



13

2011M²

Lot 13



Lot 13 | Mt Yotei View | 10-13 Metres





Lot 13 | Ski Mountain View | 10-13 Metres





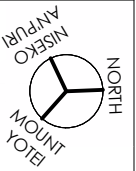
Lot 13 | Aerial View



UTILITIES LEGEND

FINAL ELECTRICAL CAPACITY = 26 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 m²) ON ONSEN

0 5 10 20m
 SCALE : 1/400 @ A4



LOT 26 EMBANKMENTS:
 30° SLOPE DOWN TO
 NORTH/NORTH-EAST
 (INCLUDED IN MAXIMUM
 TREE CLEARANCE AREA)

PRIVACY BUFFER BETWEEN LOTS:
 NO TREE CLEARANCE IN THIS
 ZONE EXCEPT FOR TEMPORARY
 TREE CLEARANCE UP TO 2m
 INTO BUFFER ZONE; MUST BE RE-
 PLANTED AFTER COMPLETION
 OF CONSTRUCTION

MAXIMUM TREE CLEARANCE AREA
 [INCLUDES ROAD CUT/FILL ZONE & 2m
 CONSTRUCTION ZONE AROUND
 BUILDING] = 459.13 m²
 (MAXIMUM AREA CANNOT BE
 EXCEEDED, HOWEVER SHAPE OF
 CLEARANCE AREA CAN BE CHANGED)

KUTCHAN TOWN PLANNING
 REGULATIONS SETBACK ASSUMING:
 a. COVERAGE < 200 m²
 b. BUILDING PERMIT FOR "HOTEL" USE
 (FOR MAXIMUM LEASING FLEXIBILITY)*
 (*NEW REGULATION EXPECTED TO BE
 ENACTED 2023)

LOT BOUNDARY

30 m

LOT BOUNDARY

31.70 m

20.73 m

19.64 m

54.66 m

58.51 m

24.34 m

24.23 m

23.01 m

4 m

5 m

4 m

SIDEWALK
 ROAD

DRIVEWAY
 LOCATION FLEXIBLE
 WITHIN THIS RANGE
 (MAX. 4 m WIDTH
 TREE CLEARANCE)

ROAD CUT
 EMBANKMENT:
 30° SLOPE
 DOWN TO
 ROAD

CONTOUR
 INTERVAL = 1m

EXTENT OF
 DEVELOPABLE AREA
 1,116.43 m²

NO TREE CLEARANCE IN THIS AREA

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 COVERAGE RATIO : (TOWN COVERAGE RATIO IS SUPERCEDED BY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)
 200% (50% FOR "HOTEL" BUILDING PERMIT)*
 MAX. FLOOR AREA RATIO : 13 m
 MAX. HEIGHT : 4 m (200 m² < COVERAGE < 700 m²)
 MIN. ROAD SETBACK : 1.5 m (HEIGHT < 7m); 2.0 m (HEIGHT >= 7m)
 MIN. SIDE SETBACK : 5.0 m ("HOTEL" BUILDING PERMIT)*
 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) = 334.93 m²
 MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 459.13 m²
 ALL REMAINING FOREST IS TO BE PRESERVED.
 FOREST WHICH IS CLEARED FOR CONSTRUCTION PURPOSES TO BE REPLANTED.

ADDITIONAL HANACREEK PLANNING CONTROLS

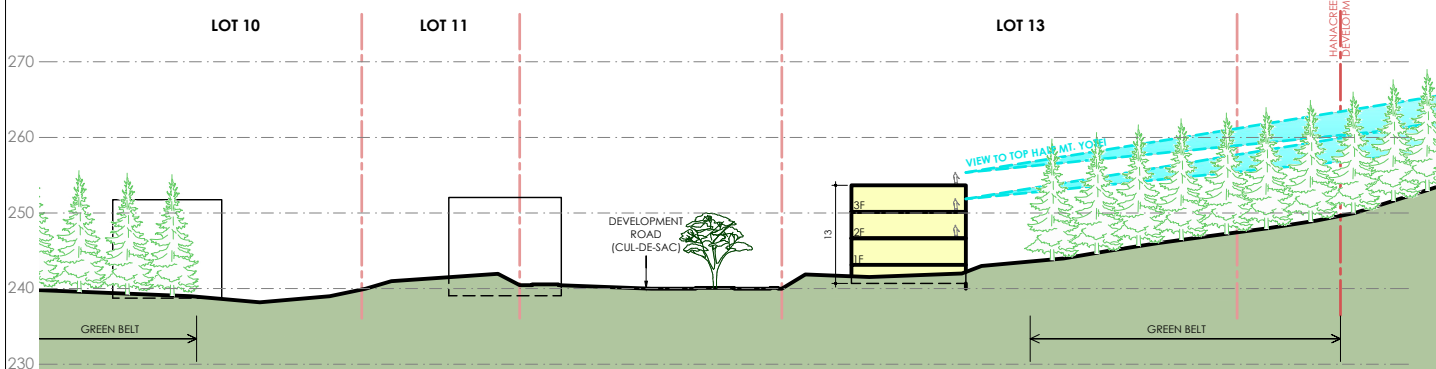
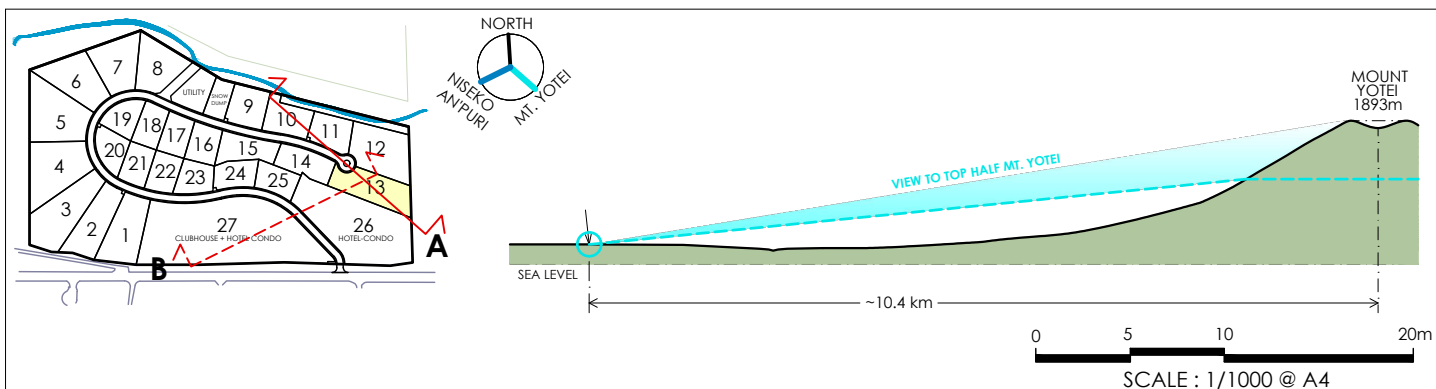
BUILDING TYPE: RESIDENCE
 LAND & ROOF DRAINAGE : DRAINAGE SHALL NOT FALL TOWARDS ROAD

