

Part VI

CORCOVADO-GOLFITO: SCENARIOS AND BASIC STRATEGIES FOR SUSTAINABLE TOURISM

Chapter 23

CORCOVADO-GOLFITO: OVERVIEW OF THE GENERAL LAND USE PLAN

23.1 INTRODUCTION

In this chapter the general land use plan for Corcovado-Golfito's coastal areas will be explained. The draft general land use plan was formulated by the JICA Study Team together with the ICT counterparts in the course of the study since February 2000. The draft general land use plan covers the Maritime Terrestrial Zones (MTZs) and the hinterlands behind the MTZs. For the MTZs, the general land use plan should be used as a legal guide to the formulation of coastal regulatory plans, in accordance with the Maritime Terrestrial Law. On the other hand, for the hinterlands of MTZs, the general land use plan should be used as a reference for ICT, INVU and municipal governments to guide private investments and development activities in appropriate locations and on proper scales. The general land use plan could be a basis on which ICT, INVU, municipal governments, private businesses, community organizations and NGOs play a variety of roles in promotion of sustainable tourism in coastal areas.

23.1.1 Organization of This Chapter

In this chapter, the draft general land use plan will be described in the following order:

- Land Use Plan as seen from the Regional Level
- Land Use Plan within Tourism Centers
- Guidelines for each Land Use Zone and Specific Areas

The description of Land Use Plan by district (administrative unit) will be given in Chapter 24.

23.1.2 Land Use Zones

In Chapter 5 of Volume 2 of the Final Report, the JICA Study Team recommended a land use zoning system for the coastal areas. This is summarized in Table 23.1. The draft general land use plan is presented using the land use zoning system.

Table 23.1 Land Use Zones in Coastal Areas (both MTZs and their Hinterlands)

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.

23.2 LAND USE PLAN AS SEEN FROM THE REGIONAL LEVEL

23.2.1 Administrative Jurisdiction of the Coastal Areas

There are seven kinds of territories in terms of administrative jurisdiction in the coastal areas of the Corcovado-Golfito Region

- MTZs of ICT's Jurisdiction
- Natural Protected Areas under SINAC of MINAE
- Wetlands Registered by MINAE
- Private Properties
- Urban Area of INVU's Jurisdiction
- Indigena Reserve of CONAI's Jurisdiction
- Limited Zone of Frontier Protection

The General Land Use Plan is to specify land uses for the 150m restricted zones along the coastlines which do not include wetlands, and for the 150m belts behind wetlands.

Table 23.2 Administrative Jurisdiction in the Coastal Areas of Corcovado -Golfito

	Types of Coastal Areas	Length of Coastal Lines (km)	Length of the Area behind Wetlands (km)
ICT	Maritime Terrestrial Zones (MTZs) except MINAE's Wetlands ⁽¹⁾	165.5	74.7
MINAE	Natural Protected Areas of SINAC ⁽²⁾	124.2	-
	Wetlands (part of MTZs and legally protected) ⁽³⁾	57.5	-
INVU	Urban Zone	6.2	-
CONAI	Indigena Reserve	20.2	-
	Limited Zone of Frontier Protection	26.5	-
	Private Properties	No Data	-
	Total	400.1	74.7

Source: (1): Measurements made by JICA Study Team by GIS based on ICT data

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

(3): Field Visits by JICA Study Team and Interpretation of TERRA Project GIS Maps and Aerial Photographs

23.2.2 Tourism Development Zones in Coastal Areas

In the Corcovado-Golfito Region six Tourism Centers and thirteen Limited Tourism Development Areas are identified. 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.

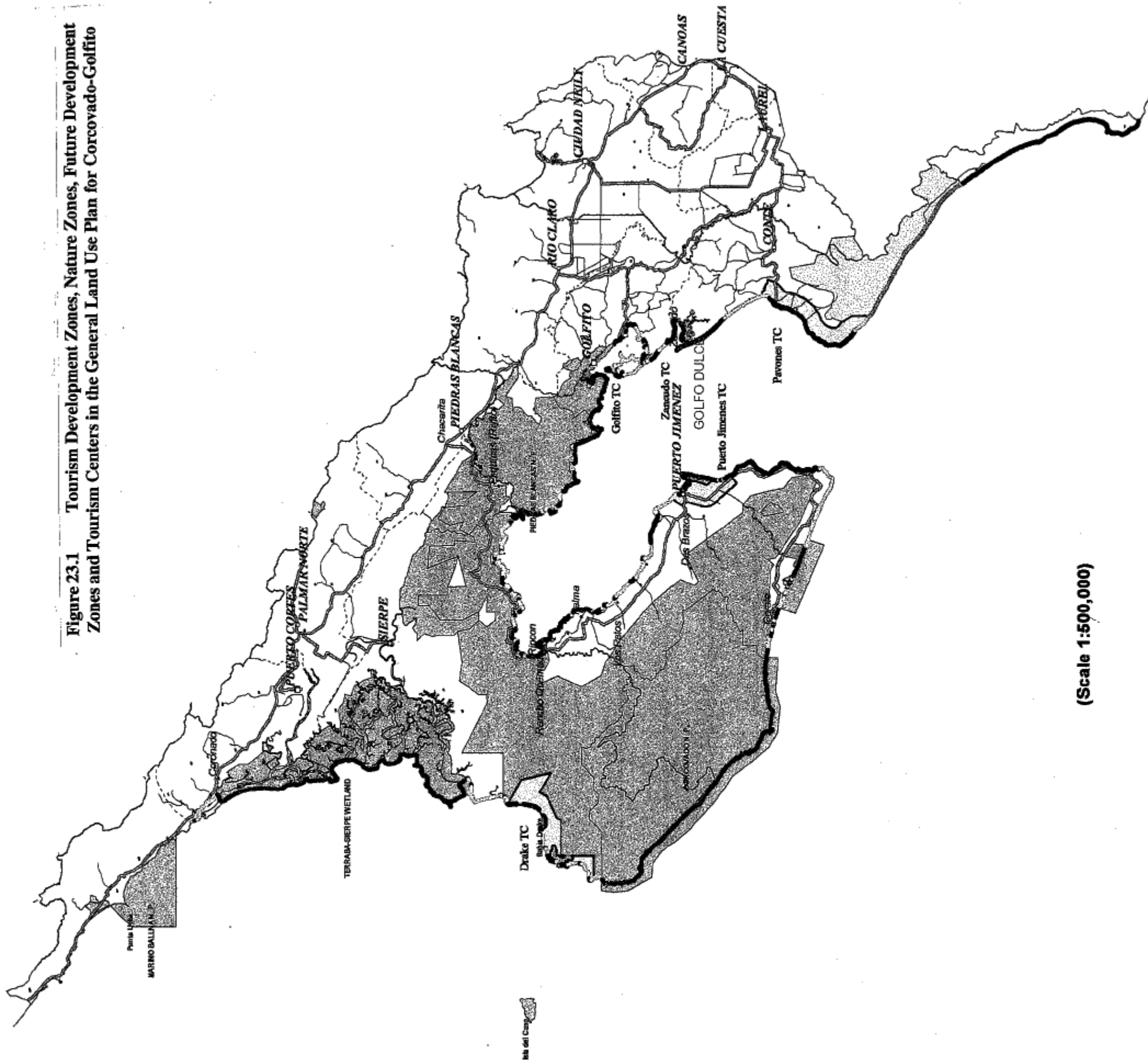
Table 23.3 Tourism Centers and Limited Tourism Development Areas in Corcovado-Golfito

Order	Name	Code	District	MTZs
				Coastal Length (km)
Primary Tourism Center	Golfito Town	TC-1	Golfito	7.0*
	Puerto Jimenez Town	TC-2	Puerto Jimenez	7.4
Secondary Tourism Center	Sierpe Town	TC-3	Sierpe	**
	Drake	TC-4	Sierpe	20.0
	Zancudo	TC-5	Pavon	6.1
	Pavones	TC-6	Pavon	17.6
Limited Tourism Development Areas	Tortuga	LT-1	Puerto Cortes	**
	Carate	LT-2	Puerto Jimenez	0.8
	Matapalo	LT-3	Puerto Jimenez	2.6
	Sombrero	LT-4	Puerto Jimenez	0.6
	Canaza	LT-5	Puerto Jimenez	0.9
	Playa Blanca	LT-6	Puerto Jimenez	1.1
	Corcovado 1 (Dos Brazos)	LT-7	Puerto Jimenez	**
	Corcovado 2 (Los Patos)	LT-8	Puerto Jimenez	**
	Corcovado 3 (Rancho Quemado)	LT-9	Puerto Jimenez	**
	Rincon	LT-10	Sierpe	1.0
	Piedras Blancas 1 (Playa Saladero)	LT-11	Golfito	0.5
	Piedras Blancas 2 (Playa San Josec)	LT-12	Golfito	2.7
	Piedras Blancas 3 (Playa Gallardo)	LT-13	Golfito	2.0
Total				70.3

Note: *including Golfito under Jurisdiction of INVU

**Inland Area

Figure 23.1 Tourism Development Zones, Nature Zones, Future Development Zones and Tourism Centers in the General Land Use Plan for 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
- Indígena 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
- Indígena Reserve
- Limited Zone of Frontier Protection
- Tourism Centers



23.2.4 Natural Zones and Future Zones in MTZs

As described in the previous section, Tourism Development Zones are confined to a limited number of tourism centers and limited tourism development areas. Natural Zones (ICT Natural Areas) and Future Development Zones are allocated between these tourism centers. By allocating land use zones in this way, a focal development pattern could be induced in coastal areas, as shown in Figure 4.1. Table 23.4 shows a summary of allocation of land use zones. Table 23.5 shows the list of ICT Natural Areas and their reasons for establishing ICT Natural Areas here. Table 23.6 gives the list of MINAE SINAC's Nature Protected Areas.

