism Zone	Mixed Zone	Community Zone	Future Zone	Nature Zone	Wetland	Urban Zone	SINAC's Protected Area	Total
Order	Name	T	M	C	F	N	H	U	S	
Primary	Golfito	-	-	0.8	-	-	-	6.2	-	7.0
	(%)	-	-	11%	-	-	-	89%	-	100%
Primary	Perto Jimenez	3.1	0.4	0.2	0.3	2.1	1.3	-	4.9	12.3
	(%)	25%	3%	2%	2%	17%	11%	-	40%	100%
Secondary	Sierpe Town	-	-	-	-	-	-	-	-	-
	(%)	-	-	-	-	-	-	-	-	-
Secondary	Drake	5.8	1.8	0.7	-	11.2	0.5	-	-	20.0
	(%)	29%	9%	4%	-	56%	3%	-	-	100%
Secondary	Zancudo	0.2	4.8	0.2	-	-	0.9	-	-	6.1
	(%)	3%	79%	3%	-	-	15%	-	-	100%
Secondary	Pavones	8.4	3.8	2.2	-	3.2	-	-	-	17.6
	(%)	48%	22%	13%	-	18%	-	-	-	100%
Total	(km)	17.5	10.8	4.1	0.3	16.5	2.7	6.2	4.9	63.0
	(%)	28%	17%	7%	0%	26%	4%	10%	8%	100%

Note: Sierpe Secondary Tourism Center is located inland.

Source: Measurements made using GIS based on ICT data by the JICA Study Team

A summary of the general land use plan of Corcovado-Golfito is shown in Map 2 that is attached to the end of this summary report.

PART VII: PRIORITY ACTION PROJECTS

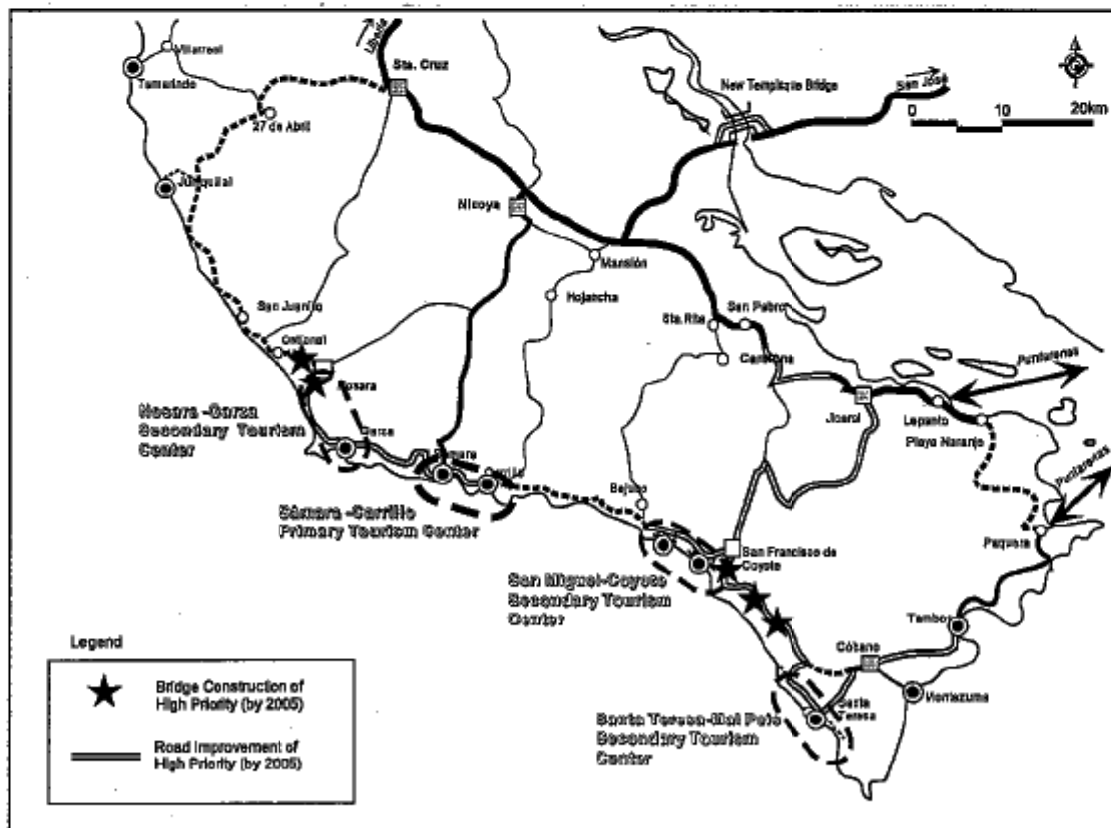
Priority action projects are defined as the projects that are composed of important actions in order to overcome difficulties in initiating substantial efforts at sustainable tourism development within the next five years. The following six fields or directions for actions are identified:

