



10

1329M²

Lot 10



Lot 10 | Mt Yotei View | 10-13 Metres





Lot 10 | Ski Mountain View | 10-13 Metres





Lot 10 | Creek View } 10-13 Metres

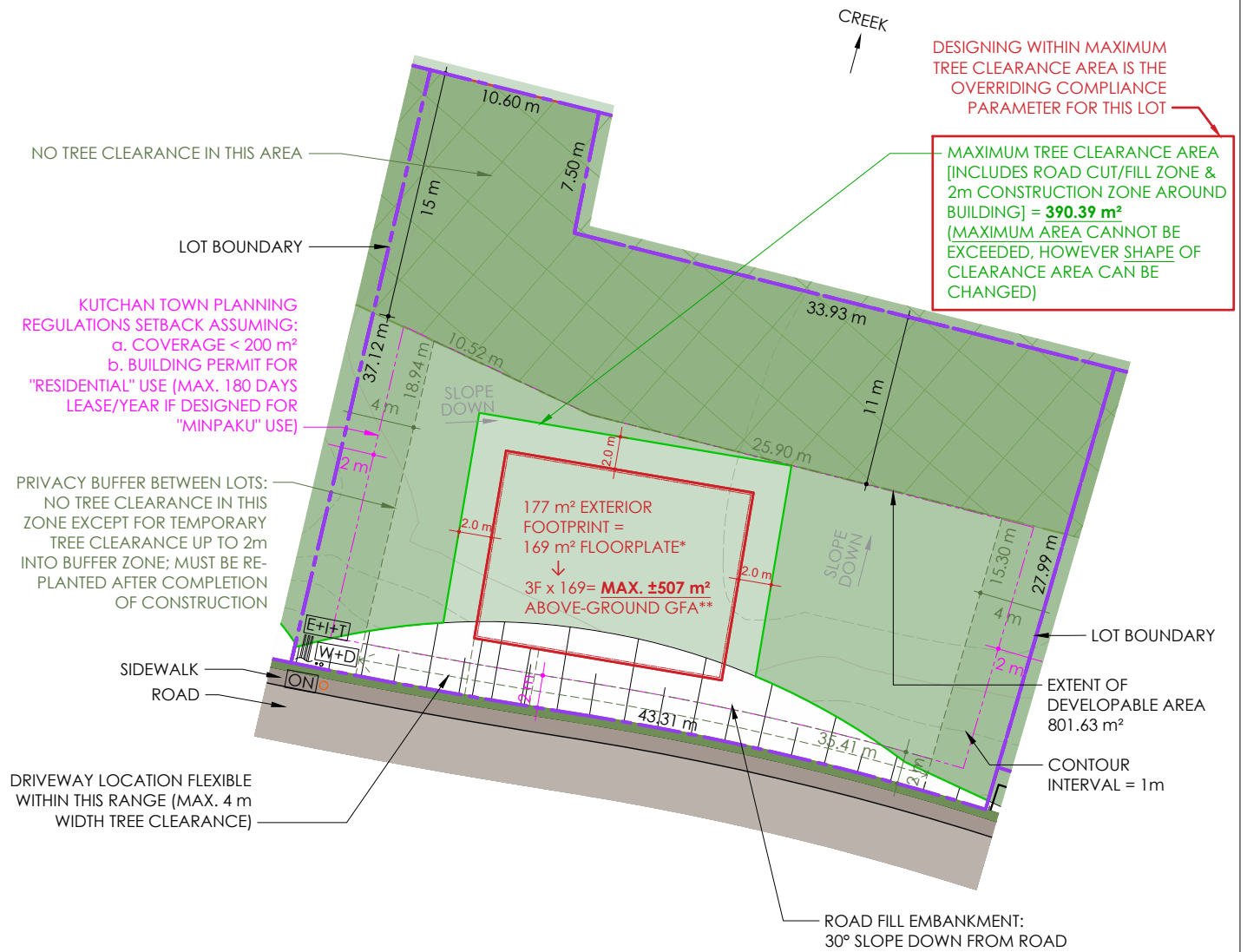
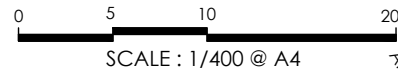


