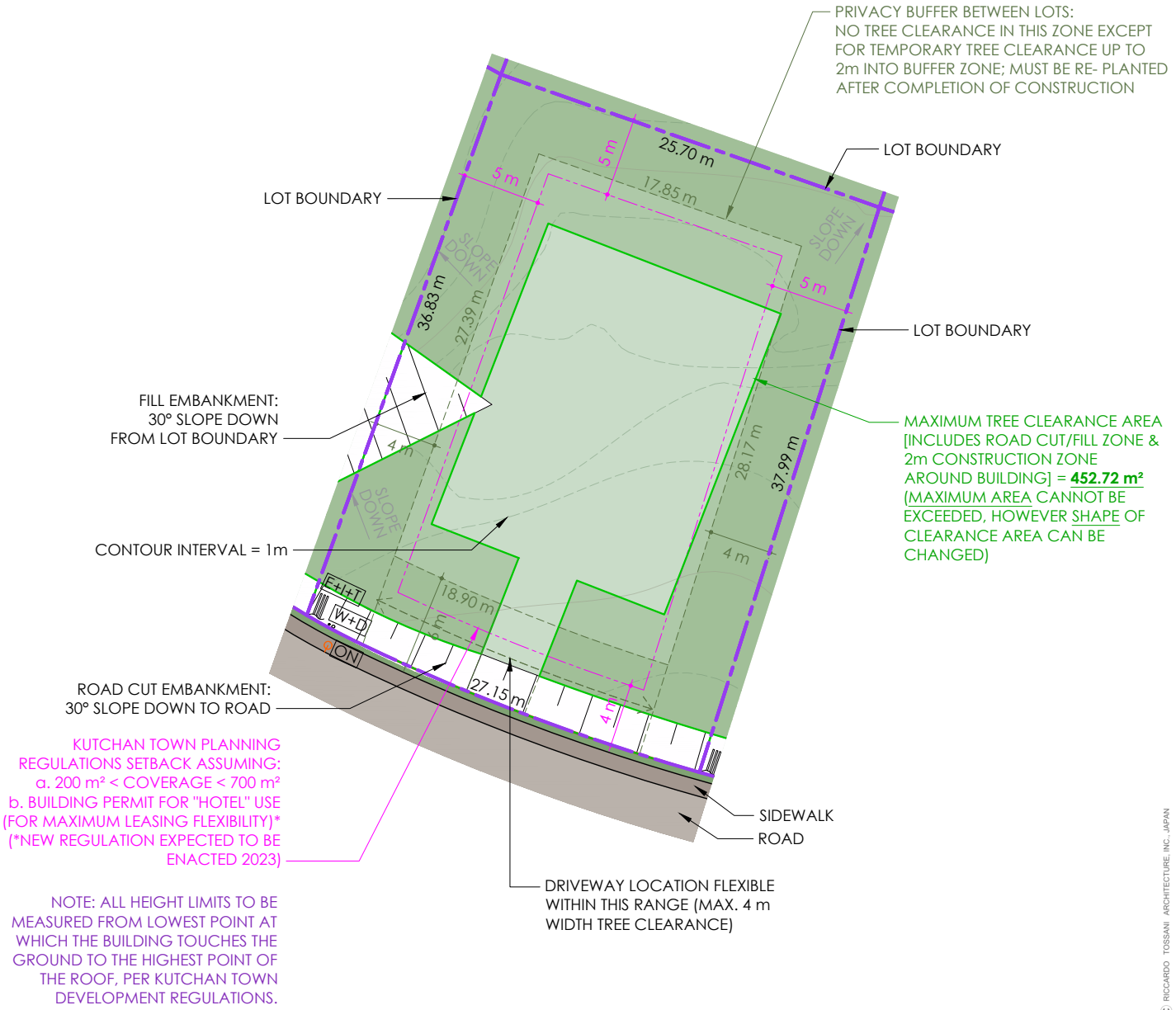
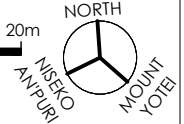
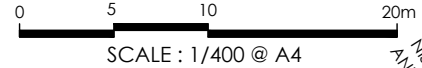


FINAL ELECTRICAL CAPACITY = **38 KVA** → [E]
 APEX PROPERTY RECOMMENDS HEATING BY KEROSENE OR GAS SO AS NOT TO EXCEED AVAILABLE ELECTRICAL CAPACITY
 MAX. PERMITTED NO. OF ONSEN BATHS = **1 BATH** → [ON]
 (1 BATH = 1.8 m²)

- UTILITIES LEGEND**
 [E] ELECTRICITY
 [I+T] INTERNET + TELEPHONE
 [W+D] WATER + DRAINAGE
 [ON] ONSEN



KUTCHAN TOWN PLANNING REGULATIONS SETBACK ASSUMING:
 a. 200 m² < COVERAGE < 700 m²
 b. BUILDING PERMIT FOR "HOTEL" USE (FOR MAXIMUM LEASING FLEXIBILITY)*
 (*NEW REGULATION EXPECTED TO BE ENACTED 2023)