Table 23.4 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

Table 23.5 (1) Natural Zones (ICT-Municipality Natural Area) in Corcovado-Golfito

Land Use Code	Name and Location	Major Resource for Natural Zones				Length of Coastal Line (km)	District
		Steep Slope	Forest	Wetland	Buffer		
NIM-1	Tortuga and Punta Mara	X		X		4.9	Puerto Cortes
NIM-2	Estero Bocón		X	X	X	0.7	Sierpe (Pacific Ocean Side)
NIM-3	Between Boca Rio Sierpe and Playa Ganado	X	X	X	X	7.5	Sierpe (Pacific Ocean Side)
NIM-4	Bahia Drake			X		2.3	Sierpe (Pacific Ocean Side)
NIM-5	Playa Colorada	X	X			0.6	Sierpe (Pacific Ocean Side)
NIM-6	Between Agujitas and Caletas	X	X			1	Sierpe (Pacific Ocean Side)
NIM-7	Las Caletas 1	X	X			0.6	Sierpe (Pacific Ocean Side)
NIM-8	Las Caletas 2	X	X			0.9	Sierpe (Pacific Ocean Side)
NIM-9	Punta San Jose	X	X		X	0.5	Sierpe (Pacific Ocean Side)
NIM-10	Rio Claro	X	X		X	0.2	Sierpe (Pacific Ocean Side)
NIM-11	Playa San Josecito 1					0.9	Sierpe (Pacific Ocean Side)
NIM-12	Playa San Josecito 2					0.3	Sierpe (Pacific Ocean Side)
NIM-13	Between Playa San Josecito and Punta San Josecito	X	X			2.4	Sierpe (Pacific Ocean Side)
NIM-14	Playa San Pedrillo				X	1.5	Sierpe (Pacific Ocean Side)

Table 23.5 (2) Natural Zones (ICT-Municipality Natural Area) in Corcovado-Golfito

Land Use Code	Name and Location	Major Resource for Natural Zones				Length of Coastal Line (km)	District
		Steep Slope	Forest	Wetland	Buffer		
NIM-15	Madrigal and Carate	X	X		X	2.5	Puerto Jimenez
NIM-16	Between Carate and Laguna Pejeperrito	X	X		X	1.5	Puerto Jimenez
NIM-17	Between Laguna Pejeperrito and Rio Oro		X		X	1.6	Puerto Jimenez
NIM-18	Between Rio Oro and Laguna Pejeperrito		X		X	2.2	Puerto Jimenez
NIM-19	Piro and Matapalo	X	X		X	11.4	Puerto Jimenez
NIM-20	Playa Cienaga			X		0.8	Puerto Jimenez
NIM-21	Playa Platanares				X	0.1	Puerto Jimenez
NIM-22	Rio Tigre 1		X	X		1.2	Puerto Jimenez
NIM-23	Rio Tigre 2		X	X		2.9	Puerto Jimenez
NIM-24	Between Sandalo and Agujas		X	X		2.4	Puerto Jimenez
NIM-25	Agujas and Cañaza					2.6	Puerto Jimenez
NIM-26	Barrigones					2.6	Puerto Jimenez

Table 23.5 (3) Natural Zones (ICT-Municipality Natural Area) in Corcovado-Golfito

Land Use Code	Name and Location	Major Resource for Natural Zones					Length of Coastal Line (km)	District
		Steep Slope	Forest	Wetland	Buffer	Scenic Beauty		
NIM-27	Between Rincón and Mogos	X	X		X	X	20.5	Sierpe (Golfo Dulce Side)
NIM-28	Between Mogos and Esquinas	X	X		X	X	6.8	Sierpe (Golfo Dulce Side)
NIM-29	Playa Animas	X	X		X	X	1.2	Golfito
NIM-30	Bajos Caña Blanca	X	X		X	X	0.7	Golfito
NIM-31	Playa Cativo	X	X		X	X	1.5	Golfito
NIM-32	Playa Nicuesa	X	X		X	X	1.1	Golfito
NAI-33	Bajo Chontales		X			X	1.9	Golfito
NIM-34	Punta El Cabo	X	X			X	4.8	Golfito
NIM-35	Punta Piedra	X	X				3.6	Golfito
NIM-36	Boca Rio Coto Colorado		X	X			1.5	Golfito
NIM-37	Bahia Pavon 1		X				5.2	Pavon
NIM-38	Bahia Pavon 2		X				0.9	Pavon
NIM-39	Punta Banco	X	X			X	2.3	Pavon

Table 23.6 MINAE's SINAC Protected Natural Areas in Coastal Areas of Corcovado-Golfito

Code of General Land Use Plan	Code of SINAC **	Name	Type	Coastal Length (km)*	Covered Area (ha)**	District
S-1	H04	Terraba-Sierpe	Wetland	44.8	26,654	Sierpe
S-2	R04	Golfo Dulce	Forest Reserve	-	61,702	Sierpe/ Pto. Jimenez
S-3	V37	Punta Rio Claro	National Wildlife Refuge	-	247	Sierpe
S-4	P12	Corcovado	National Park	42.5	42,469	Sierpe/ Pto. Jimenez
S-5	H05	Lacustrino Pejeperrito	Wetland	1.5	74	Pto. Jimenez
S-6	V50	Pejeperro	National Wildlife Refuge	4.0	501	Pto. Jimenez
S-7		Rio Oro	National Wildlife Refuge	N.A.	***2,028	Pto. Jimenez
S-8	V30	Hacienda Copano	National Wildlife Refuge	-	260	Pto. Jimenez
S-9	V42	Preciosa Platanares	National Wildlife Refuge	4.9	226	Pto. Jimenez
S-10	P13	Piedras Blancas	National Park	12.4	14,025	Golfito
S-11	V29	RHR Bancas	National Wildlife Refuge	-	59	Golfito
S-12	V02	Golfito	National Wildlife Refuge	11.0	2,810	Golfito
S-13	V41	Donald Peters Hayes	National Wildlife Refuge	-	211	Golfito
S-14	V32	Forestal Golfito S.A.	National Wildlife Refuge	-	87	Golfito
S-15		Islas en la Desembocadura Rio Coto Colorado	Wetland	3.1	234	Pavon
Total				124.2	151,587	

Source:* JICA Study Team Measurements by GIS

** SINAC, MINAE (2000)

*** JICA Study Team estimate based on MINAE Decree No.27924

Table 23.7 Wetlands in Corcovado-Golfito

Code	Name	District	Remark	
H-904	Chacara-Balso	Puerto Cortes	Playa Tortuga	
H-905	Terraba	Sierpe	Terraba-Sierpe Humidal Corcovado National Park	
H-908	Estero Ganado	Sierpe		
H-909	Drake	Sierpe		
H-911	Corcovado	Sierpe		
H-912	Laguna Pejeperrito	Puerto Jimenez	Lacustrino Pejeperrito Humidal	
H-913	Laguna Pejeperro	Puerto Jimenez	Pejeperro Wildlife Refuge	
H-h	Cienaga	Puerto Jimenez	Preciosa Platanares Wildlife Refuge Playa Barrigones to Playa Blanca Including Punta Palma	
H-914	Platanares	Puerto Jimenez		
H-915	Pueblo Viejo-Conte	Puerto Jimenez		
H-916	Tigre	Puerto Jimenez		
H-917	Neque	Puerto Jimenez		
H-918	Sandalo-Agujas	Puerto Jimenez		
H-919	Barrigones	Puerto Jimenez		
H-920	Quebrada Cabellero	Puerto Jimenez		
H-921	Rincon	Sierpe		Piedras Blancas National Park
H-i	Mogos	Sierpe		
H-922	Esquinas	Sierpe		
H-925	Llano Bonito	Sierpe/Golfito	Golfito Wildlife Refuge Manglar Atrocho, Coto Colorado (north)	
H-926	Estero Puntarenitas	Golfito		
H-927	Estero Rio Golfito	Golfito		
H-928	Estero Esperanza	Golfito		
H-929	Estero Sabalo	Pavon	Islas en la Desembocadura Rio Coto Colorado, Playa Zancudo, Playas Pamplona & Manzanillo Upstream Rio Coto Colorado Upstream Rio Coto Colorado	
H-930	Cerro	Pavon		
H-931	Estero Tagual	Pavon		

Source: Inventario de los Humedales de Costa Rica, SINAC-UICN

23.3 LAND USE PLAN WITHIN TOURISM CENTERS

Each tourism center covers the MTZ and its hinterlands. The boundary of each tourism center is defined taking into account natural conditions, future demand for tourism facilities and local socio-economic conditions.

Within the tourism center, not only Tourism Development Zones but also other land use categories, such as Community Zones and Natural Zone, are delineated.

In each tourism center, the Tourism Development Zones include a Tourism Amenity Core Area, Planned Tourism Development Areas, Spontaneous Tourism Development Areas and Mixed Tourism and Community Areas. These land use categories for Tourism Development Zone are set for the following purposes:

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 provided 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). 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). Existing community areas (housing and public facilities) and small businesses (cabins and stores) should be allowed to remain here. As a result, relatively small-scale and low-density development of mixed tourism and community will be induced.

***Local Tourism-Related Commercial Area in Tourism Amenity core Area (TAC):** This does 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 does 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 does 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 does 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 an artisanal fishermen's base, such as fish collection center and boat mooring space.

ICT-Municipality Natural Area (NAI): Areas in which natural vegetation should be retained or restored by not allowing further development. However, Existing houses and facilities could remain in the areas. Daytime tourism and recreational activities are also allowed.

***Daytime Tourism Activity Base (NAD):** This does 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.

Table 23.8 Land Use Zones in MTZ by Tourism Center, Corcovado-Golfito

Tourism Center		Length of Coast Line (km)								Total
		Tourism Zone	Mixed Zone	Community Zone	Future Zone	Nature Zone	Wetland	Urban Zone	SINAC's Protected Area	
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 by JICA Study Team by GIS based on ICT data

Table 23.9 Community Zones in Corcovado-Golfito

District	P Code	Name	Location			MTZ Land Use				Spot Land Allocation				Existing population	Data Source	Type**	No. of fisherman
			mainly MTZ	MTZ & hinterland	mainly hinterland	CAN	CAR	MIX	CAP	TAC	TCD	CBP					
Puerto Cortés Sierpe (Ocean)	P-01	Punta Mala	X		X							X		125	EBAIS	B	25
	P-02	Playa Drake*									X			few	-	C	-
	P-03	Agujitas		X			X					X		256	EBAIS	A	-
	P-04	Caletas		X			X					X		110	EBAIS	B	-
	P-05	San Josecito		X			X					X		68	EBAIS	B	-
Puerto Jiménez	P-06	Río Oro		X										22	Field	C	-
	P-07	Matapalo		X						X				few	Field	C	-
	P-08	Carbonera		X						X				few	Field	C	-
	P-9a	Puerto Viejo (Puerto Jiménez)	X									X	X	1,887	***	A	NA
Sierpe (Gulf)	P-9b	Puerto Jiménez Town		X								X	X				
	P-10	Neque (Asentamiento el Tigre)			X									80	Field	B	-
	P-11	El Sandalo		X										100	Field	B	-
	P-12	Agujas		X										100	Field	B	-
	P-13	Cañaza		X				X						594	Field	A	-
	P-14	La Amapola		X										180	Field	B	-
	P-14	Playa Blanca*			X							X	X				
Sierpe (Gulf)	P-15	Rincón		X										100	Field	B	few
	P-16	Bahía Chal			X									less than 100	Field	B	-
	P-17	Playa Islotes*	X											NA	-	C	-
	P-18	Los Mogos			X									100	Field	B	-
Golfito	P-19	Playa Animas	X											NA	-	C	-
	P-20	Bejos Caña Blanca	X											NA	-	C	-
	P-21	Playa Cativo	X											NA	-	C	-
	P-22	Playa Nicuesa	X											NA	-	C	-
	P-23	Playa San Josecito	X						X					NA	-	C	-
	P-24	Playa Gallardo	X											NA	-	C	-
	P-25a	Golfito Town												5,900	***	A	-
	P-25b	Golfito Town South (KM5)	X									X					
Pavón	P-26	Bajo Chontales	X											NA	-	C	-
	P-27	Punta El Cabo*	X											NA	-	C	-
	P-28	Puntarenitas	X											NA	-	C	-
	P-29	El Atlocho*	X											NA	-	C	-
	P-30	Boca Río Coto Colorado*	X											NA	-	C	-
	P-31	Zancudo	X				X	X	X			X	X	316	Field	A	20
Pavón	P-32	Langostino			X									100	Field	B	-
	P-33	Puerto Pilón		X										240	Field	A	-
	P-34	Cocal Amarillo	X				X	X	X					275	Field	A	-
	P-35	Río Claro	X				X	X	X			X	X	400	Field	A	-
	P-36	Punta Banco	X				X	X	X					150	Field	B	-