Lot 10 | Aerial View



FINAL ELECTRICAL CAPACITY = **34 KVA** → **E**
 APEX PROPERTY RECOMMENDS HEATING BY KEROSENE OR GAS SO AS NOT TO EXCEED AVAILABLE ELECTRICAL CAPACITY
 MAX. PERMITTED NO. OF ONSEN BATHS = **1 BATH** → **ON**
 (1 BATH = 1.8 m³)

UTILITIES LEGEND
E ELECTRICITY
I+T INTERNET + TELEPHONE
W+D WATER + DRAINAGE
ON ONSEN



NOTE: ALL HEIGHT LIMITS TO BE MEASURED FROM LOWEST POINT AT WHICH THE BUILDING TOUCHES THE GROUND TO THE HIGHEST POINT OF THE ROOF, PER KUTCHAN TOWN DEVELOPMENT REGULATIONS.

KUTCHAN TOWN PLANNING REGULATIONS	
DEVELOPMENT ZONE :	WEST IWAOBETSU, ASAHI, HANAZONO AREA
MAX. COVERAGE RATIO :	(TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX. BUILDING FOOTPRINT)
MAX. FLOOR AREA RATIO :	200% OF TOTAL LOT AREA (NON-HOTEL BUILDING PERMIT)
MAX. HEIGHT :	13 m
MIN. ROAD SETBACK :	2 m (COVERAGE < 200 m²) 4 m (200 m² < COVERAGE < 700 m²)
MIN. SIDE SETBACK :	1.5 m (HEIGHT < 7m); 2.0 m (HEIGHT ≥ 7m)
ROAD SHASEN LINE RATIO:	1.25:1
SIDE SHASEN LINE RATIO:	1.25:1 @ 20m HEIGHT ABOVE BOUNDARY

FOREST DEVELOPMENT LAWS	
MAXIMUM DEVELOPMENT FOOTPRINT (30% DEV. AREA) =	240.49 m²
MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) =	390.39 m²
ALL REMAINING FOREST IS TO BE PRESERVED. FOREST WHICH IS CLEARED FOR CONSTRUCTION PURPOSES TO BE REPLANTED.	
ADDITIONAL HANACREEK PLANNING CONTROLS	
BUILDING TYPE:	RESIDENCE
LAND & ROOF DRAINAGE :	DRAINAGE SHALL NOT FALL TOWARDS ROAD
NOTES: ALL AREAS AND DIMENSIONS & CAPACITIES ARE SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.	
*FLOORPLATE AREA ASSUMED MEASURED TO CENTERLINE OF 300MM THICK WALL.	
**MAX. ABOVE-GROUND G.F.A. IS APPROXIMATE ONLY; T.B.C. BY DETAILED STUDY BY OTHERS.	