- 1) Land Use Management
- 2) Promotion of Public Investment in Infrastructure
- 3) Promotion of Private Investment in Tourism Facilities
- 4) Local Tourism Promotion and Community Development
- 5) Establishment and Utilization of Nature Areas
- 6) Improvement of Local Public Facilities

In the following sections, priority action projects for these fields are shown for South Guanacaste in Table 23.1 and Figure 23.1, and for Corcovado-Golfito in Table 24.1 and Figure 24.1.

23. SOUTH GUANACASTE: PRIORITY ACTION PROJECTS

Figure 23.1 Strategic Road Improvement Sections and Bridge Construction Needed for Coastal Tourism Development, South Guanacaste



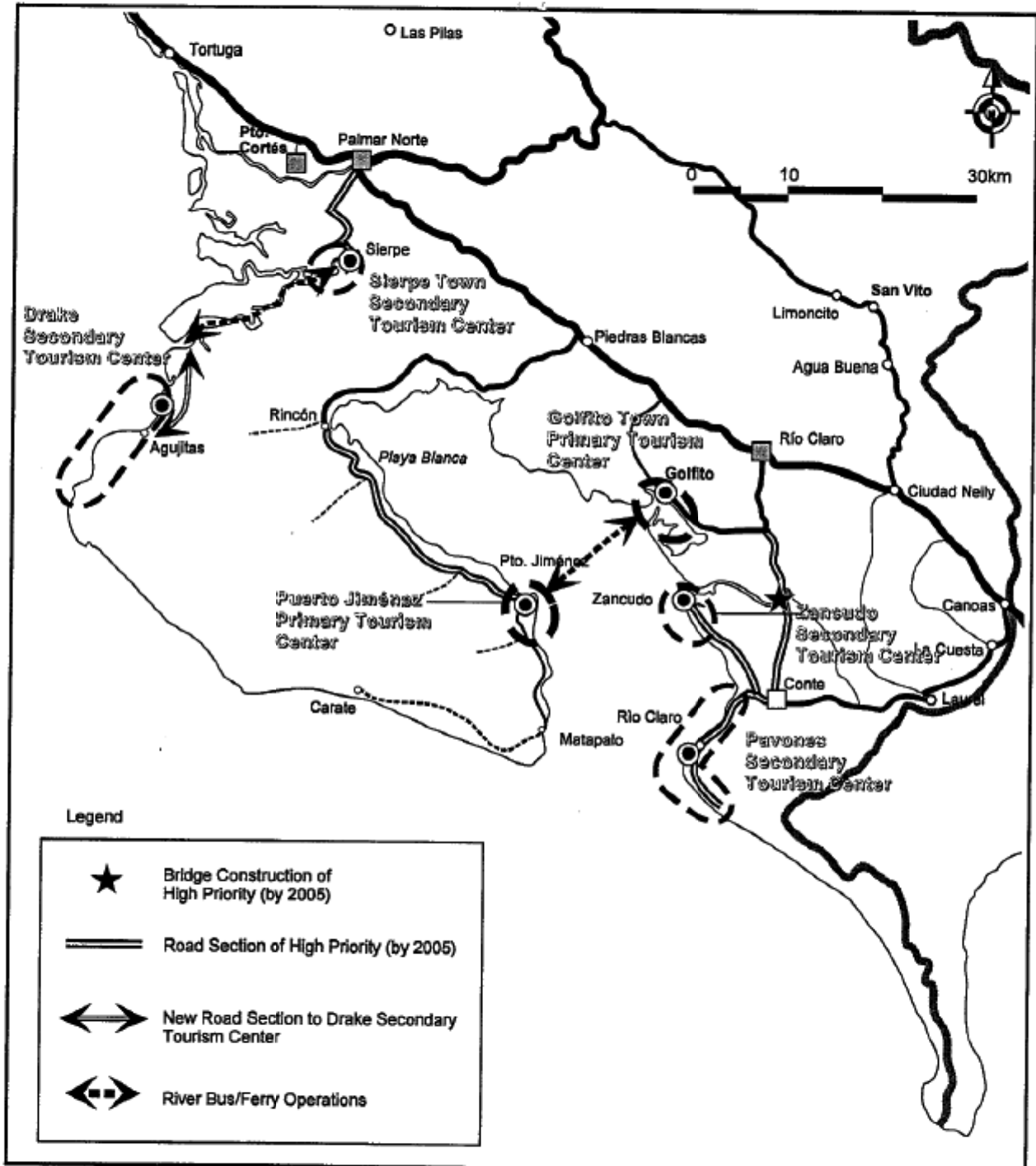
The JICA Study Team's Proposal

Table 23.1 Priority Action Projects for South Guanacaste

	Actions needed for the Region as a Whole	Actions needed for each Tourism Center
Land Use Management	<p>Utilization of general land use plans:</p> <ul style="list-style-type: none"> <input type="checkbox"/> To approve the general land use plan <input type="checkbox"/> To disseminate the principles of application of the general land use plan <input type="checkbox"/> To inform the people and organizations concerned of the areas in which the making of regulatory plans is not allowed 	<p>To review and revise existing regulatory plans at the following tourism centers:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Samara-Carrillo Primary Tourism Center <input type="checkbox"/> Nosara-Garza Secondary Tourism Center <input type="checkbox"/> San Miguel-Coyote Secondary Tourism Center <input type="checkbox"/> Santa Teresa-Mal Pais Secondary Tourism Center
Infrastructure Development	<p>Water resource development project for tourism and communities for the whole South Guanacaste Region</p>	<p>Regional road improvement projects:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Carrillo-Samara-Nosara Town <input type="checkbox"/> San Francisco de Coyote-San Miguel <input type="checkbox"/> San Francisco de Coyote-Betel-Bello Horizonte-Santa Teresa <p>Water supply projects:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Water supply project for Santa Teresa-Mal Pais Secondary Tourism Center <input type="checkbox"/> Water supply project for Samara-Carrillo Secondary Tourism Center <p>Sewage Treatment Project:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Samara in Samara-Carrillo Primary Tourism Center