* not a community

** Classified by population (A: more than 200, B: between 50-200, C: less than 50 or not a community)

*** Programa Centroamericano de Población U.C.R

Figure 23.2 General Land Use Plan of Golfoito Primary and Zancudo Secondary Tourism Center

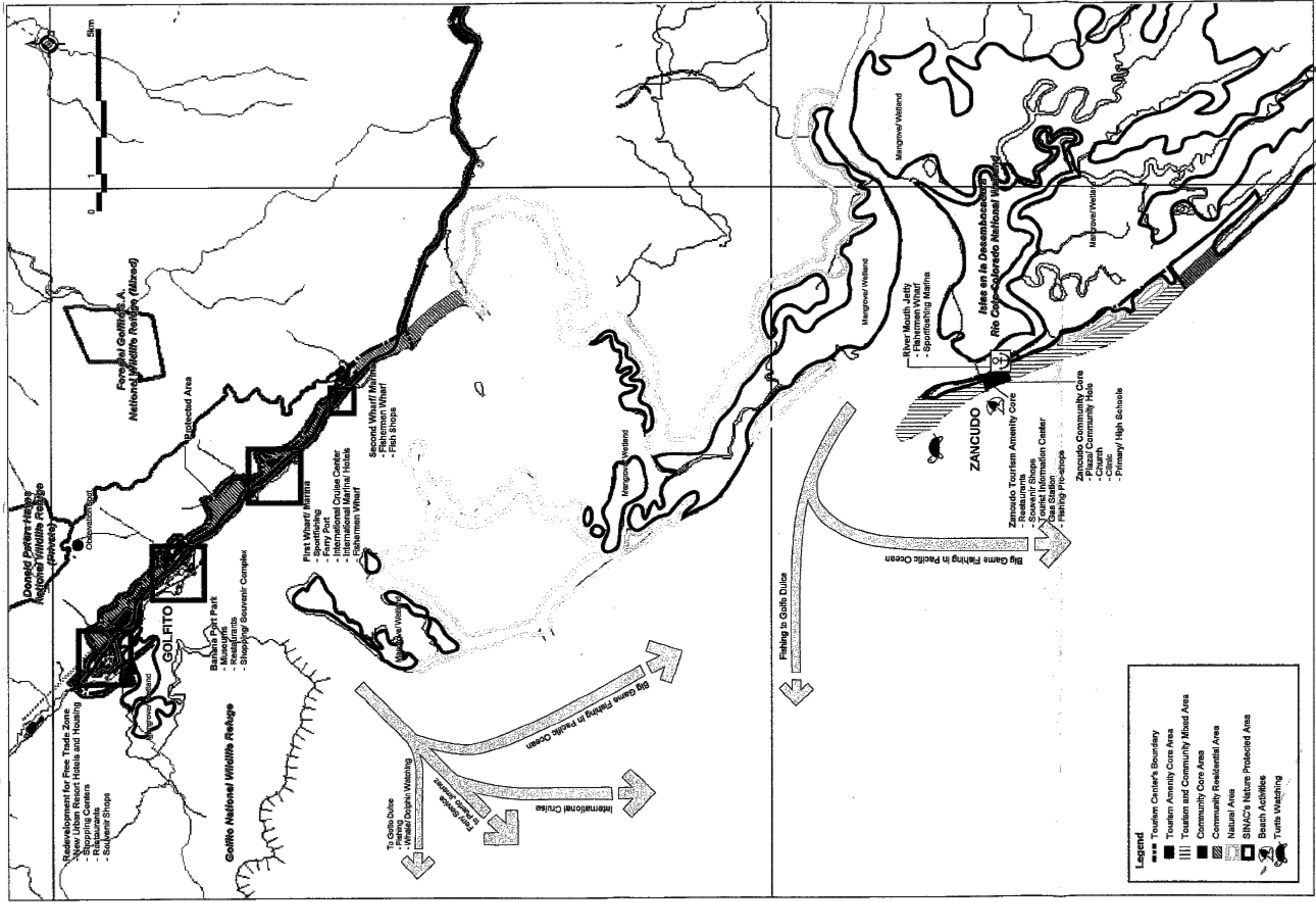


Figure 23.3 General Land Use Plan of Puerto Jiménez Primary Tourism Center

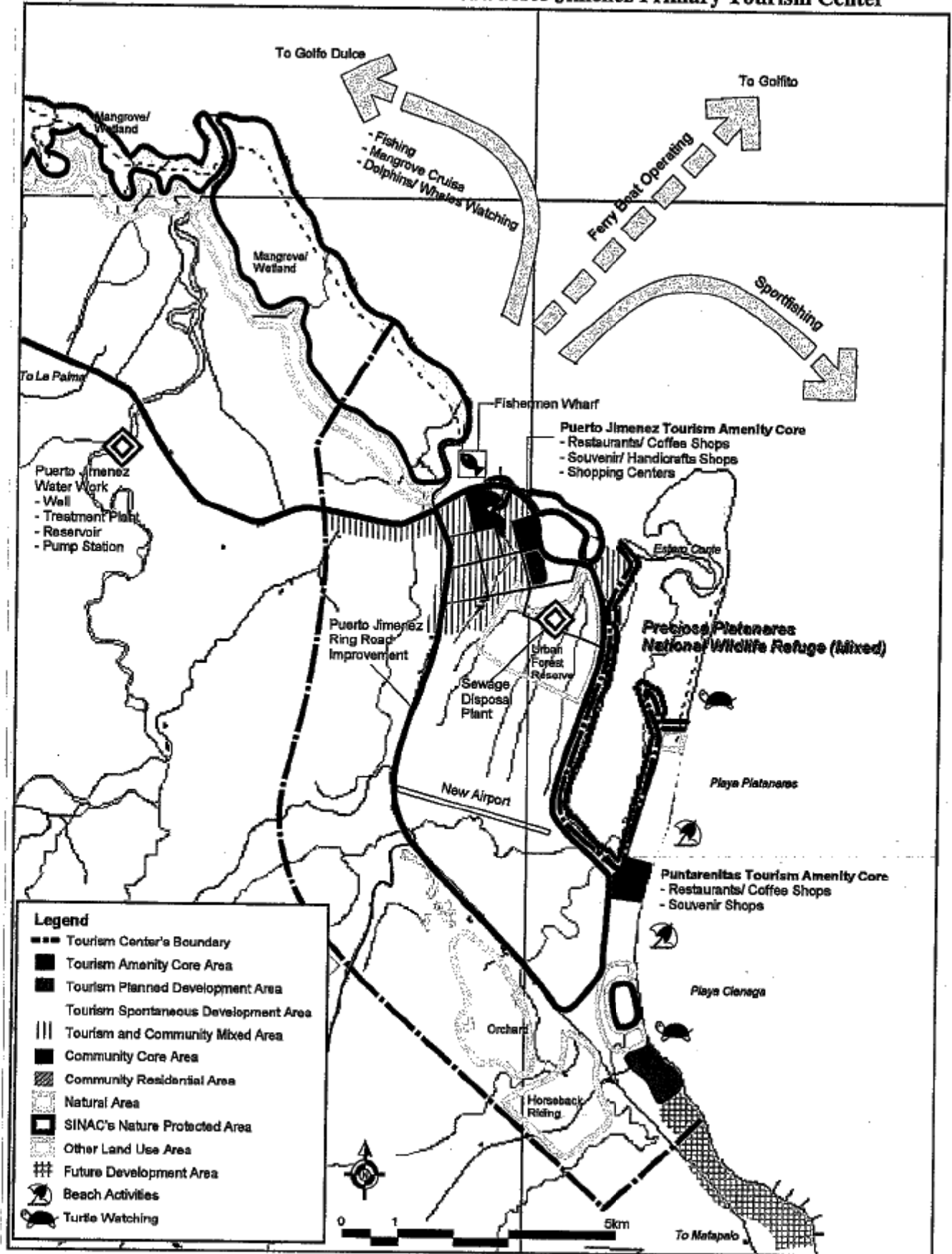


Figure 23.4 General Land Use Plan of Sierpe Secondary Tourism Center

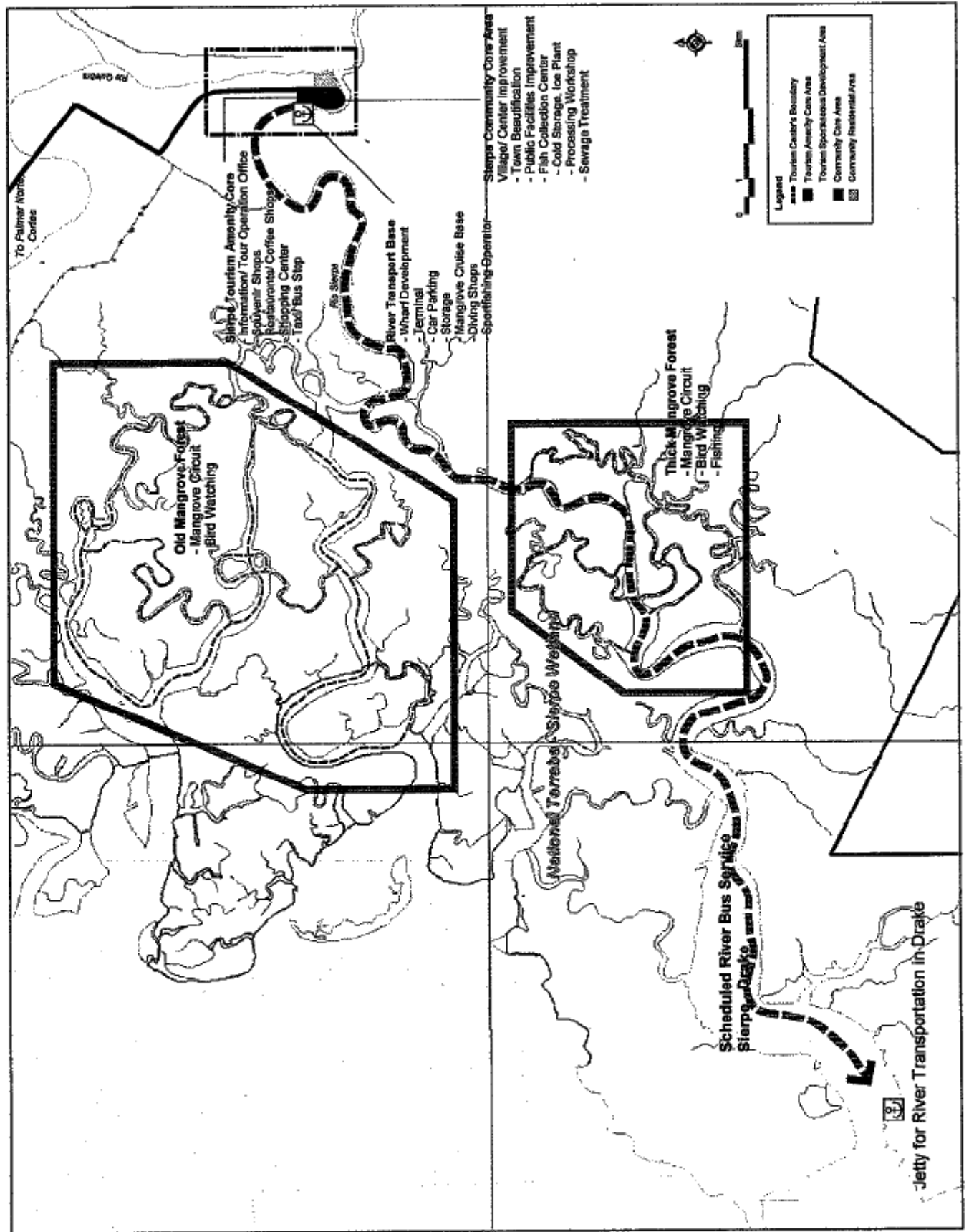


Figure 23.5 General Land Use Plan of Drake Secondary Tourism Center

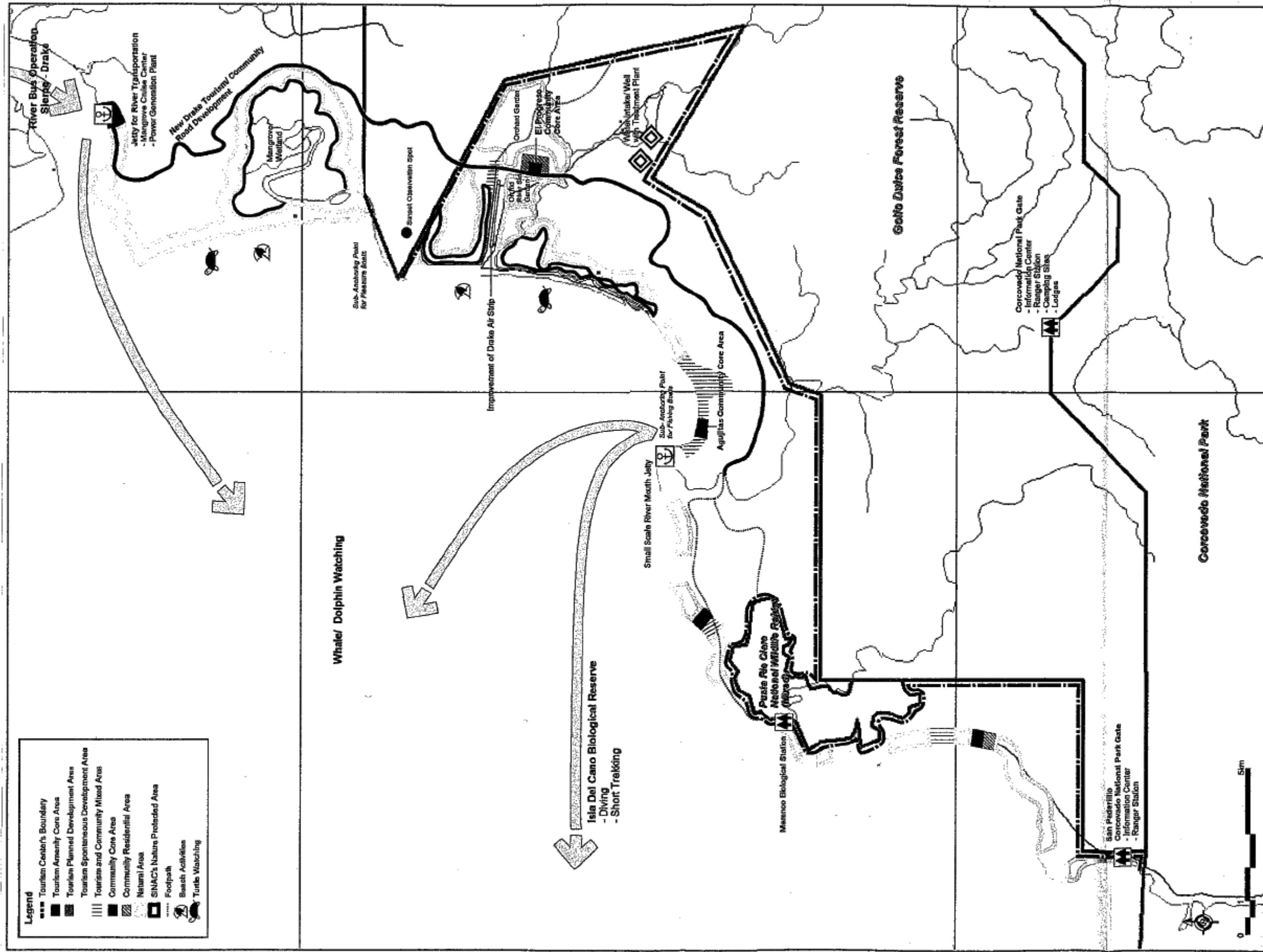
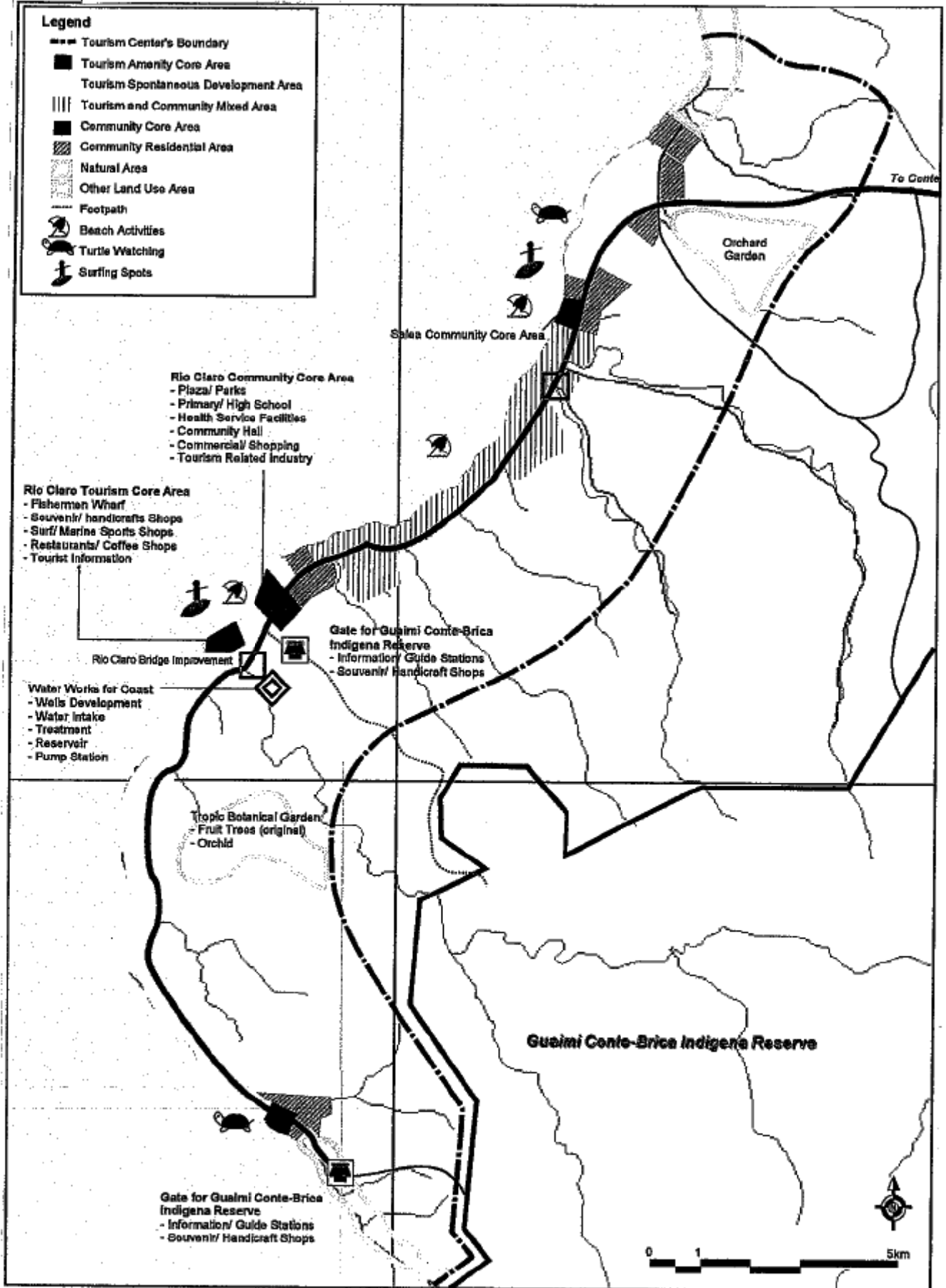


Figure 23.6 General Land Use Plan of Pavones Secondary Tourism Center



Chapter 24

CORCOVADO-GOLFITO: LAND USE PLAN BY DISTRICT

24.1 INTRODUCTION

In the earlier chapters, coastal tourism and land uses are discussed at the regional level. This chapter will explain the general land use plan at the local level by discussing key points and reasons for land use zone designations in each district (administrative unit).

24.2 PUERTO CORTES DISTRICT

Puerto Cortes District has two tourism areas. One is the area around Tortuga, and the other is Puerto Cortes Town, which is located inland.

It is considered that the number of hotels will increase around Tortuga in Puerto Cortes District because of the opening of the Coastal Highway from Dominical to Palmar Norte. However, tourism development zones are not allocated to the coastal areas in Puerto Cortes District because the coastlines near the river mouth of Coronado are unstable. In fact, the shapes of beaches in front of Tortuga have changed considerably in the last ten years. Therefore, the MTZs of Puerto Cortes District are designated as ICT-Municipality Natural area (NIM).