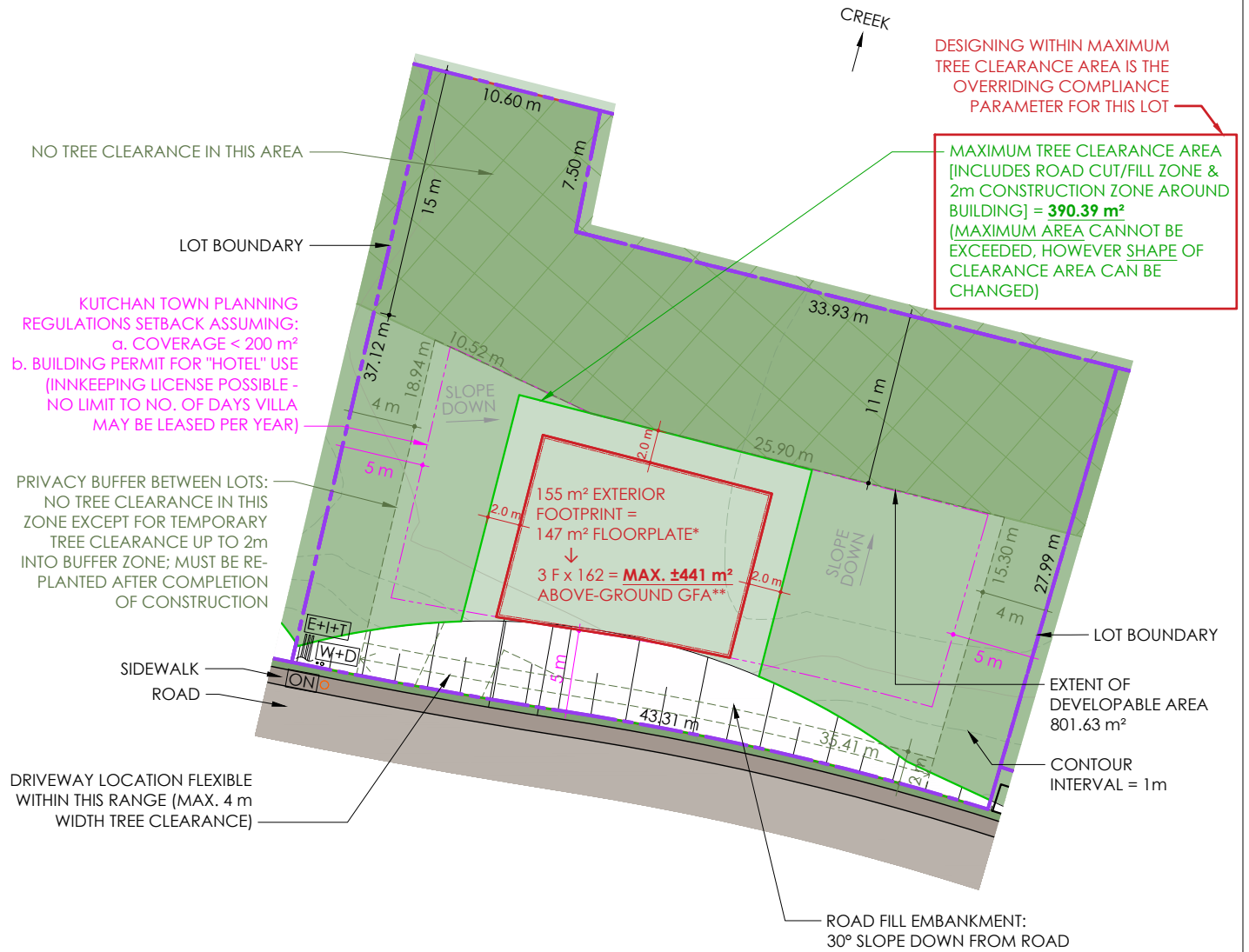
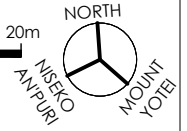
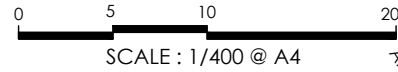
Hanacreek LOT 10
1,328.75 m²
 (801.63 m² DEVELOPABLE AREA)

"RESIDENCE" BUILDING PERMIT
 (INNKEEPING LICENSE NOT POSSIBLE - VILLA MAY ONLY BE LEASED MAX 180 DAYS/YEAR AS "MINPAKU")

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UTILITIES LEGEND

FINAL ELECTRICAL CAPACITY = **34 KVA** → [E] ELECTRICITY
 APEX PROPERTY RECOMMENDS HEATING BY KEROSENE OR GAS SO AS NOT TO EXCEED AVAILABLE ELECTRICAL CAPACITY [I+T] INTERNET + TELEPHONE
 MAX. PERMITTED NO. OF ONSEN BATHS = **1 BATH** → [W+D] WATER + DRAINAGE
 (1 BATH = 1.8 m³) [ON] ONSEN



NOTE: ALL HEIGHT LIMITS TO BE MEASURED FROM LOWEST POINT AT WHICH THE BUILDING TOUCHES THE GROUND TO THE HIGHEST POINT OF THE ROOF, PER KUTCHAN TOWN DEVELOPMENT REGULATIONS.

