

14

1299 M²

Lot 14





Lot 14 | Mt Yotei View | 10-13 Metres

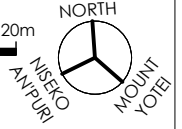
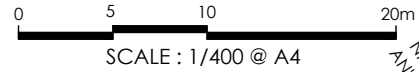


Lot 14 | Creek View | 10-13 Metres



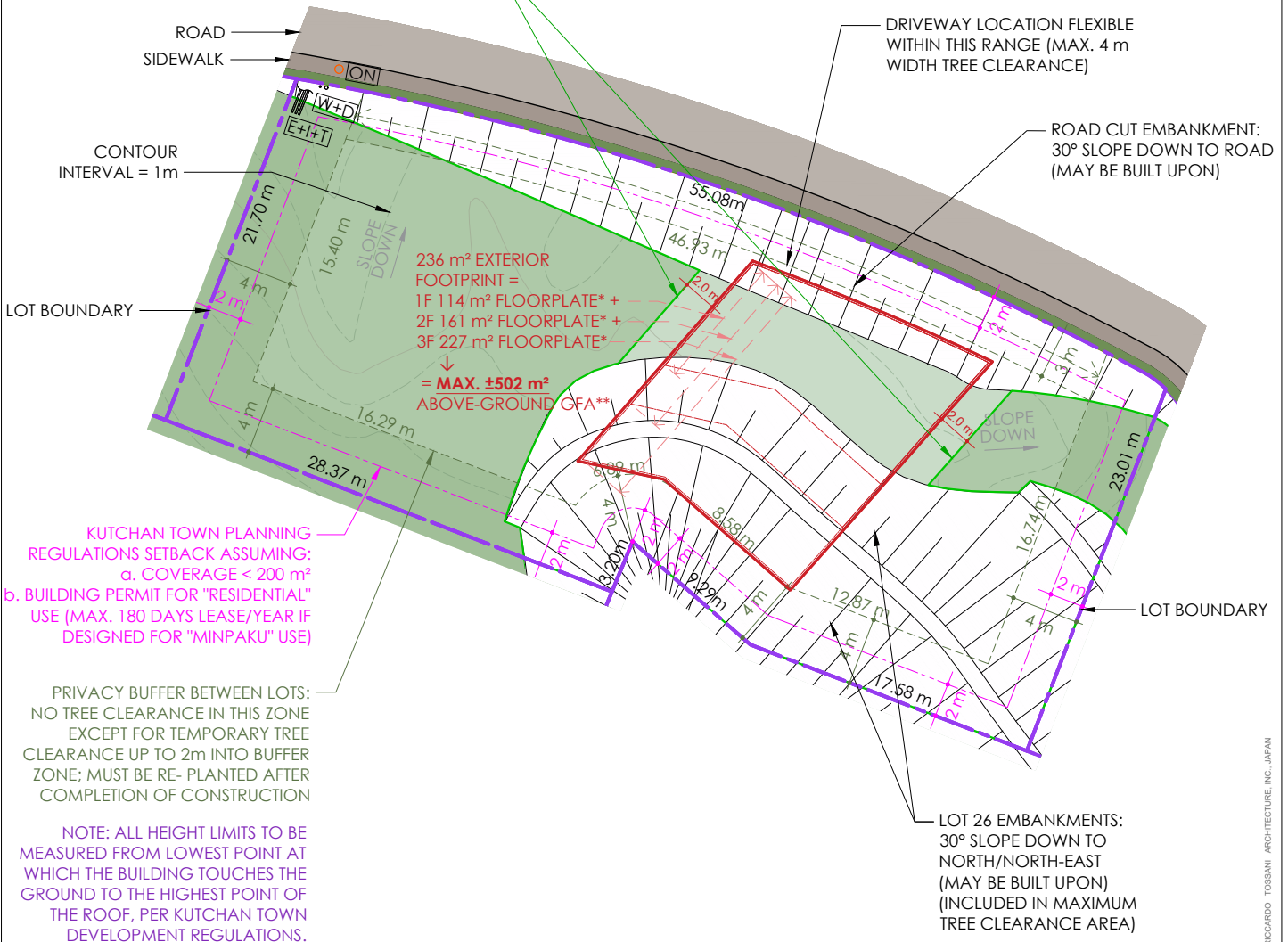
UTILITIES LEGEND

FINAL ELECTRICAL CAPACITY = $\boxed{26 \text{ KVA}}$ → [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 = $\boxed{1 \text{ BATH}}$ → [W+D] WATER + DRAINAGE
 (1 BATH = 1.8 m²) [ON] ONSEN