In Puerto Cortes District, a huge wetland, Terraba-Sierpe National Wetland, spreads to the south of Boca Coronado. On some sandbars, some houses have been built facing the ocean. However, those areas also form part of Terraba-Sierpe National Wetland, SINAC's natural protected area.

Table 24.1 Land Use Zones in MTZs by District, Corcovado-Golfoito

Canton	District	Length of Coast Line (km)														
		Tourism Zone [T]				Mixed Zone [M]	Community Zone [C]		Future Zone [F]	Nature Zone [N]	Wetland [H]	SINAC's Nature Protected Natural [S]	Urban Zone [U]	Indigena Reserve [I]	Limited Zone of Frontier Protection [P]	Total
		Tourism Amenity Core (TAN)	Planned Tourism Development Area (TAP)	Spontaneous Tourism Development Area (TAE)	Total		Community Core Area (CAN)	Community Residential Area (CAR)								
Osa	Puerto Cortes	0	0	0	0	0	0	0	4.9	0	15.3	0	0	0	20.2	(100%)
	Sierpe (Pacific Ocean)	0.4	0	5.7	1.8	0.2	0.7	0	19.4	0.5	47.0	0	0	0	75.5	(100%)
	Sierpe (Golfo Dulce)	0	0	0	1.0	0	0	0	27.3	4.5	0	0	0	0	32.8	(100%)
	Sub-total	0.4	0	5.7	2.8	0.2	0.7	0	51.6	5.0	62.3	0	0	0	128.5	(100%)
	Puerto Jimenez	0.3	0.5	8.1	0.6	0.2	0.4	10.2	31.8	25.5	35.4	0	0	0	112.8	(100%)
Golfoito	Golfoito	0	0	2.1	2.7	0	2.1	0	16.3	24.6	23.4	6.2	0	0	77.4	(100%)
	Pavon	0.6	0	8.0	8.6	1.1	2.5	0	8.4	2.4	3.1	0	20.2	26.5	81.4	(100%)
	Sub-total	0.9	0.5	18.2	11.9	1.3	4.8	10.2	56.5	52.5	61.9	6.2	20.2	26.5	271.6	(100%)
Total (km)		1.3	0.5	23.9	14.7	1.8	6.8	10.2	108.1	57.5	124.2	6.2	20.2	26.5	400.1	(100%)

Source: The JICA Study Team's General Land Use Plan, South Guayasacast

24.3 SIERPE DISTRICT (PACIFIC OCEAN SIDE)

(1) General

Sierpe District has two coastal parts. One is the Pacific Ocean side, and the other is the Golfo Dulce side. In this section, the Pacific Ocean side is described. In the next section, the Golfo Dulce side will be described. The Pacific Ocean side of Sierpe District has two tourism centers, namely Drake Secondary Tourism Center and Sierpe Town Secondary Tourism Center.