Private Investment Promotion	<p>Private investment promotion for the region:</p> <ul style="list-style-type: none"> <input type="checkbox"/> By cooperation of ICT, CINDE and regional chamber of tourism 	<p>Private investment promotion for each tourism center:</p> <ul style="list-style-type: none"> <input type="checkbox"/> By cooperation of ICT, CINDE and ALDETUS
Local Tourism Promotion and Community Development	<p>Local tourism promotion and community development projects by:</p> <ul style="list-style-type: none"> <input type="checkbox"/> ICT-INA training program for tourism sector <input type="checkbox"/> Introduction and empowerment of ICT regional officer <input type="checkbox"/> Cooperation between ICT regional officer and regional chamber of tourism 	<p>ALDETUS (Local Association for Sustainable Tourism) projects in selected tourism centers and tourism areas:</p> <p>Establishment of ALDETUS, and Preparation of Action Plans for ALDETUS:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Local tourism promotion <input type="checkbox"/> Improvement of tourist amenities in tourism centers <input type="checkbox"/> Pollution prevention in tourism centers <input type="checkbox"/> Tourism-based community development
Establishment and Utilization of Nature Areas	<p>Nicoya Peninsula Biological Corridors through collaboration between MINAE, ICT and environmental NGOs</p>	<p>Management of tourists on the Ostional National Wildlife Refuge</p> <p>Establishment and utilization of ICT-Municipality natural area between Samara and Garza</p>
Improvement of Local Public Facilities		<p>Local public facility development projects (vocational school, high school, hospital, or clinic) in:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Samara <input type="checkbox"/> Cóbano Town <input type="checkbox"/> Marbella <input type="checkbox"/> Bejuco/Pueblo Nuevo <input type="checkbox"/> San Francisco de Coyote <input type="checkbox"/> Santa Teresa

24. CORCOVADO-GOLFITO: PRIORITY ACTION PROJECTS

Figure 24.1 Strategic Road Improvement Sections and Bridge Construction Needed for Coastal Tourism Development, Corcovado-Golfito