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

MAXIMUM TREE CLEARANCE AREA [INCLUDES ROAD CUT/FILL ZONE, EMBANKMENTS & 2m CONSTRUCTION ZONE AROUND BUILDING] = **780.29 m²**
 (MAXIMUM AREA CANNOT BE EXCEEDED, HOWEVER SHAPE OF CLEARANCE AREA WHICH IS NOT ON EMBANKMENTS CAN BE CHANGED)



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 COVERAGE RATIO: (TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX.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) = 389.58 m²
MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 780.29 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 MAY 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.



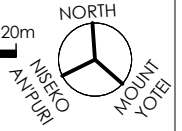
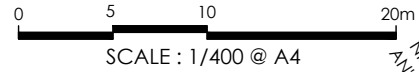
Hanacreek LOT 14
1,298.59 m²
 (1,298.59 m² DEVELOPABLE AREA)

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

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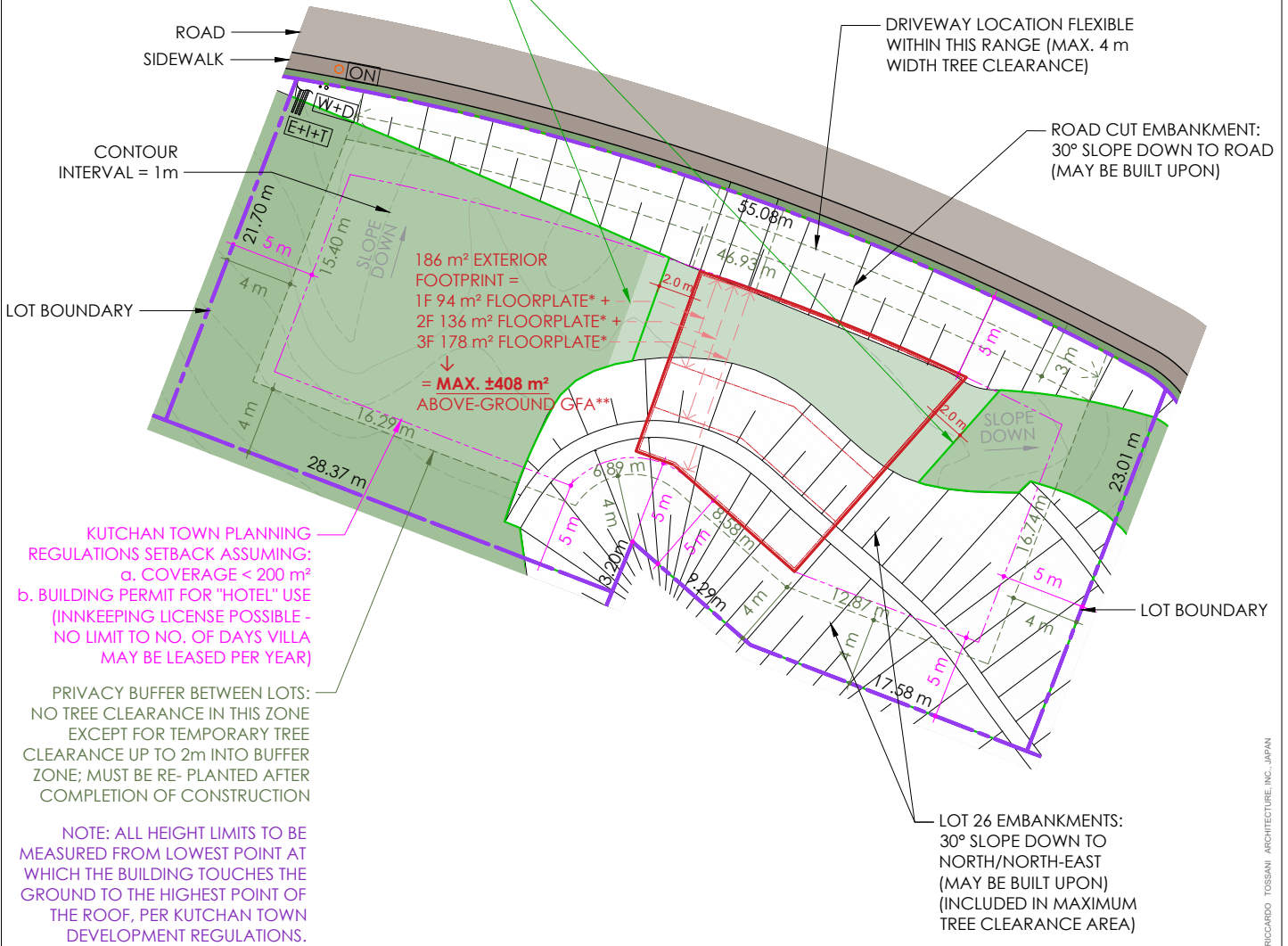
UTILITIES LEGEND