(2) Tourism

In the past, development at Drake took place in the area south of the Agujitas River. In recent years, however, small cabins have increased in the community settlement area of Agujitas. When considering the future and sustainable development in Drake, it is necessary to pay attention to the livelihood of the local people, as well as to natural resources and the tourism business.

The local people have a strong desire to improve the road from Rincon to Drake to allow safe access to outside the area and to reduce the price of goods coming into Drake. In contrast, the owners of the lodges which are oriented towards the high-end of the international tourist market are worried that forest destruction along the Rincon-Drake road causes further forest destruction and brings different kinds of tourists and tourist facilities to Drake.

Both local people and tourism business people would like more hotel rooms (about twice the existing level) to be located in Drake. However, neither want large-scale hotels like those in North Guanacaste to be in Drake.

The growth of Drake needs more workers in the tourism sector, which would increase the local population living in Drake. At present, no electricity and water supply systems are available to Drake's local communities. Under these circumstances, it is difficult for more local people to enter the tourism business, or to secure modern living conditions.

This General Land Use Plan confirms Drake's target for the number of hotel rooms to double by the year 2010, and prohibits large-scale hotels. For this level of growth, it is necessary to invite new private investment, which in turn requires public investment in tourism-related infrastructure, such as an improved airstrip, more telephone lines and safer transportation.

In other words, if public infrastructure is needed, more hotel rooms are needed to justify such public investment. This means that lands for new private investment are needed in Drake.

In order to solve problems of both land and access, this General Land Use Plan proposes the following land use and infrastructure plan:

In the Drake Secondary Tourism Center, tourism development zones are allocated in three sections:

Section (A): the southern part of the Agujitas River, in which up-market lodges are located at present.

Section (B): the existing settlement area of local people, in which small-scale cabins are located at present

Section (C): a small area for new development near the existing airstrip, the northern part of Playa Darke.

Section (A) is mostly steep slopes, on which limited expansion of tourism facilities is allowed. In fact, the existing regulatory plans allocate more green areas than development areas. In the General Land Use Plan, ICT-Municipality Natural Areas (NIMs) are designated in some critical areas of Section (A).

Section (B) has limited flat land because of hills just behind the beach. However, local people are still allowed to run cabins, restaurants and souvenir shops. A mixed Tourism and Community Area (MIX) is specified for Section (B)

In Section (C), there is a mangrove area dividing a beachfront area from the hinterlands of the mangrove. In the coastal part of the MTZ, a Spontaneous Tourism Development Area (TAE) is designated to attract private investment in small-sized hotels (10-20 rooms per hotel). In the area behind the mangrove near the road connecting the Sierpe River mouth with Drake, a Mixed Tourism and Community Area (MIX) is designated.

In the area around the jetty in the Sierpe River mouth, a Tourism Amenity Core Area (TAN) is designated for tourism facilities, such as parking lots, public toilets and restaurants. Hotels and cabins are not allowed in the TAN.

Sierpe Town has an advantageous location for river transportation connecting to Drake and covering Terraba-Sierpe National Wetland. Sierpe Town has the potential to develop as a Secondary Tourism Center.

Sierpe Secondary Tourism Center is located inland and it does not have MTZs. A Tourism Amenity Core Area (TAN) and Community Core Area (CAN) are located along the Sierpe

River and the road to Palmar Sur. A Spontaneous Tourism Development Area (TAE) is allocated between the road to Palmar Sur and the Culebra River.

(3) Nature

Sierpe District (Pacific Ocean Side) has a long coastline, covering MINAE's nature protected areas of Terraba-Sierpe National Wetland and Corcovado National Park, and Drake Secondary Tourism Center.

Between Terraba-Sierpe National Wetland and Drake Secondary Tourism Center, the mouth of the Sierpe River and Playa Ganado area designated as ICT-Municipality Natural Areas (NIMs) because there is a wide wetland behind Playa Ganado.

In the southern part of Drake Secondary Tourism Center (to the south of the Agujitas River), the existing tourism facilities and expansion areas delineated by the existing regulatory plans are designated as Spontaneous Tourism Development Area (TAE). However, the other areas in the southern part are mostly designated as ICT-Municipality Natural Areas (NIMs) because of their steep slopes.

(4) Community

Drake Area has three existing local communities: Agujitas, Caletas and San Josecito. In Agujitas, the area with a primary school, plaza and health center is designated as Community Core Area (CAN). In the other area of Agujitas, a Mixed Tourism and Community Area (MIX) is located so that local community settlements and small-scale tourism facilities can co-exist. A Local Cabin Development Area (TCD) is designated for Agujitas's MIX area to enable special land allocation for that purpose at the stage of regulatory planning.

The central part of Caletas Village is designated as a Community Amenity Core Area (CAN) so that existing public facilities can remain there. In the other settlement areas of Caletas, a Mixed Tourism and Community Area (MIX) is designated.

In San Josecito, the central part of the existing settlement areas is designated as a Community Amenity Core Area (CAN). As for existing houses, a Small Area for Local Residents (CAP) is designated in the ICT-Municipality Natural Area (NIM) near the CAN, so that special land allocation is arranged for existing houses at the stage of regulatory planning.

Within the new development area of the northern part of Playa Drake, a Community Residential Area (CAR) and Community Core Area (CAN) are also planned in the hinterland of MTZ, for houses for the local population and public facilities, such as a plaza, a primary

school, a secondary school, a church, a community hall and a health clinic. These areas could absorb local people who work for the new tourism area.

24.4 SIERPE DISTRICT (GOLFO DULCE SIDE)

The Golfo Dulce side of Sierpe District comprises the coastal areas adjacent to Golfo Dulce Forest Reserve. Only areas of MTZs are excluded from the forest reserve. Since most areas are steep slopes with poor access, they are designated as ICT-Municipality Natural Area (NIM) except for Rincon Limited Tourism Development Area. In Rincon, a Mixed Tourism and Community Area (MIX) is allocated because of the presence of local settlements. In Rincon, an Artisanal Fishermen's Base (CBP) is designated.

There are small hamlets along the coast of Golfo Dulce Forestry Reserve. For the other small hamlets that are located in the ICT-Municipality Natural Areas (NIMs) along the coast of Golfo Dulce Forestry Reserve, Small Areas for Local Residents (CAP) are designated so that special land allocation is arranged for them at the stage of regulatory planning.

24.5 PUERTO JIMENEZ DISTRICT

(1) General

Puerto Jimenez District has a long coastline facing the Pacific Coast and Golfo Dulce. The western part of the Pacific Coast is covered by Corcovado National Park. The Golfo Dulce's coastal areas are mostly covered by wetlands.

(2) Tourism

In Puerto Jimenez District, Puerto Jimenez Primary Tourism Center and eight limited tourism development areas are identified. Of the eight limited tourism development areas, three areas (Dos Brazos, Los Patos and Rancho Quemado) are located inland near the boundary of Corcovado National Park. The other five areas (Carate, Matapalo, Sombreo, Canaza and Playa Blanca) are located in the coastal areas. Canaza and Playa Blanca face Golfo Dulce.

Puerto Jimenez Town is combined with Playa Platanares and Playa Cienaga to constitute the Primary Tourism Center. These two beaches could provide a new development area for hotels and cabins. The roads connecting Puerto Jimenez Town with these two beaches should be improved. At the same time, Puerto Jimenez Town needs private investment in tourism facilities, such as hotels, cabins and restaurants. The existing airstrip could be utilized for future tourism development, for example, Tourism Amenity Core Area (TAN). Except for the area with existing public facilities, Mixed Tourism and Community Areas (MIXs) are

designated for urbanized areas. The western and eastern part of the coastal areas just outside the urbanized areas are designated as Spontaneous Tourism Development Areas (TAEs).

For the coastal Limited Tourism Development Areas, the following tourism development zones area allocated:

- Carate: Spontaneous Tourism Development Area (TAE)
- Matapalo: Planned Tourism Development Area (TAP)
- Sombrero: Planned Tourism Development Area (TAP)
- Canaza: Mixed Tourism and Community Area (MIX) and Spontaneous Tourism Development Area (TAE)
- Playa Blanca: Spontaneous Tourism Development Area (TAE)

(3) Nature

In the coastal areas of Puerto Jimenez District there are four MINAE natural protected areas, Corcovado National Park, Lacustrino Pejeperrito National Wetland, Pejeperro National Wildlife Refuge and Preciosa Platanares National Wildlife Refuge.

Between Carate and Punta Matapalo, there are long stretches of beach; however, the quality of sands and strong waves are not suitable for tourism. Therefore, the areas surrounding Corcovado National Park, Lacustrino Pejeperrito National Wetland and Pejeperro National Wildlife Refuge are designated as ICT-Municipality Natural Areas (NIMs) as buffer zones, except for Carate Limited Tourism Development Area.

Between Punta Matapalo and Playa Cienaga/Playa Platanares, there are no good beaches because of poor quality of beach sand and the effects of siltation from rivers. Therefore, except for Matapalo and Sombrero Limited Tourism Development Areas, Future Development Areas (FADs) are designated for these coastal areas.

Along the coasts of Golfo Dulce between Puerto Jimenez and Rincon, mangroves and wetlands occur extensively. Moreover, most beaches are muddy due to siltation from rivers. Therefore, only two coastal areas (Canaza and Playa Blanca) are allowed for tourism development.

(4) Community

Near Rio Oro (Oro River) in Playa Carate, a Community Residential Area (CAR) is designated for the existing settlements.

A hamlet near Punta Matapalo is designated as a Small Area for Local Residents (CAP) inside the ICT-Municipality Natural Area (NIM). A hamlet near Punta Sombrero is designated as a Small Area for Local Residents (CAP) inside a Future Development Area (FAD). These designations suggest that special land allocation should be arranged at the stage of regulatory planning.

To the east of Puerto Jimenez Town, the settlement area of Pueblo Viejo Village is designated as Mixed Tourism and Community Area (MIX).

In order to facilitate local community development in relation to tourism, Local Tourism-Related Commercial Area (TAC) and Local Cabin Development Area (TCD) and Artisanal Fishermen's Base (CBP) are designated for Puerto Jimenez Town, so that special land allocation can be made for these purposes at the stage of regulatory planning.

Between Puerto Jimenez and Playa Blanca, small hamlets are scattered along the coast. These settlement areas are designated as a Small Areas for Local Residents (CAPs) so that their present settlements are secured at the stage of regulatory planning.

Since Canaza has a substantial number of houses in its coastal area, a Mixed Tourism and Community Area (MIX) is allocated so that prospective tourism development can co-exist with the existing settlement areas.

