



13

2011M<sup>2</sup>

Lot 13



Lot 13 | Mt Yotei View | 10-13 Metres







Lot 13 | Ski Mountain View | 10-13 Metres





Lot 13 | Aerial View





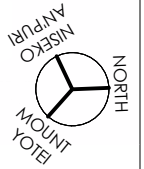


**UTILITIES LEGEND**

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 m<sup>2</sup>) [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 m<sup>2</sup>**  
 (MAXIMUM AREA CANNOT BE  
 EXCEEDED, HOWEVER SHAPE OF  
 CLEARANCE AREA CAN BE CHANGED)

DESIGNING WITHIN MAXIMUM  
 TREE CLEARANCE AREA IS THE  
 OVERRIDING COMPLIANCE  
 PARAMETER FOR THIS LOT

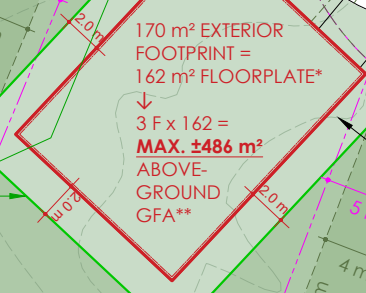
KUTCHAN TOWN PLANNING  
 REGULATIONS SETBACK ASSUMING:  
 a. COVERAGE < 200 m<sup>2</sup>  
 b. BUILDING PERMIT FOR "HOTEL" USE  
 (INNKEEPING LICENSE POSSIBLE -  
 NO LIMIT TO NO. OF DAYS VILLA MAY  
 BE LEASED PER YEAR)

LOT BOUNDARY

30 m

LOT BOUNDARY

31.70 m



CONTOUR  
 INTERVAL = 1m

EXTENT OF  
 DEVELOPABLE AREA  
 1,116.43 m<sup>2</sup>

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 COVERAGE RATIO : (TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX.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 >1,000m<sup>2</sup>)  
 MAX. HEIGHT : 13 m (3 FLOORS - "HOTEL" BUILDING PERMIT)  
 MIN. ROAD SETBACK : 5.0 m ("HOTEL" BUILDING PERMIT, LOT >1,000m<sup>2</sup>)  
 MIN. SIDE SETBACK : 5.0 m ("HOTEL" BUILDING PERMIT, LOT >1,000m<sup>2</sup>)  
 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 m<sup>2</sup>**  
 MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = **459.13 m<sup>2</sup>**  
 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**

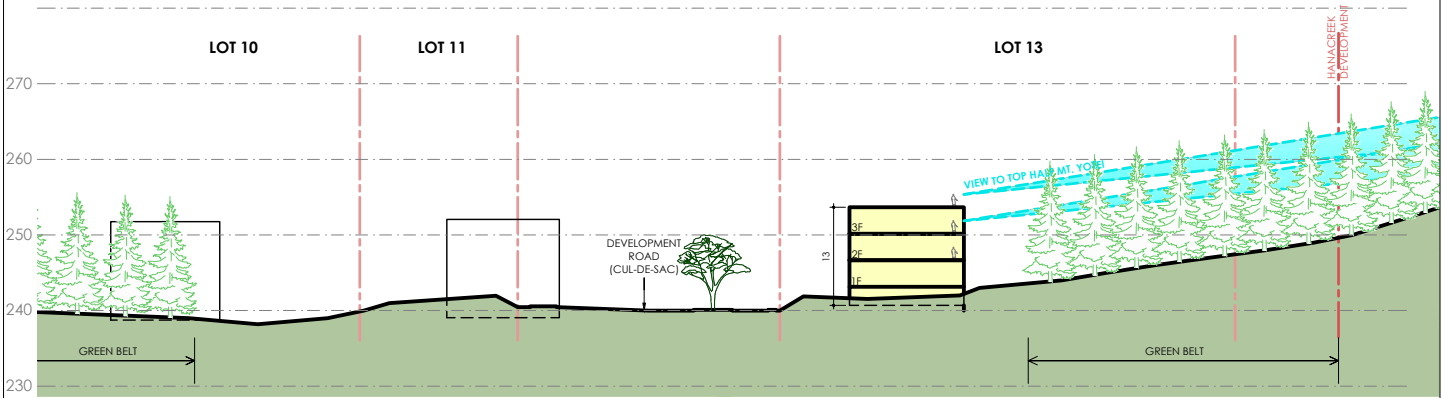
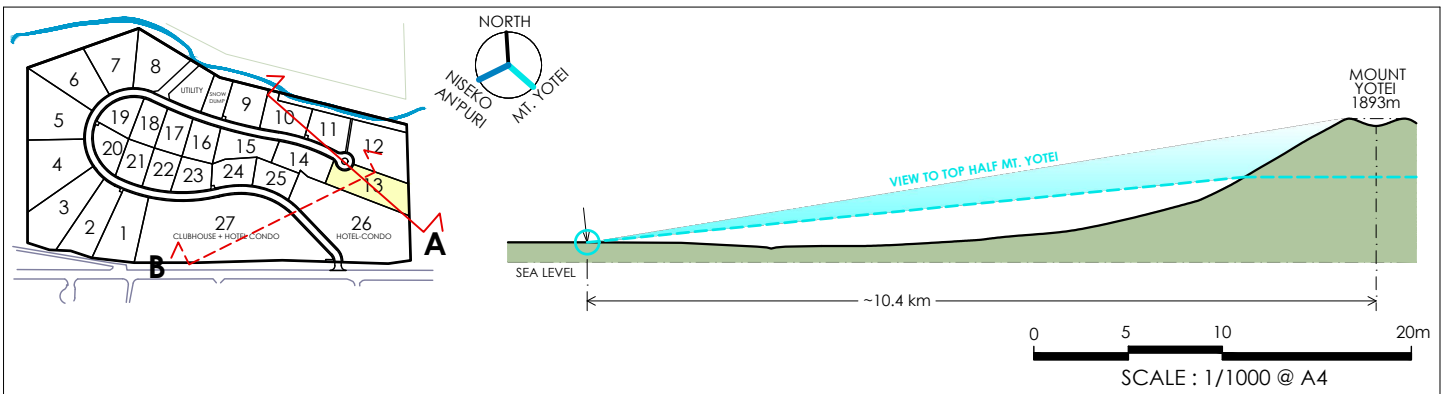
NOTES: ALL AREAS AND DIMENSIONS & CAPACITIES ARE SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.  
 \*FLOORPLATE AREA ASSUMED MEASURED TO CENTERLINE OF 300MM THICK WALL.  
 \*\*MAX. ABOVE-GROUND G.F.A. IS APPROXIMATE ONLY; T.B.C. BY DETAILED STUDY BY OTHERS.



