

21

1000<sup>2</sup>

Lot 21







Lot 21 | Mt Yotei View | 10-13 Metres







Lot 21 | Ski Mountain View | 10-13 Metres







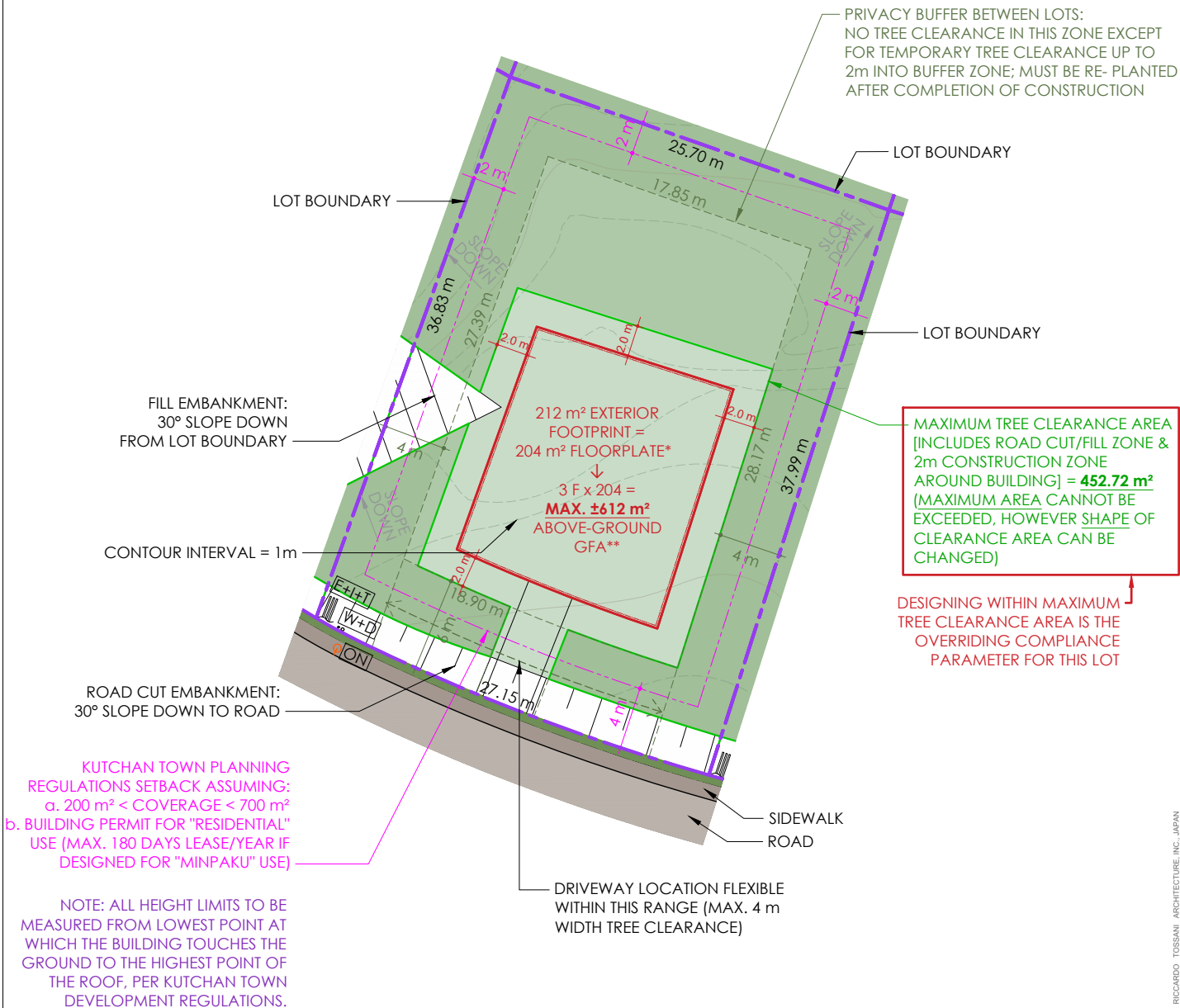
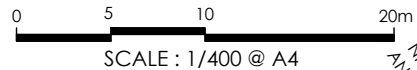
Lot 21 | Aerial View





**UTILITIES LEGEND**

FINAL ELECTRICAL CAPACITY = **38 KVA** → [E] ELECTRICITY  
 APEX PROPERTY RECOMMENDS HEATING BY KEROSENE OR [I+T] INTERNET + TELEPHONE  
 GAS SO AS NOT TO EXCEED AVAILABLE ELECTRICAL CAPACITY [W+D] WATER + DRAINAGE  
 MAX. PERMITTED NO. OF ONSEN BATHS = **1 BATH** → [ON] ONSEN  
 (1 BATH = 1.8 m²)



**KUTCHAN TOWN PLANNING REGULATIONS**

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	(TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX.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

**FOREST DEVELOPMENT LAWS**

**MAXIMUM DEVELOPMENT FOOTPRINT (30% DEV. AREA) = 300.00 m²**  
**MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 452.72 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.