In Playa Blanca, a Local Tourism-Related Commercial Area (TAC) and Local Cabin Development Area (TCD) are designated so that special land allocation is arranged at the stage of regulatory planning. In Playa Blanca, there are some local initiatives to make community-based regulatory plans. ICT and other institutions should assist with this kind of local and community initiative.

24.6 GOLFITO DISTRICT

(1) General

Golfito District's coastal area is divided into three main parts: the coast adjacent to Piedras Blancas National Park, Golfito Bay, and the sandbar and mangrove near the mouth of the Coto Colorado River.

Golfito District has one Tourism Center and three Limited Tourism Development Areas. Golfito Town is regarded as a Primary Tourism Center. The five limited tourism development areas are located along the coast of Piedras Blancas National Park.

(2) Tourism

Golfito Town's hotels, cabins and pensions have developed to accommodate visitors to duty-free shops in Golfito. More than 50% of the existing rooms in such accommodation facilities are classified as unsuitable for international tourists. Gradually the duty-free shops complex will become less attractive because of Costa Rica's trade liberalization. For their economical survival, it is necessary for such accommodation facilities to improve the quality of facilities and services in order to become attractive to international nature-oriented tourists.

At the same time, Golfito Town itself needs to improve its tourist and urban amenities by street beautification, creating tourist attractions based on the history of banana plantations and gold mining, developing shopping centers and constructing marinas. These could be achieved by redevelopment projects. The General Land Use Plan identifies four candidate areas for the following action projects:

- Redevelopment of the Duty-Free Shopping Complex (Deposito Libre) into a new complex of urban resort hotels and housing, shopping center, restaurants and souvenir shops,
- Redevelopment of the waterfront area of the former banana port as a new tourist attraction based on a museum of banana plantations and shopping areas,
- Redevelopment of the waterfront near San Francisco as a complex of wharf/ marina and hotels/ housing, and
- Redevelopment of the existing communities on the water (Hong Kong area) into a wharf/ marina complex.

In order to implement redevelopment projects, land availability is one of the most critical factors. It is therefore essential to start to consider the projects and to secure the lands for the projects immediately.

Seven small coastal areas are excluded from Piedras Blancas National Park. In these areas, it is desirable to have small-scale and low-density development because of the closeness to the national park and the small sizes of each area. Of these seven small areas, three areas (Playa Saladero, Playa San Josecito, and Playa Gallard) are selected as Limited Tourism Development Areas. In Playa Saladero, a Spontaneous Tourism Development Area (TAE) is allocated. Playa San Josecito is designated as a Mixed Tourism and Community Area because existing community settlements are scattered all over the beachfront areas. The western part of Playa

Gallardo is designated as a Mixed Tourism and Community Area (MIX) and the other area is designated as a Spontaneous Tourism Development Area (TAE).

(3) Nature

Of the seven small coastal areas of the coast of Piedras Blancas National Park, four areas are designated as ICT-Municipality Natural Areas (NIMs), while three areas are allocated as Limited Tourism Development Areas. This is because these areas are very close to the national park and do not have good access.

Because of extensive wetland, the southern part inside the Golfito Bay is mostly designated as ICT-Municipality Natural Area (NIMs), while small community settlement areas are found in several areas. These small communities are designated as Small Areas for Local Residents (CAPs).

(4) Community

Most of the existing settlement areas of Golfito Town are in the urban zone, while near the southern end of the urban zone, there is a settlement area. This is designated as a Community Residential Area (CAR).

In the coastal areas of Piedras Blancas National Park, local communities and tourism facilities are found. Since in Playa San Josecito houses are scattered, a Mixed Tourism and Community Area (MIX) is designated. In Playa Gallardo, houses are concentrated in the western part, and a Community Residential Area (CAR) is designated in this part. For the other area of Playa Gallardo, a Spontaneous Tourism Development Area (TAE) is designated.

24.7 PAVON DISTRICT

(1) General

Pavon District has a long coastline from Punta Zancudo to Punta Burica. Mangroves/wetlands extend into the mouth of the Coto Colorado. Guaymi de Conte Burica Indigenous Reserve and a Limited Zone of Frontier Protection occupy the southern part of Pavon District. The national boundary to Panama lies close to the coast to the south of Punta Banco.

(2) Tourism

Pavon District has two tourism centers, Zancudo Secondary Tourism Center and Pavones Secondary Tourism Center.

Zancudo has developed as a tourist area specializing in sportfishing. Pavones has developed into an internationally known surfing spot. Both areas have tourism potential which could attract international tourists with other interests, including “sun and beach” and natural experience. Zancudo has rich mangrove areas. Pavones also has forest areas. The Guaymi de Conte Burica Indigenous Reserve, in which about 2,000 people live, is located just behind the Pavones Secondary Tourism Center, although its access roads are in bad condition now. It is essential to maintain the condition of the roads to the reserve to a minimum standard to encourage tourists to visit the reserve for indigenous culture, as well as for community development.

In Zancudo Secondary Tourism Center, a Tourism Amenity Core Area (TAN) and Community Core Area (CAN) is allocated near the existing jetty. In the other areas, a Mixed Tourism and Community Area (MIX) are designated so that the existing local settlements and hotels/cabins can both stay.

For Pavones Secondary Tourism Center there are nine regulatory plans. It is necessary to revise them to make an integrated regulatory plan covering the whole area of Pavones Secondary Tourism Center.

The major points for revision are as follows:

- To create a center for tourism by redevelopment
- To provide a space to accommodate the relocated population and public facilities, and
- To secure the existing community areas outside the major tourism development areas.

In line with the first point above, a Tourism Amenity Core Area (TAN) is allocated in Rio Claro. This redevelopment effort could improve the business environment for tourism, aided by the construction of a bridge crossing the Coto Colorado River and improvement of the road surface between Golfito Town and Rio Claro in Pavones.

The second and third points are also important because local social problems tend to hinder further private investment in tourism and international tourist arrivals.

(3) Nature

Pavon District has a lot of nature, including Golfo Dulce, the Pacific Ocean, mangroves and forests. Behind Zancudo and to the south of Zancudo, wide mangrove and wetland areas spread along the Coto Colorado River and around the mouth of the Manzanillo River. Although some development has disturbed those mangrove areas, further destruction should be controlled. The tourism development zones are confined to the northern small part. The areas between Zancudo Secondary Tourism Center and Paovenes Secondary Tourism Center are designated as ICT-Municipality Natural Area (NIM) between the river mouth of Manzanillo and Puerto Pilon because of extensive wetlands.

In the fringe areas to Guaymi de Conte Burica Indigenous Reserve relatively undisturbed forests remain, while much of the forests inside the Indigenous Reserve have been logged out. These remaining forests could be precious tourism resources for Pavones and Zancudo. To the south of Punta Banco as far as the boundary of the Indigenous Reserve, an ICT-Municipality Natural Area (NIM) is allocated to provide a buffer to the reserve.

(4) Community

In Pavon District there are five coastal communities: Zancudo, Puerto Pilon, Cocal Amorillo, Rio Claro and Punta Banco.

In Zancudo Secondary Tourism Center, the area with a plaza and a primary school is designated as Community Core Area (CAN). The other existing settlement areas, in which hotels and cabins are also located, are designated as Mixed Tourism and Community Area (MIX). A Community Residential Area (CAR) is located in the southern part of Zancudo. Further to the south, there is a settlement area called Langostino, which is located in the hinterland of MTZ. Langostino is designated as a Small Area for Local Residents (CAP).

In Zancudo, Local Tourism-Related Commercial Area (TAC) and Local Cabin Development Area (TCD) are attached to the Tourism Amenity Core (TAN) so that special land allocation is arranged for those purposes at the stage of regulatory planning.

In the northern part of Pavones Secondary Tourism Center, the existing settlement areas of Puerto Pilon and Cocal Amorillo are designated as a Community Residential Area (CAR).

In Rio Claro, the central part of Pavones Secondary Tourism Center, the section to the north of the existing primary school is designated as a Community Core Area (CAN), in which special land allocation is needed for public facilities, such as new plaza, health center and community hall. Some of the public facilities are to be relocated from the Tourism Amenity Core Area (TAN) in Rio Claro. A Spontaneous Tourism Development Area (TAE) is designated adjacent to the CAN to the north. To the north, next to the TAE, Community Residential Area (CAR) is allocated to accommodate people relocated from TAN of Rio Claro and other areas. It is essential to secure both housing for local people and space for tourism development to prepare this a Community Residential Area (CAR).

In Punta Banco, the area of the existing plaza, primary school and church are designated as a Community Core Area (CAN), and the other settlement area is designated as a Community Residential Area (CAR).

Table 24.3 Land Use Zones in Sierpe District (Pacific Ocean Side)

Restricted Zones of MTZ along the Coastline											
Area Name	No	Detailed Land Use Code	Detailed Land Use Zone	Presence of Local Communities	Length of Coastal Lines (km)	Area (ha)					
Southern Part of Terraba-Sierpe National Wetland	1	S-1	National Wetland		29.5	-					
ICT-Municipality Natural Area of Estero Bocón	2	NIM-2	ICT-Municipality Natural Area		0.7	11					
Boca Rio Sierpe River Port	3	TAN	Tourism Amenity Core Area		0.3	5					
ICT-Municipality Natural Area Between Boca Rio Sierpe and Playa Ganado	4	NIM-3	ICT-Municipality Natural Area		7.5	113					
Drake Secondary Tourism Center (TC-4)	5	TAE	Spontaneous Tourism Development Area	P-2 Playa Drake *TCD	1.1	17					
	6	NIM-4	ICT-Municipality Natural Area of Bahia Drake		2.3	35					
	7	H-909	Drake Wetland	0.5	-						
	8	TAE	Spontaneous Tourism Development Area	*CAP	0.3	5					
	9	NIM-5	ICT-Municipality Natural Area of Playa Colorada		0.6	9					
	10	MIX	Mixed Tourism and Community Area	P-3 Agujitas	1.1	17					
	11	CAN	Community Core Area		0.2	3					
	12	TAN	Tourism Amenity Core Area		0.1	2					

Table 24.2 Land Use Zones in Puerto Cortes District

Restricted Zones of MTZ along the Coastline

Area Name	No	Detailed Land Use Code	Detailed Land Use Zone	Presence of Local Communities	Length of Coastal Lines (km)	Area (ha)
ICT-Municipality Natural Area of Tortuga and Punta Mara	1	NIM-1	ICT-Municipality Natural Area		4.9	74
Northern Part of Terraba-Sierpe National Wetland	2	S-1	National Wetland	P-1 Punta Mara *CBP	15.3	-

Restricted Zones of MTZ adjacent to Wetlands

ICT-Municipality Natural Area Behind Chacara-Balso Wetland (H-904)	B-1	NIM		1.7km	29ha
ICT-Municipality Natural Area Behind Terraba Wetland (H-905) 1	B-2	NIM		0.8km	12ha
Community Residential Area behind Terraba Wetland (H-905)	B-3	CAR	P-1 Punta Mara	0.2km	3ha
ICT-Municipality Natural Area Behind Punta Mara Wetland (H-905) 2	B-4	NIM		0.3km	5ha