NOTES: ALL AREAS AND DIMENSIONS & CAPACITIES ARE SUBJECT TO
 CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.
 * NEW REGULATIONS EXPECTED TO BE ENACTED BY KUTCHAN TOWN IN 2023

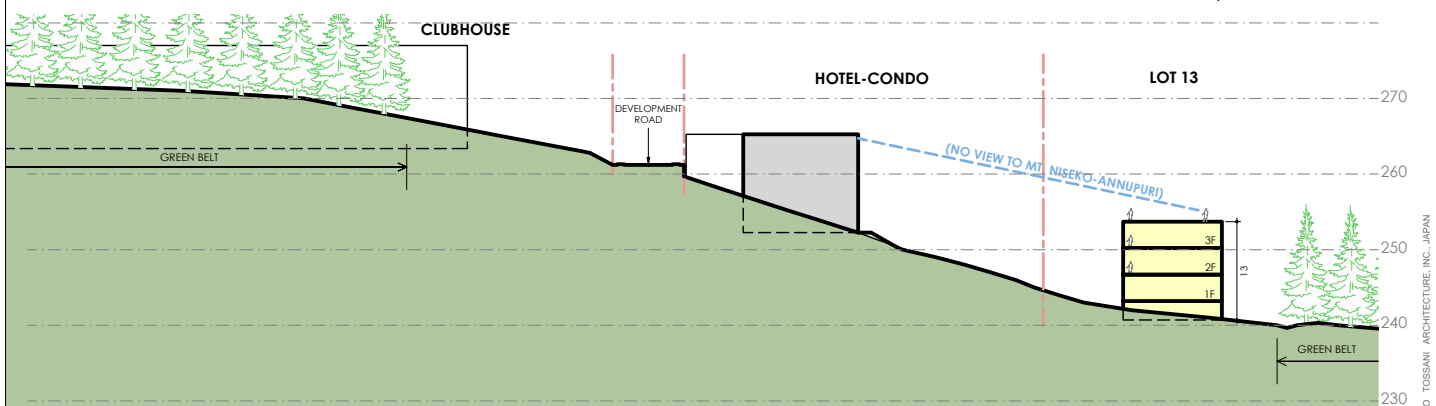
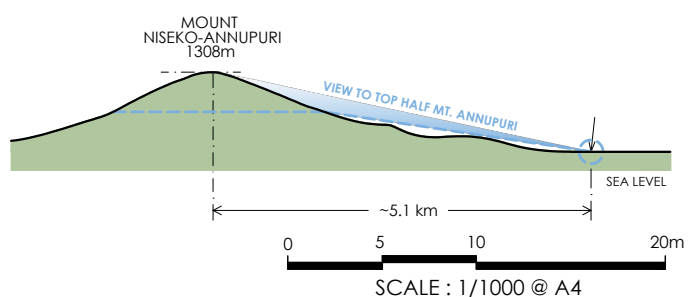


Hanacreek LOT 13
2,011.38 m²
 (1,116.43 m² DEVELOPABLE AREA)





SECTION A - VIEW TO MT.YOTEI



SECTION B - VIEW TO MT. NISEKO-ANNUPURI

<p>THIS LOT BUILDING IN SECTION</p> <p>BUILDING IN SECTION</p> <p>BUILDING IN FRONT OF SECTION</p> <p>BUILDING BEHIND SECTION</p>	<p>NOTES REGARDING VIEW LINES TO MOUNTAINS:</p> <ol style="list-style-type: none"> 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.
<p>KUTCHAN TOWN PLANNING REGULATIONS (HEIGHT & SHASEN SLOPE LINES)</p> <p>DEVELOPMENT ZONE: WEST IWAOBETSU, ASAHI, HANAZONO AREA</p> <p>MAX. HEIGHT: 13 m</p> <p>ROAD SHASEN LINE RATIO: 1.25:1*</p> <p>SIDE SHASEN LINE RATIO: 1.25:1 @ 20m HEIGHT ABOVE BOUNDARY</p>	<p>NOTES REGARDING LOT INFORMATION AND AUTHORITY REGULATIONS:</p> <ol style="list-style-type: none"> 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



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 (1,116.43 m² DEVELOPABLE AREA)