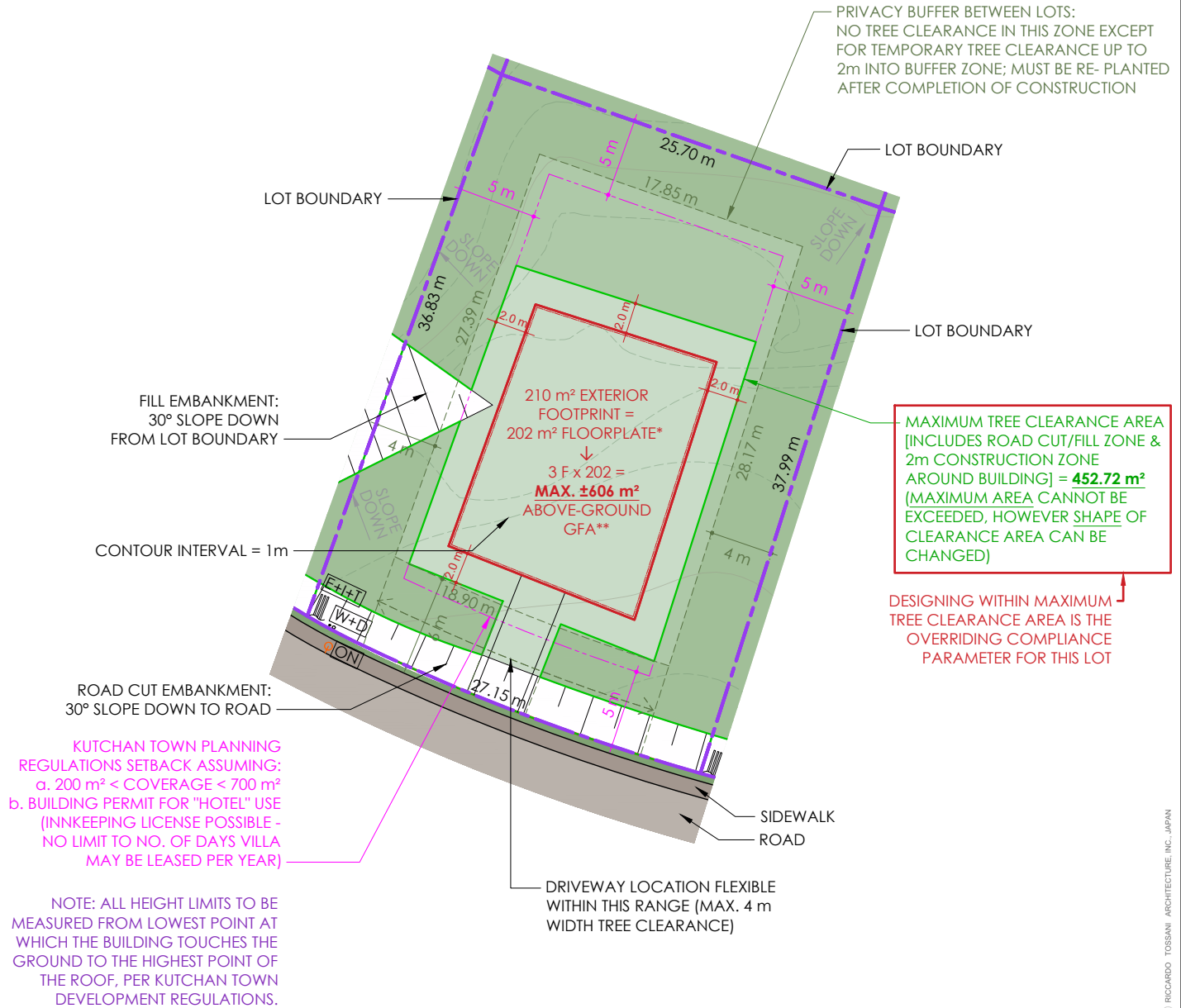
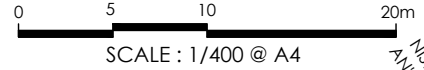
**Hanacreek LOT 21**  
**1,000.00 m²**  
 (1,000.00 m² DEVELOPABLE AREA)

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



**UTILITIES LEGEND**

FINAL ELECTRICAL CAPACITY = **[38 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]** → **[ON]** WATER + DRAINAGE  
 (1 BATH = 1.8 m<sup>2</sup>) **[ON]** ONSEN



KUTCHAN TOWN PLANNING REGULATIONS SETBACK ASSUMING:  
 a. 200 m<sup>2</sup> < COVERAGE < 700 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)