KUTCHAN TOWN PLANNING REGULATIONS

DEVELOPMENT ZONE : WEST IWAOBETSU, ASAHI, HANAZONO AREA
MAX. COVERAGE RATIO : (TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX. BUILDING FOOTPRINT)
MAX. FLOOR AREA RATIO : 50% OF TOTAL LOT AREA ("HOTEL" BUILDING PERMIT, LOT >1,000m²)
MAX. HEIGHT : 13 m (3 FLOORS - "HOTEL" BUILDING PERMIT)
MIN. ROAD SETBACK : 5.0 m ("HOTEL" BUILDING PERMIT, LOT >1,000m²)
MIN. SIDE SETBACK : 5.0 m ("HOTEL" BUILDING PERMIT, LOT >1,000m²)
ROAD SHASEN LINE RATIO: 1.25:1
SIDE SHASEN LINE RATIO: 1.25:1 @ 20m HEIGHT ABOVE BOUNDARY

FOREST DEVELOPMENT LAWS

MAXIMUM DEVELOPMENT FOOTPRINT (30% DEV. AREA) = 240.49 m²
MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 390.39 m²
ALL REMAINING FOREST IS TO BE PRESERVED.
FOREST WHICH IS CLEARED FOR CONSTRUCTION PURPOSES TO BE REPLANTED.

