

INTA

**National Institute for Innovation and Transfer of  
Agropecuarian Technology**

**TECHNICAL CRITERIA**

**SOILS AND LAND AND LAND USE CAPACITY**

**PROJECT CONDOMINIO HORIZONTAL RESIDENCIAL**

**LAS OLAS**

**WEST ESTERILLOS. PARRITA. PUNTARENAS**

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**5. CONCLUSIONS**

Based on the fact that a specific conclusion is requested on the basis of alleged environmental irregularities that affect an area considered as a wetland ecosystem (Management Unit Number 1), the following conclusions are made:

The area in question physiographically represents a concave terrain, where superficial leftover waters coming from the surrounding hills are deposited,, as well as

those from the artificial drains in the highway that is to its West.

Due to the difficulty of the water drainage in these areas, anaerobic processes are evident and with its depth reduction processes are increased and where approximately at 80 centimeters such processes are radical due to the presence of glazed terrains.

At the time of the inspection there was no evidence of a phreatic surface above 120 centimeters.

The Terrain Use Capacity Study was made up to the Management Unit level, where the area was awarded a single unit: V si24did2 where the mainly climate and drainage limitations make evident the difficulties and risk of using the terrains for agricultural purposes. As a matter of fact, these terrains offer severe limitations for the development of annual crops, semi-permanent, permanent or forests, which is why its usage is limited to grazing or natural forest management.

The anthropic interference that for several decades has affected this area (road infrastructure, deforestation, grazing) and the definition of the Management Unit on point 4 do not allow for the terrains in this area to be considered as typical wetland ecosystems.

## **COMMENTARY**

The conclusions rendered in the following official reports can be respected: SINAC 67389RNV5-2008, ACOPAC-OSRAP-171, ACOPAC-OSRAP-468-10 and the SETENA inspection report of 18<sup>th</sup> August, 2010, which support the conclusions that have been detailed here.

Thus, such decisions provide the approval for the project to advance normally with regards to the environmental part. It is clear that there was no invasion by the project of an area previously and technically defined as a wetland. On the contrary, it is based on the technical reports and the inspections that the project members continue to develop the works in question.

The developer is not under the obligation of knowing

technical criteria for the definition of a wetland ecosystem, because it should be provided by studies and the corresponding offices.

It has been insisted upon the need that, when the basic studies, in this case for the urban development of the coast, are made, these should be made methodically and up to scale, and to be as detailed as possible.

Studies reflecting actual use, terrains and soil capacity of scales above 1:10.000, for example, could have, at the beginning of the project, have defined the fragile areas and provided a special treatment, not only on the environmental side of things, but also regarding landscape and cost benefit aspects.