**MAXIMUM TREE CLEARANCE AREA [INCLUDES ROAD CUT/FILL ZONE & 2m CONSTRUCTION ZONE AROUND BUILDING] = 452.72 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

<b>KUTCHAN TOWN PLANNING REGULATIONS</b>	
<b>DEVELOPMENT ZONE :</b>	WEST IWAOBETSU, ASAHI, HANAZONO AREA
<b>MAX. COVERAGE RATIO :</b>	(TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX. BUILDING FOOTPRINT)
<b>MAX. FLOOR AREA RATIO :</b>	200% OF TOTAL LOT AREA ("HOTEL" BUILDING PERMIT, LOT = 1,000m <sup>2</sup> )
<b>MAX. HEIGHT :</b>	13 m (3 FLOORS - "HOTEL" BUILDING PERMIT)
<b>MIN. ROAD SETBACK :</b>	2 m (COVERAGE < 200 m <sup>2</sup> ) 4 m (200 m <sup>2</sup> < COVERAGE < 700 m <sup>2</sup> )
<b>MIN. SIDE SETBACK :</b>	1.5 m (HEIGHT < 7m); 2.0 m (HEIGHT >= 7m)
<b>ROAD SHASEN LINE RATIO :</b>	1.25:1
<b>SIDE SHASEN LINE RATIO :</b>	1.25:1 @ 20m HEIGHT ABOVE BOUNDARY

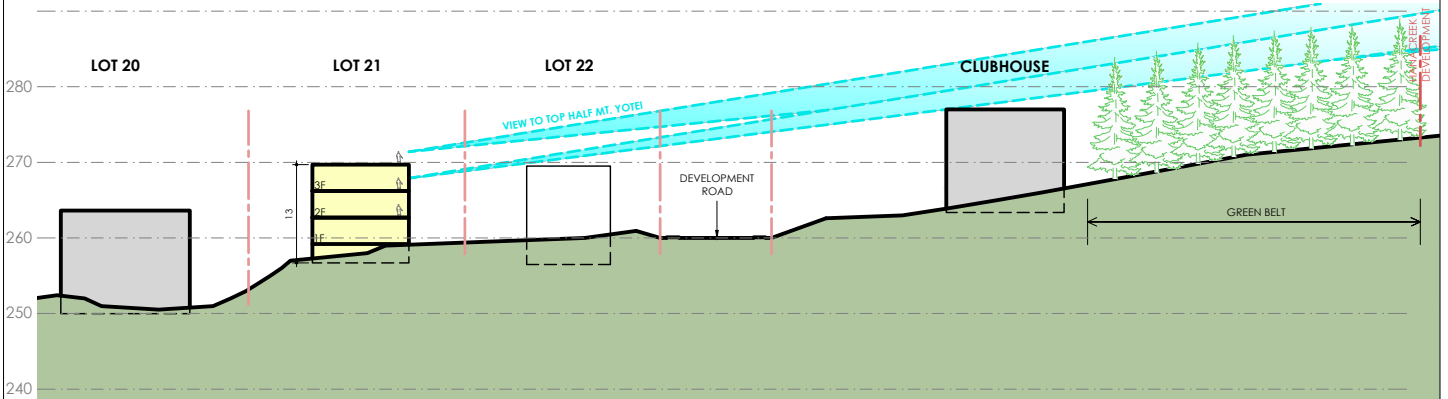
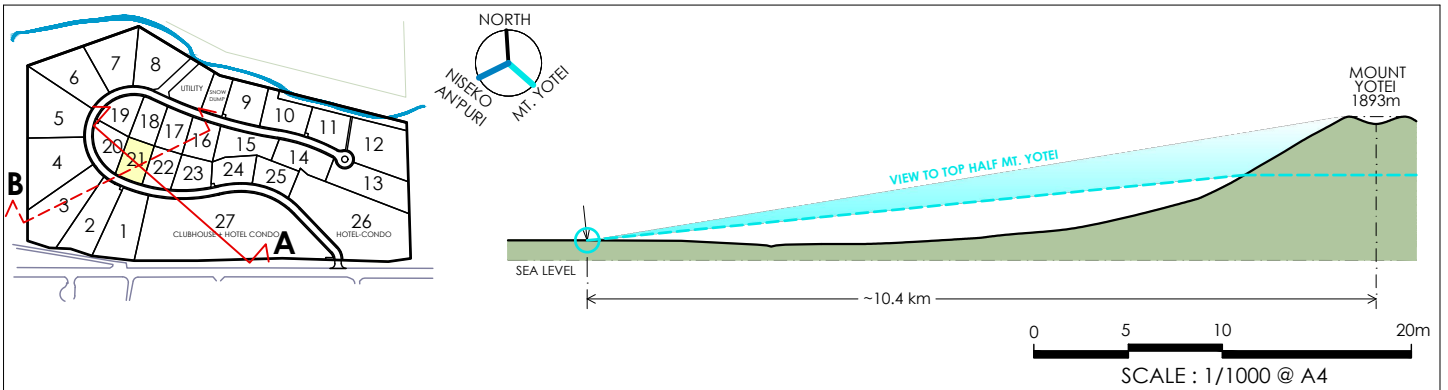
<b>FOREST DEVELOPMENT LAWS</b>
<b>MAXIMUM DEVELOPMENT FOOTPRINT (30% DEV. AREA) = 300.00 m<sup>2</sup></b>
<b>MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 452.72 m<sup>2</sup></b>
<b>ALL REMAINING FOREST IS TO BE PRESERVED.</b>
<b>FOREST WHICH IS CLEARED FOR CONSTRUCTION PURPOSES TO BE REPLANTED.</b>
<b>ADDITIONAL HANACREEK PLANNING CONTROLS</b>
BUILDING TYPE: <b>RESIDENCE</b>
LAND & ROOF DRAINAGE: <b>DRAINAGE MAY FALL TOWARDS ROAD</b>
<b>NOTES:</b> 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.