The JICA Study Team's Proposal

Table 24.1 Priority Action Projects for Corcovado-Golfito

	Actions needed for the Region as a Whole	Actions needed for each Tourism Center
Land Use Management	<p>Utilization of general land use plans:</p> <ul style="list-style-type: none"> <input type="checkbox"/> To approve the general land use plan <input type="checkbox"/> To disseminate the principles of application of the general land use plan <input type="checkbox"/> To inform the people and organizations concerned of the areas in which the making of regulatory plans is not allowed 	<p>To review and revise existing regulatory plans at the following tourism centers:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Golfito Town Primary Tourism Center <input type="checkbox"/> Puerto Jimenez Primary Tourism Center <input type="checkbox"/> Drake Secondary Tourism Center <input type="checkbox"/> Zancudo Secondary Tourism Center <input type="checkbox"/> Pavones Secondary Tourism Center
Infrastructure Development	<p>Development of an improved domestic airport or semi-international airport for Corcovado-Golfito Region</p>	<p>Regional road improvement projects:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Puerto Jimenez-Rincon <input type="checkbox"/> Golfito Town-Conte-Punta Banco <input type="checkbox"/> Mouth of the Sierpe River-Agujitas of Drake <p>Water supply projects:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Water supply project for Puerto Jimenez Town and Playa Platanares <input type="checkbox"/> Water supply project to Agujitas Community and in Drake Secondary Tourism Center <p>Sewage Treatment Project:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Puerto Jimenez Primary Tourism Center
Private Investment Promotion	<p>Private investment promotion for the region:</p> <ul style="list-style-type: none"> <input type="checkbox"/> By cooperation of ICT, CINDE and regional chamber of tourism 	<p>Private investment promotion for each tourism center:</p> <ul style="list-style-type: none"> <input type="checkbox"/> By cooperation of ICT, CINDE and ALDETUS
Local Tourism Promotion and Community Development	<p>Local tourism promotion and community development projects by:</p> <ul style="list-style-type: none"> <input type="checkbox"/> ICT-INA training program for tourism sector <input type="checkbox"/> Introduction and empowerment of ICT regional officer <input type="checkbox"/> Cooperation between ICT regional officer and regional chamber of tourism 	<p>ALDETUS (Local Association for Sustainable Tourism) projects in selected tourism centers and tourism areas:</p> <p>Establishment of ALDETUS, and Preparation of action plans for ALDETUS:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Local tourism promotion <input type="checkbox"/> Improvement of tourist Amenities in tourism centers <input type="checkbox"/> Pollution prevention in tourism centers <input type="checkbox"/> Tourism-based community development
Establishment and Utilization of Nature Areas	<p>Establishment of Osa biological corridors</p>	<p>Environmental education and training for boat operators for:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Terraba-Sierpe wetland <input type="checkbox"/> Golfito Dulce <input type="checkbox"/> Cano Island
Improvement of Local Public Facilities		<p>Local public facility development projects (vocational school, high school, or clinic) in:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Puerto Cortes Town <input type="checkbox"/> Golfito Town <input type="checkbox"/> Puerto Jimenez Town <input type="checkbox"/> Sierpe Town <input type="checkbox"/> La Palma <input type="checkbox"/> Conte

PART VIII: CONCLUSION AND RECOMMENDATIONS

25. Conclusion and Recommendations

As a tool for pursuing sustainable tourism development, the JICA Study formulated land use plans and tourism development plans for the two coastal regions, the South Guanacaste and the Corcovado-Golfito.

For other coastal regions, land use master plans at the regional level should be formulated, using consultative and participatory methods, action-oriented planning and new land use zones, as the JICA Study did. Especially in Caribbean coastal regions, such regional land use master plans should be formulated as soon as possible.