Drake Secondary Tourism Center (TC-4)												
13	MIX	Mixed Tourism and Community Area	P-3 Agujitas *TCD	0.3	5							
14	TAE	Spontaneous Tourism Development Area		0.9	14							
15	NIM-6	ICT-Municipality Natural Area between Agujitas and Caletas		1.0	15							
16	TAE	Spontaneous Tourism Development Area		0.4	6							
17	NIM-7	ICT-Municipality Natural Area of Las Caletas 1		0.6	9							
18	CAN	Community Core Area	P-4 Caletas	0.1	2							
19	MIX	Mixed Tourism and Community Area		0.1	2							
20	NIM-8	ICT-Municipality Natural Area Las Caletas 2		0.9	14							
21	TAE	Spontaneous Tourism Development Area		1.4	21							
22	NIM-9	ICT-Municipality Natural Area of Punta San Jose		0.5	8							
23	TAE	Spontaneous Tourism Development Area		0.2	3							
24	NIM-10	ICT-Municipality Natural Area of Rio Claro		0.2	3							
25	TAE	Spontaneous Tourism Development Area		0.9	14							

Drake Secondary Tourism Center (TC-4)	26	NIM-11	ICT-Municipality Natural Area of Playa San Josecito 1	P-5 San Josecito	0.9	14
	27	MIX	Mixed Tourism and Community Area		0.3	5
	28	NIM-12	ICT-Municipality Natural Area of Playa San Josecito 2		0.3	5
	29	CAN	Community Core Area		0.2	3
	30	CAR	Community Residential Area		0.2	3
	31	NIM-13	ICT-Municipality Natural Area between Playa San Josecito and Punta San Josecito		2.4	36
	32	TAE	Spontaneous Tourism Development Area		0.5	8
	33	NIM-14	ICT-Municipality Natural Area of Playa San Pedrillo		1.5	23
	34	S-4	National Park		17.5	-
	Western Part of Corcovado National Park					

Restricted Zones of MTZ adjacent to Wetlands

ICT-Municipality Natural Area Behind Terraba Wetland (H-905) 3	B-5	NIM	4.0km	60ha
ICT-Municipality Natural Area Behind Estero Ganado Wetland (H-908)	B-6	NIM	6.2km	93ha
ICT-Municipality Natural Area Behind Drake Wetland 1 (H-909)	B-7	NIM	3.0km	45ha
Mixed Tourism and Community Area Behind Drake Wetland (H-909)	B-8	MIX	0.3km	5ha
ICT-Municipality Natural Area Behind Drake Wetland 2 (H-909)	B-9	NIM	4.5km	68ha
Spontaneous Tourism Development Area Behind Drake Wetland (H-909)	B-10	TAE	0.3km	5ha

Sombbrero Limited Tourism Development Area (LT-4) Future Development Area of Playa Sombbrero Puerto Jimenez Primary Tourism Center (TTC-2)	13	TAE	Spontaneous Tourism Development Area		0.6	9
	14	FAD	Future Development Area		8.1	122
	15	FAD	Future Development Area		0.3	5
	16	TAP	Planned Tourism Development Area		0.5	8
	17	NIM-20	ICT-Municipality Natural Area of Playa Cienaga		0.8	12
	18	TAE	Spontaneous Tourism Development Area		0.7	11
	19	TAN	Tourism Amenity Core Area		0.2	3
	20	TAE	Spontaneous Tourism Development Area		1.3	20
	21	NIM-21	ICT-Municipality Natural Area of Playa Platanares		0.1	2
	22	S-9	Preciosa Platanares National Wildlife Refuge		4.9	-
	23	MIX	Mixed Tourism and Community Area	P-9a Puerto Viejo (Puerto Jiménez)	0.4	6
	24	H-915	Pueblo Viejo-Conte Wetland	P-9b Puerto Jiménez	0.9	-
	25	TAN	Tourism Amenity Core Area	*TAC	0.1	2

Puerto Jimenez Primary Tourism Center (TC-2)	26	H-915	Pueblo Viejo-Conte Wetland		0.4	-
	27	CAN	Community Core Area		0.2	3
ICT-Municipality Natural Area of Rio Tigre 2	28	TAE	Spontaneous Tourism Development Area	P-9b Puerto Jiménez *CBP	0.3	5
	29	NIM-22	ICT-Municipality Natural Area of Rio Tigre 1		1.2	18
ICT-Municipality Natural Area of Rio Tigre 2	30	NIM-23	ICT-Municipality Natural Area		2.9	44
Ñeque Wetland and Sandalo-Agujas Wetland	31	H-917 /H-918	Ñeque Wetland and Sandalo-Agujas Wetland		4.2	-
ICT-Municipality Natural Area of between Sandalo and Agujas	32	NIM-24	ICT-Municipality Natural Area	P-11 El Sandalo *CAP	2.4	36
Sandalo-Agujas Wetland	33	H918	Sandalo-Agujas Wetland		0.7	-
ICT-Municipality Natural Area of Agujas and Cañaza	34	NIM-25	ICT-Municipality Natural Area	P-12 Agujas *CAP	2.6	39
Cañaza Limited Tourism Development Area (LT-5)	35	TAE	Spontaneous Tourism Development Area	P-13 Cañaza	0.3	5
	36	MIX	Mixed Tourism and Community Area		0.2	3
ICT-Municipality Natural Area of Barrigones	37	TAE	Spontaneous Tourism Development Area		0.4	6
	38	NIM-26	ICT-Municipality Natural Area		2.6	39
Barrigones Wetland	39	H-919	Barrigones Wetland		5.0	-

Playa Blanca Limited Tourism Development Area (LT-6)	40	TAE	Spontaneous Tourism Development Area	*TAC, *TCD	1.1	17
Quebrada Cabellero Wetland and Rincón Wetland	41	H920 /H921	Quebrada Cabellero Wetland and Rincón Wetland		14.3	-

Restricted Zones of MTZ adjacent to Wetlands

ICT-Municipality Natural Area Behind Cienaga Wetland (H-h)	B-11	NIM		0.8km	12ha
Spontaneous Tourism Development Area Behind Pueblo Viejo-Conte Wetland (H-915)	B-12	TAE		0.9km	14ha
Planned Tourism Development Area Behind Pueblo Viejo-Conte Wetland (H-915)	B-13	TAP	P-9b Puerto Jiménez *TCD	0.1km	2ha
Mixed Tourism and Community Area behind Pueblo Viejo-Conte Wetland (H-915) and Tigre Wetland (H-916)	B-14	MIX		1.2km	18ha
ICT-Municipality Natural Area Behind Tigre Wetland (H-916), Ñeque Wetland (H-917) and Sandalo-Agujas Wetland (H-918)	B-15	NIM	P-10 Ñeque *CAP P-11 El Sandalo *CAP	11.4km	171ha
ICT-Municipality Natural Area Behind Sandalo-Agujas Wetland (H-918)	B-16	NIM		0.4km	6ha
ICT-Municipality Natural Area Behind Barrigones Wetland (H-919)	B-17	NIM	P-14 La Amapola *CAP	4.5km	68ha
ICT-Municipality Natural Area Behind Quebrada Cabellero Wetland (H-920) and Rincón Wetland (H-921)	B-18	NIM		11.8km	177ha

Table 24.5 Land Use Zones in Sierpe District (Golfo Dulce Side)

Restricted Zones of MTZ along the Coastline						
Area Name	No	Detailed Land Use Code	Detailed Land Use Zone	Presence of Local Communities	Length of Coastal Lines (km)	Area (ha)
Rincón Wetland	1	H-921	Rincón Wetland		2.7	-
Rincón Limited Tourism Development Area (LT-10)	2	MIX	Mixed Tourism and Community Area	P-15 Rincón *CBP	1.0	15
ICT-Municipality Natural Area between Rincón and Mogos	3	NIM-27	ICT-Municipality Natural Area	P-16 Bahía Chal *CAP P-17 Playa Islotes *CAP P-18 Los Mogos *CAP	20.5	308
Mogos Wetland	4	H-i	Mogos Wetland		0.5	-
ICT-Municipality Natural Area between Mogos and Esquinas	5	NIM-28	ICT-Municipality Natural Area		6.8	102
Esquinas Wetland I	6	H-922	Esquinas Wetland		1.3	-

Restricted Zones of MTZ adjacent to Wetlands

ICT-Municipality Natural Area Behind Rincón Wetland (H-921)	B-19	NIM	0.6km	9ha
ICT-Municipality Natural Area Behind Mogos Wetland (H-i)	B-20	NIM	0.6km	9ha

Table 24.6 Land Use Zones in Golfoito District

Restricted Zones of MTZ along the Coastline

Area Name	No	Detailed Land Use Code	Detailed Land Use Zone	Presence of Local Communities	Length of Coastal Lines (km)	Area (ha)
Esquinas Wetland 2	1	H-922	ICT-Municipality Natural Area		1.6	-
Piedras Blancas National Park	2	S-10	National Park		2.0	-
Piedras Blancas 1 (Playa Saladero) Limited Tourism Development Area (LT-11)	3	TAE	Spontaneous Tourism Development Area		0.5	8
Piedras Blancas National Park	4	S-10	National Park		0.4	-
ICT-Municipality Natural Area of Playa Animas	5	NIM-29	ICT-Municipality Natural Area	P-19 Playa Animas *CAP	1.2	18
Piedras Blancas National Park	6	S-10	National Park		0.8	-
ICT-Municipality Natural Area of Bajos Caña Blanca	7	NIM-30	ICT-Municipality Natural Area	P-20 Bajos Caña Blanca *CAP	0.7	11
Piedras Blancas National Park	8	S-10	National Park		0.7	-
ICT-Municipality Natural Area of Playa Cativo	9	NIM-31	ICT-Municipality Natural Area	P-21 Playa Cativo *CAP	1.5	23
Piedras Blancas National Park	10	S-10	National Park		3.7	-
ICT-Municipality Natural Area of Playa Nicuesa	11	NIM-32	ICT-Municipality Natural Area	P-22 Playa Nicuesa *CAP	1.1	17
Piedras Blancas National Park	12	S-10	National Park		0.7	-
Piedras Blancas 2 (Playa San Josecito) Limited Tourism Development Area	13	MIX	Mixed Tourism and Community Area	P-23 Playa San Josecito	2.7	41

Piedras Blancas National Park	14	S-10	National Park		4.1	-
Piedras Blancas 3 (Playa Gallardo)	15	CAR	Community Residential Area	P-24 Playa San Gallardo	0.4	6
Limited Tourism Development Area (LT-12)	16	TAE	Spontaneous Tourism Development Area		1.6	24
Golfo National Wildlife Refuge	17	S-12	National Wildlife Refuge		11	-
Golfo Primary Tourism Center (TC-1)	18	U	Urban Zone	P-25a Golfo Town	6.2	-
Community Residential Area of Golfo Town South	19	CAR	Community Residential Area	P-25b Golfo Town South	0.8	12
Estero Rio Golfo	21	H-927	Estero Rio Golfo		3.0	-
ICT-Municipality Natural Area of Bajo Chontales	22	NAI-33	ICT-Municipality Natural Area	P-26 Bajo Chontales *CAP	1.9	29
Estero Esperanza	23	H-928	Estero Esperanza		6.7	-
ICT-Municipality Natural Area of Punta El Cabo	24	NIM-34	ICT-Municipality Natural Area	P-27 Punta El Cabo *CAP	4.8	72
Estero Puntarenitas	25	H-926	Estero Puntarenitas	P-28 Puntarenitas *CAP	8.3	-
ICT-Municipality Natural Area of Punta Piedra	26	NIM-35	ICT-Municipality Natural Area	P-29 El Atlocho *CAP	3.6	54
Estero Esperanza	27	H-928	Estero Esperanza	P-30 Boca Rio Coto Colorado *CAP	1.7	-

