



#NOSARASOMOSTODOS

MUNICIPAL REGULATIONS FOR THE GRANTING OF CONSTRUCTION PERMITS IN
THE BUFFER ZONE OF THE OSTIONAL WILDLIFE REFUGE

WHERE DOES IT APPLY? The regulations apply to properties that are part of the buffer zone. This area is delimited by SINAC and, in the case of the Ostional refuge, it is directly related to the aquifers that exist in Nosara. Therefore, a buffer area of 5 km from the Refuge boundary (200 meters from the high tide plus mangroves and wetlands) towards the mainland was determined. Destinations such as Guiones and Pelada beach are included within this perimeter.

WHAT CHANGES NOW WITH THE REGULATIONS?

1. Construction coverage.

The Municipality of Nicoya cannot grant the construction permit to those who want to build on more than 50% of the lot area, in the entire buffer zone.

Why? This measure guarantees the infiltration of rainwater into the soil to ensure the recharge of the aquifers and considers the availability of space for the installation of septic systems. It also promotes the connectivity of fauna species. If not controlled, islands could be generated in protected areas totally isolating species.

2. Height of the construction.

The maximum height for construction in direct impact areas (first kilometer and slopes facing the ocean) is 9 meters. The maximum height in indirect impact areas is 12 meters.

Why? The heights are established considering the visibility of the lights of the buildings from the coast, in such a way that the lights of the buildings do not affect the orientation of the turtles that nest in the Refuge. Different heights are established depending on the proximity to the coast and the orientation of the slopes in which constructions can be developed.

3. Lighting.

The design of the constructions must consider that the external lights are not directly visible from the beach. In addition, the exterior bulbs must be low voltage (not more than 50 watts if they are incandescent and less than 8 watts if they are LED).

Why? It is a complementary measure to prevent light pollution from affecting turtle spawning and nocturnal wildlife. It also prevents the skylight effect that affects human health and the dynamics of other native species.

4. Water treatment

All constructions must have wastewater treatment systems. Artisan sewer septic tanks are prohibited.

Why? Good wastewater management reduces the risk of contaminating aquifers, that supply drinking water to the community of Nosara, the aquifers are one of the five focal elements of management of the Ostional National Wildlife Refuge located throughout the buffer zone.

THE CHANGES DO NOT STOP DEVELOPMENT IN NOSARA, THEY ONLY SEEK TO CONSERVE NATURE AND GUIDE US TOWARDS SUSTAINABILITY.

#NosaraSomosTodos

SUPPORT THE REGULATION!