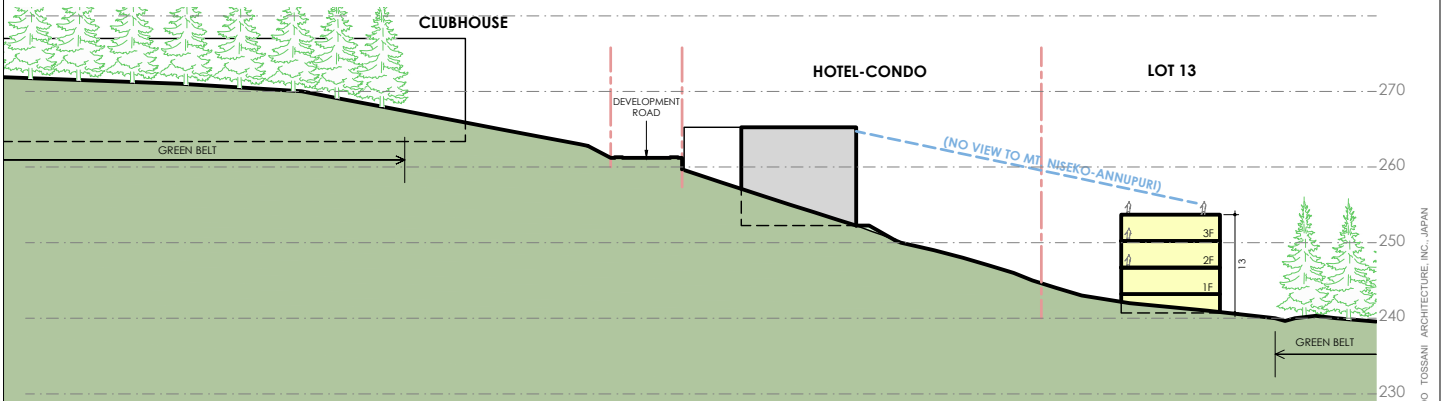
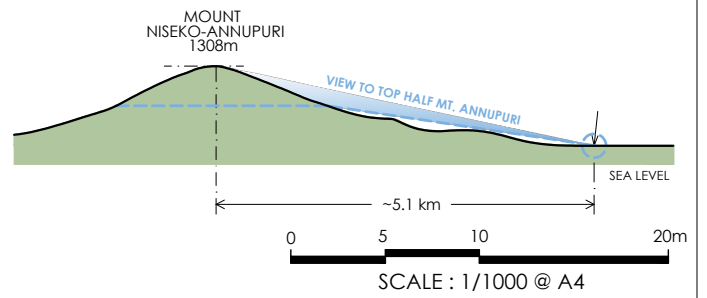
**Hanacreek LOT 13**  
**2,011.38 m<sup>2</sup>**  
 (1,116.43 m<sup>2</sup> DEVELOPABLE AREA)

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

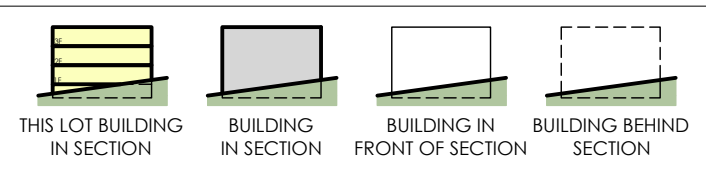
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**SECTION A - VIEW TO MT. YOTEI**



**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 NISEKO**

**Hanacreek LOT 13**  
2,011.38 m<sup>2</sup>  
(1,116.43 m<sup>2</sup> DEVELOPABLE AREA)

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