ICT-Municipality Natural Area of Boca Rio Coto Colorado	28	NIM-36	ICT-Municipality Natural Area	1.5	23
Estero Esperanza	29	H-928	Estero Esperanza	3.3	-

Restricted Zones of MTZ adjacent to Wetlands

ICT-Municipality Natural Area Behind Estero Rio Golfito (H-927)	B-21	NIM	5.5km	83ha
ICT-Municipality Natural Area Behind Estero Esperanza (H-928) 1	B-22	NIM	2.0km	30ha
Community Residential Area behind Estero Puntarenitas (H-926)	B-23	NIM	1.8km	27ha
ICT-Municipality Natural Area Behind Estero Esperanza (H-928) 2	B-24	NIM	7.3km	110ha

Table 24.4 Land Use Zones in Puerto Jimenez District

Restricted Zones of MTZ along the Coastline

Area Name	No	Detailed Land Use Code	Detailed Land Use Zone	Presence of Local Communities	Length of Coastal Lines (km)	Area (ha)
Eastern Part of Corcovado National Park	1	S-4	National Park		25.0	-
ICT-Municipality Natural Area of Madrigal and Carate	2	NIM-15	ICT-Municipality Natural Area		2.5	38
Carate Limited Tourism Development Area (LT-2)	3	TAE	Spontaneous Tourism Development Area		0.8	12
ICT-Municipality Natural Area between Carate and Laguna Pejeperrito	4	NIM-16	ICT-Municipality Natural Area		1.5	23
Lacustrino Pejeperrito National Wetland	5	S-5	National Wetland		1.5	-
ICT-Municipality Natural Area between Laguna Pejeperrito and Rio Oro	6	NIM-17	ICT-Municipality Natural Area		1.6	24
Rio Oro Community Residential Area	7	CAR	Community Residential Area	P-6 Rio Oro	0.2	3
ICT-Municipality Natural Area between Rio Oro and Laguna Pejeperrito	8	NIM-18	ICT-Municipality Natural Area		2.2	33
Pejeperrito Wildlife Refuge	9	S-6	National Wildlife Refuge		4.0	-
ICT-Municipality Natural Area of Piro and Matapalo	10	NIM-19	ICT-Municipality Natural Area	P-7 Matapalo *CAP	11.4	171
Matapalo Limited Tourism Development Area (LT-3)	11	TAE	Spontaneous Tourism Development Area		2.6	39
Future Development Area of Playa Sombrero	12	FAD	Future Development Area	P-8 Carbonera *CAP	1.8	27

Table 24.7 Land Use Zones in Pavon District

Restricted Zones of MTZ along the Coastline

Area Name	No	Detailed Land Use Code	Detailed Land Use Zone	Presence of Local Communities	Length of Coastal Lines (km)	Area (ha)
Islas en la Desembocadura Rio Coto Colorado National Wetland	1	S-15	National Wetland		3.1	47
	2	H-929	Estero Sabalo	P-31 Zancudo *CBP	0.9	14
Zancudo Secondary Tourism Center (TC-5)	3	MIX	Mixed Tourism and Community Area		2.0	30
	4	TAN	Tourism Amenity Core Area	*TAC	0.2	3
	5	CAN	Community Core Area		0.2	3
Community Residential Area of South Zancudo 1	6	MIX	Mixed Tourism and Community Area	*TCD	2.8	42
	7	CAR	Community Residential Area		0.6	9
Estero Sabalo	8	H-929	Estero Sabalo		1.5	23
Community Residential Area of South Zancudo 2	9	CAR	Community Residential Area		0.6	9
	10	NIM-37	ICT-Municipality Natural Area	P-32 Langostino *CAP	5.2	78
Pavones Secondary Tourism Center (TC-6)	11	NIM-38	ICT-Municipality Natural Area of Bahia Pavon 2		0.9	14
	12	CAR	Community Residential Area	P-33 Puerto Pilón	0.6	9

Pavones Secondary Tourism Center (TC-6)	13	TAE	Spontaneous Tourism Development Area		1.7	26	
	14	CAR	Community Residential Area	P-34 Cocal	0.2	3	
	15	CAN	Community Core Area	Amarillo	0.3	5	
	16	MIX	Mixed Tourism and Community Area	P-34 Cocal Amarillo/P-35 Rio Claro*TCD	3.8	57	
	17	CAR	Community Residential Area	P-35 Rio Claro	0.3	5	
	18	TAE	Spontaneous Tourism Development Area		0.2	3	
	19	CAN	Community Core Area	*CBP	0.4	6	
	20	TAE	Spontaneous Tourism Development Area		0.2	3	
	21	TAN	Tourism Amenity Core Area	*TAC	0.4	6	
	22	TAE	Spontaneous Tourism Development Area	P-36 Punta Banco *TCD	5.9	89	
	23	CAR	Community Residential Area		0.1	2	
	24	CAN	Community Core Area		0.2	3	
	25	CAR	Community Residential Area		0.1	2	
	26	NIM-39	ICT-Municipality Natural Area of Punta Banco		2.3	35	
	27	I	Indigena Reserve		20.2	303	
	28	P	Limited Zone of Frontier Protection		26.5	398	
	Indigena Reserve of Conte-Burica						
	Costa Rica-Panama Limited Zone of Frontier Protection						

Restricted Zones of MTZ adjacent to Wetlands

ICT-Municipality Natural Area Behind Estero Sabalo (H-929)	B-25	NIM	4.5km	68ha
--	------	-----	-------	------

Chapter 25

CORCOVADO-GOLFITO: PRIORITY ACTION PROJECTS

25.1 INTRODUCTION

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 over 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 of Nature Areas
- 6) Improvement of Local Public Facilities

25.2 LAND USE MANAGEMENT

Land management provides a basis for private investment in tourism facilities and public investment in infrastructure and for regional and local tourism promotion. Therefore, as the first step for any important actions in the region, it is important for the people and organizations concerned to share the knowledge and philosophy of the general land use plan for the region.

(1) For the Region as a Whole

- To approve the general land use plan
- To disseminate the principles of application of the general land use plan
- To inform people and organizations concerned of the areas in which the making of regulatory plans is not allowed

(2) For Each Tourism Center

It is essential to review/revise the existing regulatory plans, and to make new regulatory plans in order to formulate an integrated regulatory plan for the whole Tourism Center. The following list shows key points or major goals for revising the existing regulatory plans:

Gofito Town Primary Tourism Center

- To study the candidate redevelopment projects recommended by this JICA Study and to start to secure land for the redevelopment projects

Puerto Jimenez Primary Tourism Center

- To redevelop the existing airstrip for creating a Tourism Amenity Core
- To improve the waterfront in Puerto Jimenez Town
- To create a new development area in Playa Platanares

Drake Secondary Tourism Center

- To provide a road from the Agujitas River to the mouth of the Sierpe River in order to secure safe access between Sierpe Town and Drake

Zancudo Secondary Tourism Center

- To prepare public jetties and mooring buoys, around which a Tourism Amenity Core and a Community Amenity Core can be created

Pavones Secondary Tourism Center

- To create a Tourism Amenity Core and to secure Community Areas

25.3 PROMOTION OF PUBLIC INVESTMENT IN INFRASTRUCTURE

(1) For the Region as a Whole

In the Corcovado-Golfo Region, the access to the region from the international gateway to Costa Rica is one of the most serious constraints. Among a variety of infrastructure projects, the following airport development project is the sole project of regional-importance:

- Development of an Improved Domestic Airport or Semi-International Airport for the Corcovado-Golfo Region (Coto 47)

(2) For Each Tourism Center

Regional Roads

1) Major Principle for Improvement of Regional Roads

- To consolidate the regional road network between MOPT and ICT
- To avoid any public investment in roads other than the confirmed regional road network

2) Road Sections to be Improved

- Puerto Jimenez-Rincon
- Golfito Town-Conte-Punta Banco (Conte-Punta Banco: Local Road)
- Mouth of the Sierpe River-Agujitas of Drake

Airports

- Relocation of the existing Puerto Jimenez Airport to the suburban area

Water Supply

The following Tourism Centers need water supply projects:

- Puerto Jimenez Secondary Tourism Center (Water supply not only to Puerto Jimenez Town but also to Playa Platanares)
- Drake Secondary Tourism Center (Water Supply to Agujitas Community and a New Development Area)

Sewage System

The following Tourism Center needs special attention to sewage system development:

- Puerto Jimenez Secondary Tourism Center

25.4 PROMOTION OF PRIVATE INVESTMENT IN TOURISM FACILITIES

The general land use and tourism development plan (general plan) is a powerful tool for showing tourism development potential and constraints, allowing private investors to consider investment opportunities in the region.

For the Region as a whole, the following cooperation is essential:

- Cooperation of ICT, CINDE and Regional Chamber of Tourism

For Each Tourism Center, the following cooperation is essential:

- Cooperation of ICT, CINDE and ALDETUS (Local Association of Sustainable Tourism Development)

25.5 LOCAL TOURISM PROMOTION AND COMMUNITY DEVELOPMENT

(1) For the Region as a Whole

For local tourism promotion and community development, central government support or facilitation is essential, although too much dependency on the central government should be avoided. The following two actions or projects are of priority:

- ICT-INA Training Program for Tourism Sector
- Introduction and Empowerment of ICT Regional Officer (ICT officer in charge of regional tourism development and promotion)
 - Cooperation between ICT regional officer and Regional Chamber of Tourism
 - Cooperation between ICT regional officer and ALDETUS (Local Association for Sustainable Tourism)

(2) For Each Tourism Center

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. First of all, it is essential for local stakeholders to establish ALDETUS and start activities for ALDETUS. Therefore, the following actions are priority:

- Establishment and Operation of ALDETUS
- Action Plans for ALDETUS (Local Association for Sustainable Tourism)
 - Local Tourism Promotion
 - Improvement of Tourist Amenities in Tourism Centers (Puerto Jimenez, Sierpe Town)
 - Pollution Prevention in Tourism Centers
 - Tourism-Based Community Development

25.6 ESTABLISHMENT AND UTILIZATION OF NATURE AREAS

In Corcovado-Golfo, the high priority is given to the following five actions or projects:

- Establishment of Natural Areas
 - Osa Biological Corridors

- ICT Natural Areas between Carate and Matapalo
- Environmental Education and Training for Boat Operators
 - Terraba-Sierpe National Wetland
 - Golfo Dulce
 - Cano Island

25.7 IMPROVEMENT OF LOCAL PUBLIC FACILITIES

In order to pursue sustainable regional tourism development, it is essential to pay attention to the living standards of local communities. Among the factors affecting the standard of living are the availability of public facilities and services. The following public facilities are needed for urban centers:

Urban Center	Name of Urban Centers	Functions
Primary Urban Center	Puerto Cortés Town Golfito Town	- Vocational school
Secondary Urban Center	Puerto Jiménez	- Vocational school
Tertiary Urban Center	Sierpe Town	- Clinic (permanent doctor) - High school
Tertiary Urban Center	La Palma	- Clinic (permanent doctor) - High school
Tertiary Urban Center	Conte	- Clinic (permanent doctor)