ADDITIONAL HANACREEK PLANNING CONTROLS

BUILDING TYPE: RESIDENCE
LAND & ROOF DRAINAGE : DRAINAGE SHALL NOT FALL TOWARDS ROAD

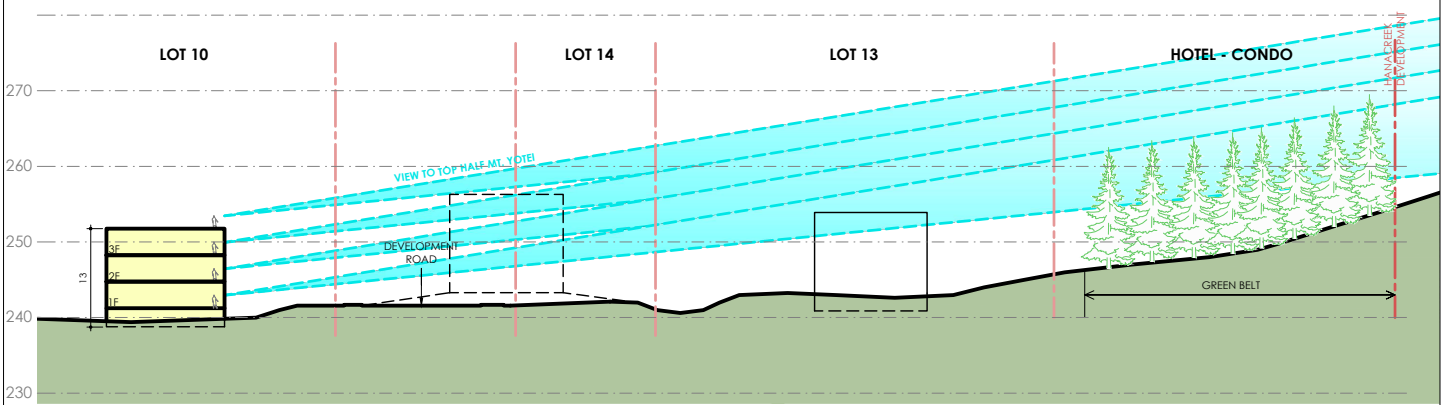
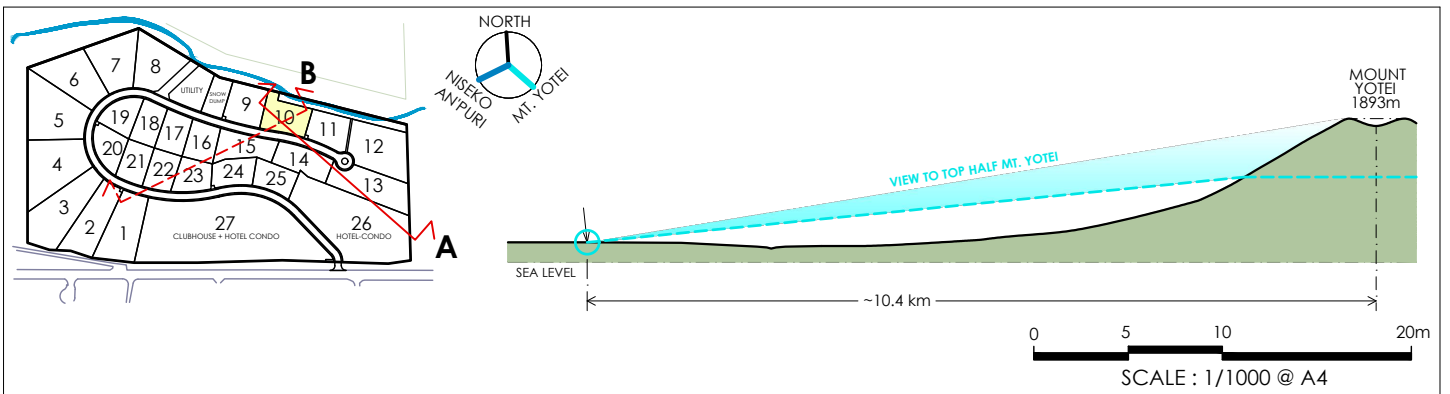
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 *FLOORPLATE AREA ASSUMED MEASURED TO CENTERLINE OF 300MM THICK WALL.
 **MAX. ABOVE-GROUND G.F.A. IS APPROXIMATE ONLY; T.B.C. BY DETAILED STUDY BY OTHERS.



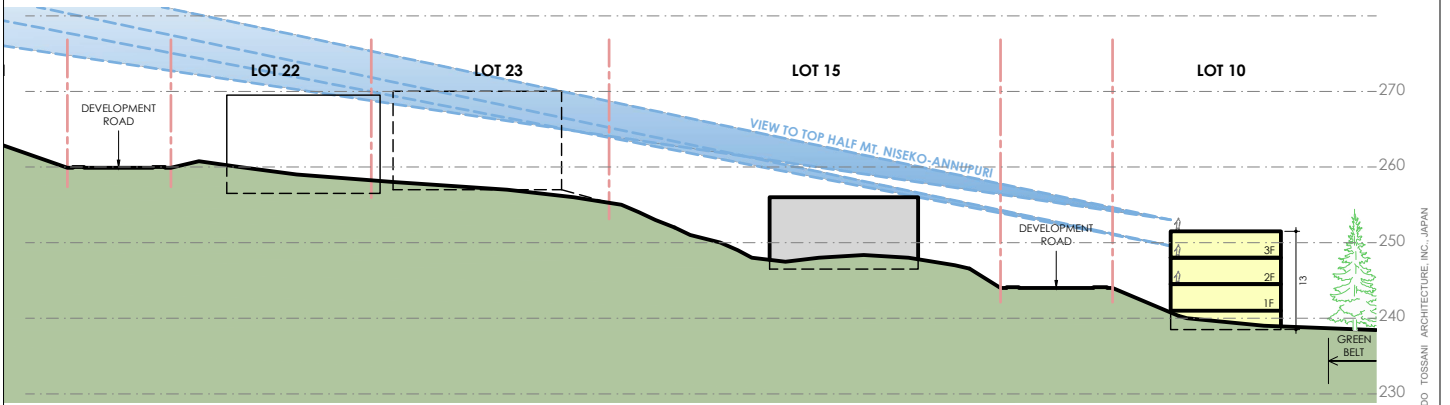
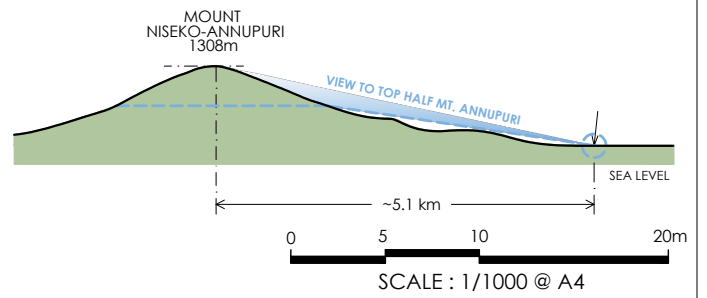
Hanacreek LOT 10
1,328.75 m²
(801.63 m² DEVELOPABLE AREA)