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 (1 BATH = 1.8 m²) [ON] ONSEN



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MAXIMUM TREE CLEARANCE AREA [INCLUDES ROAD CUT/FILL ZONE, EMBANKMENTS & 2m CONSTRUCTION ZONE AROUND BUILDING] = **780.29 m²**
 (MAXIMUM AREA CANNOT BE EXCEEDED, HOWEVER SHAPE OF CLEARANCE AREA WHICH IS NOT ON EMBANKMENTS CAN BE CHANGED)



KUTCHAN TOWN PLANNING REGULATIONS SETBACK ASSUMING:
 a. COVERAGE < 200 m²
 b. BUILDING PERMIT FOR "HOTEL" USE (INNKEEPING LICENSE POSSIBLE - NO LIMIT TO NO. OF DAYS VILLA MAY BE LEASED PER YEAR)

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

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
MAX. HEIGHT :	13 m (3 FLOORS - "HOTEL" BUILDING PERMIT)
MIN. ROAD SETBACK :	5.0 m ("HOTEL" BUILDING PERMIT, LOT >1,000m ²)
MIN. SIDE SETBACK :	5.0 m ("HOTEL" BUILDING PERMIT, LOT >1,000m ²)
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) = **389.58 m²**
 MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = **780.29 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 MAY FALL TOWARDS ROAD