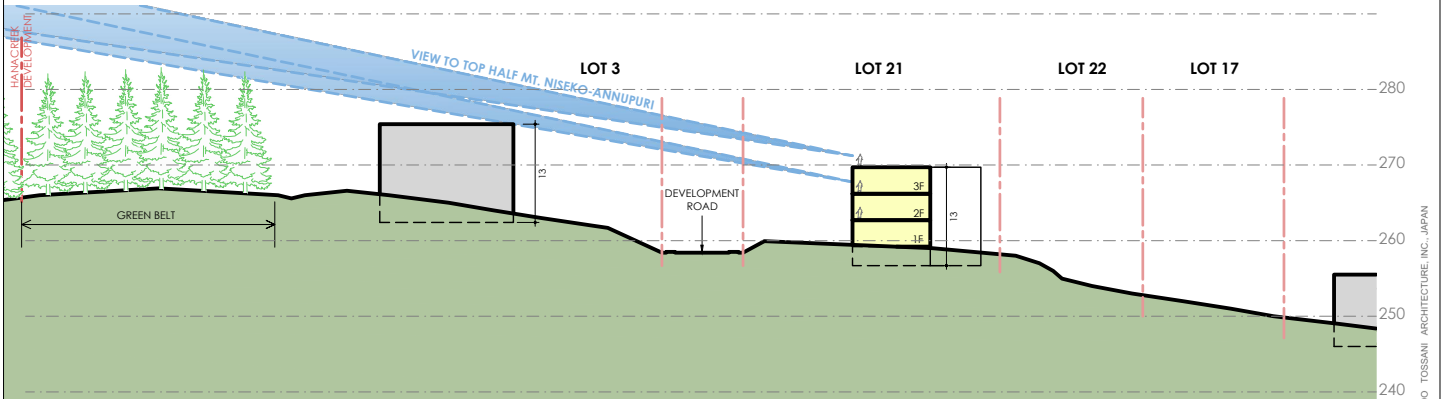
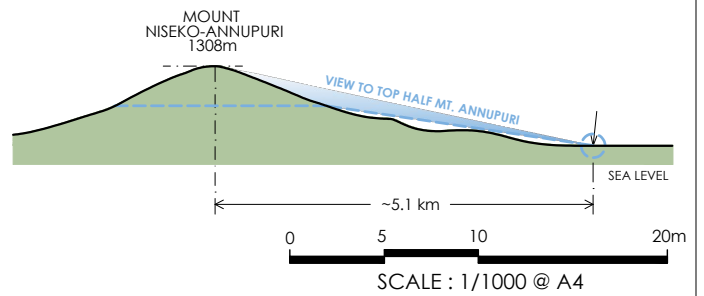
**Hanacreek LOT 21**  
**1,000.00 m<sup>2</sup>**  
 (1,000.00 m<sup>2</sup> DEVELOPABLE AREA)

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

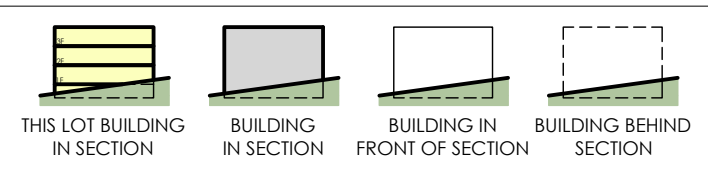




**SECTION A - VIEW TO MT. YOTEI**



**SECTION B - VIEW TO MT. NISEKO-ANNUPURI**



**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.

**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 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 21**  
**1,000.00 m<sup>2</sup>**  
 (1,000.00 m<sup>2</sup> DEVELOPABLE AREA)

riccardotossani  
 architecture

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