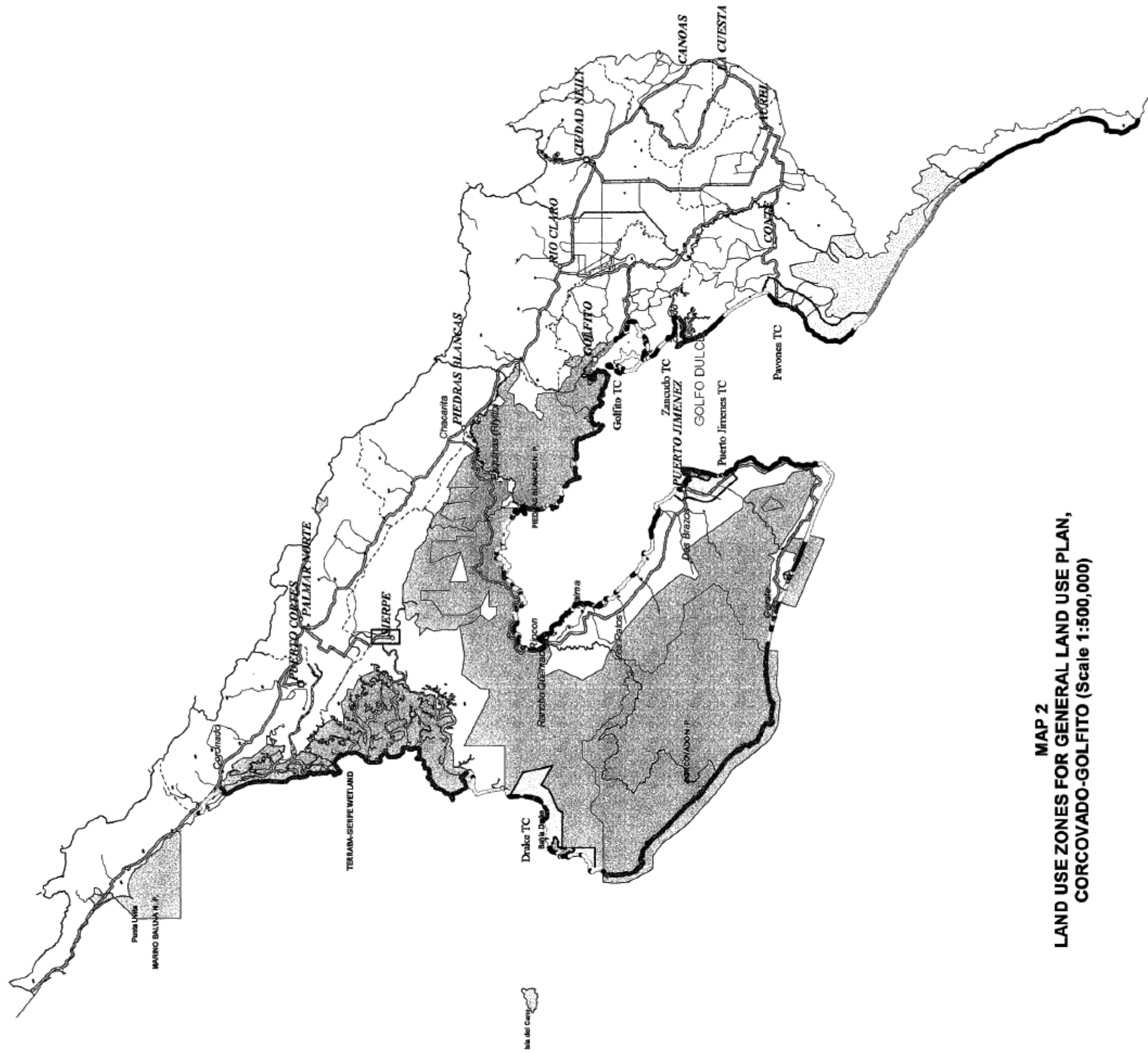
As for land use management in South Guanacaste and Corcovado-Golfito Regions, high priority should be given to the following two actions:

- 1) For coastal land use management, detailed land use plans at the local level (regulatory plans) should be formulated, following the guidelines given by the regional land use master plans formulated by the JICA Study. This local land use planning also should be based on consultative and participatory methods.
- 2) Not only for establishing and managing natural areas identified by the regional land use master plans, but also for promoting low-impact tourism and recreational activities, such as observation and walking, tourism/recreation plans and detailed local land use plans (regulatory plans) should be formulated. In this case also, consultative and participatory approaches are important for promoting cooperation and sharing responsibilities among stakeholders, such as central/local governments and local private and community-based actors.

Moreover, following the basic strategies of tourism development, local socio-economic development natural resources management and infrastructure provision that are recommended by the JICA Study, high priority should be given to the following three directions of actions:

- 3) For developing the tourism centers and limited development areas in accordance with the general plans for tourism development, ICT and CINDE should made collective efforts at promoting private investment.
- 4) In accordance with the basic strategies of infrastructure provision given by the general tourism development plans, ICT should play a coordinating and promoting role among related government agencies in charge of infrastructure provision.
- 5) Based on the understanding of the characteristics and issues of each tourism center, tourism-based community development should be promoted. ICT should encourage

local stakeholders to continue the local process initiated by the JICA Study and support their establishment and operation of Local Associations for Sustainable Tourism Development (ALDETUS) by local initiatives.



MAP 2
LAND USE ZONES FOR GENERAL LAND USE PLAN,
CORCOVADO-GOLFITO (Scale 1:500,000)

LEGEND

- Administrative Boundaries
- International Boundary
- Provincial Boundary
- Cantonal Boundary
- District Boundary
- Main City and Village
- Canton Center
- District Center
- Village
- Main Roads
- National Road
- Cantonal Road
- Protect Areas
- MINAE's SINAC Protected Natural Areas
- Indigena Reserve

- Land Use Zones for General Land Use Plan
- Tourism Development Zone [T]
- Community Zone [C]
- Mixed Zone [M]
- Nature Zone [N]
- Urban Zone
- Future Development Zone [F]
- MINAE's SINAC Protected Natural Areas
- Wetland
- Indigena Reserve
- Limited Zone of Frontier Protection
- Tourist Centers