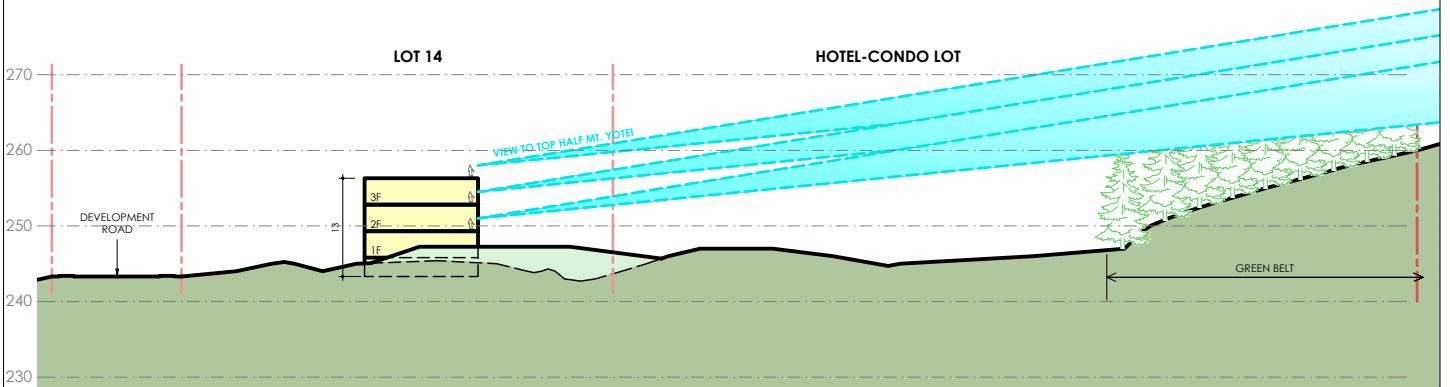
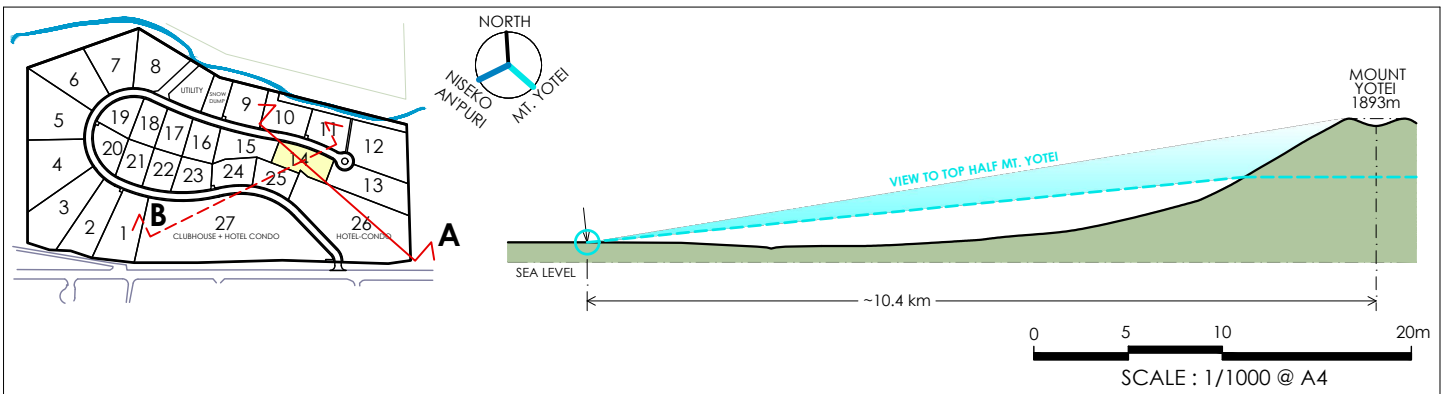
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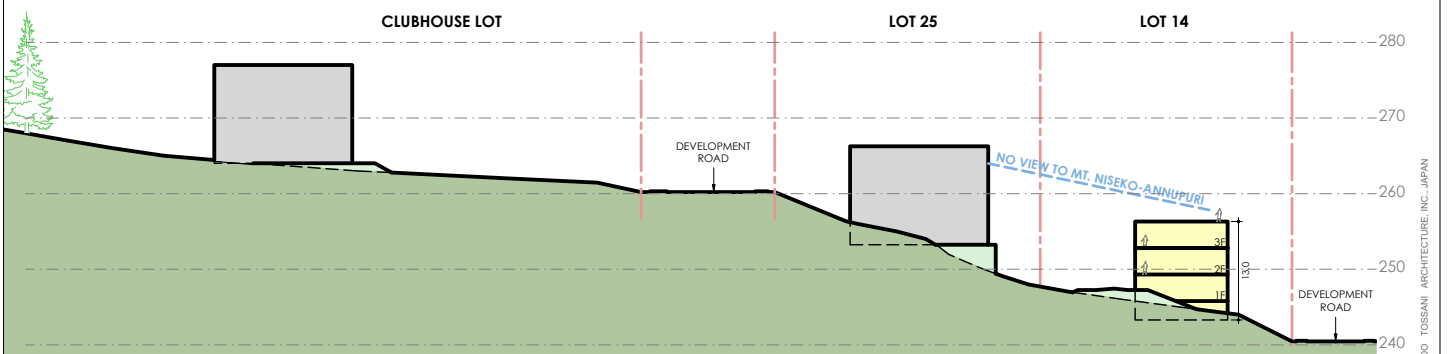
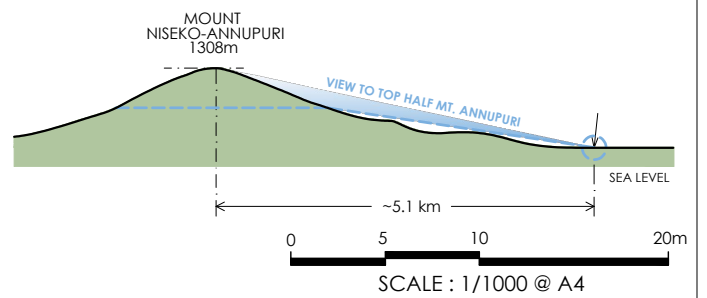
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1,298.59 m²
 (1,298.59 m² DEVELOPABLE AREA)

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

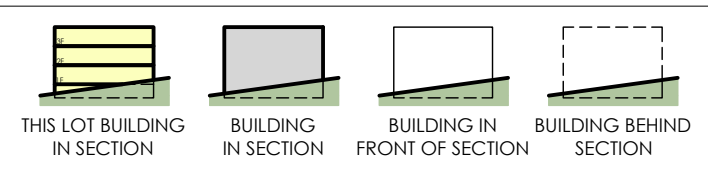




SECTION A - VIEW TO MT.YOTEI



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 14
1,298.59 m²
 (1,298.59 m² DEVELOPABLE AREA)

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