"HOTEL" BUILDING PERMIT
 (INNKEEPING LICENSE POSSIBLE - NO LIMIT TO NO. OF DAYS VILLA MAY BE LEASED PER YEAR)

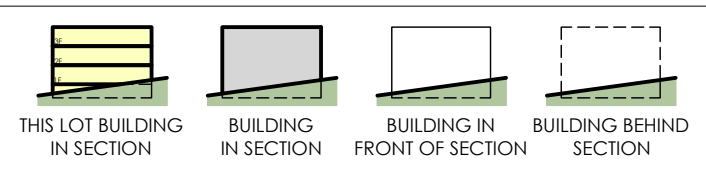
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SECTION A - VIEW TO MT.YOTEI




SECTION B - VIEW TO MT. NISEKO-ANNUPURI



KUTCHAN TOWN PLANNING REGULATIONS (HEIGHT & SHASEN SLOPE LINES)
DEVELOPMENT ZONE : WEST IWAOBETSU, ASAHI, HANAZONO AREA
MAX. HEIGHT : 13 m
ROAD SHASEN LINE RATIO: 1.25:1*
SIDE SHASEN LINE RATIO: 1.25:1 @ 20m HEIGHT ABOVE BOUNDARY

NOTES REGARDING VIEW LINES TO MOUNTAINS:
 1. BUILDING FORMS ARE INDICATIVE MAXIMUM HEIGHT VOLUMES ONLY, AND ARE SET OUT FROM THE LOWEST POINTS OF EXPECTED BUILDING FOOTPRINTS.
 2. VIEW LINES ARE APPROXIMATE ONLY AND DO NOT TAKE INTO ACCOUNT OBSTRUCTION BY TREES. VIEWS TO MOUNTAINS CANNOT BE GUARANTEED.
 3. ACTUAL BUILDING VOLUMES ON OTHER LOTS MAY PARTIALLY INTRUDE INTO VIEW LINES IF CONSTRUCTED OUTSIDE ASSUMED BUILDING FOOTPRINTS.

NOTES REGARDING LOT INFORMATION AND AUTHORITY REGULATIONS:
 1. ALL AREAS, DIMENSIONS & CAPACITIES ARE SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.
 2. ALL APPLICABLE REGULATIONS TO BE CONFIRMED BY THE BUYER.
 3. * NEW REGULATIONS EXPECTED TO BE ENACTED BY KUTCHAN TOWN IN 2023



Hanacreek LOT 10

1,328.75 m²

(801.63 m² DEVELOPABLE AREA)