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 COVERAGE RATIO :	(TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX.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% (50% FOR "HOTEL" BUILDING PERMIT)*
MAX. HEIGHT :	13 m
MIN. ROAD SETBACK :	2 m (COVERAGE < 200 m ²) 4 m (200 m ² < COVERAGE < 700 m ²)
MIN. SIDE SETBACK :	1.5 m (HEIGHT < 7m); 2.0 m (HEIGHT >= 7m)
ROAD SHASEN LINE RATIO :	5.0 m ("HOTEL" BUILDING PERMIT)*
SIDE SHASEN LINE RATIO :	1.25:1*
	1.25:1 @ 20m HEIGHT ABOVE BOUNDARY

FOREST DEVELOPMENT LAWS
MAXIMUM DEVELOPMENT FOOTPRINT (30% DEV. AREA) = 300.01 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.

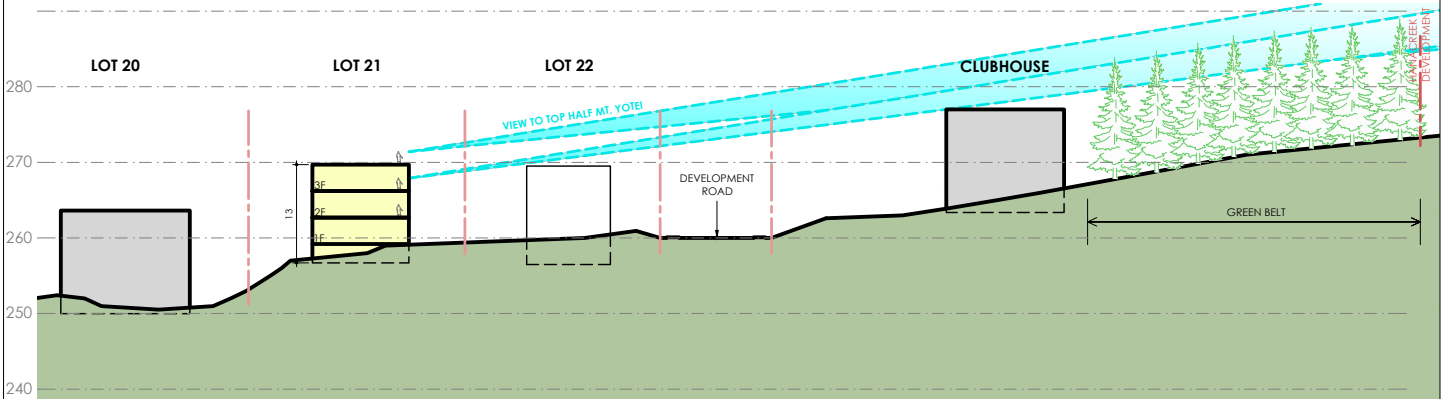
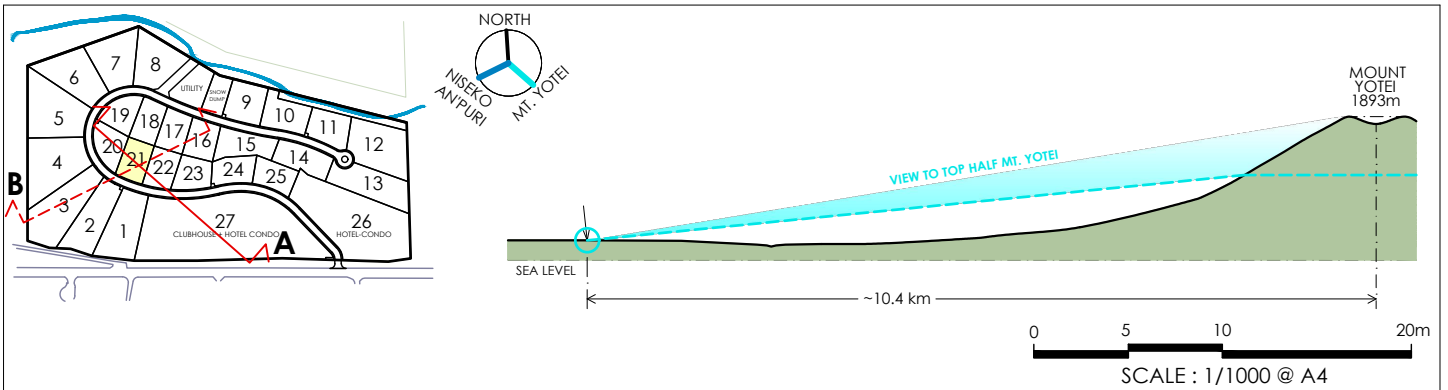
ADDITIONAL HANACREEK PLANNING CONTROLS
 BUILDING TYPE: **RESIDENCE**
 LAND & ROOF DRAINAGE : **DRAINAGE MAY FALL TOWARDS ROAD**

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

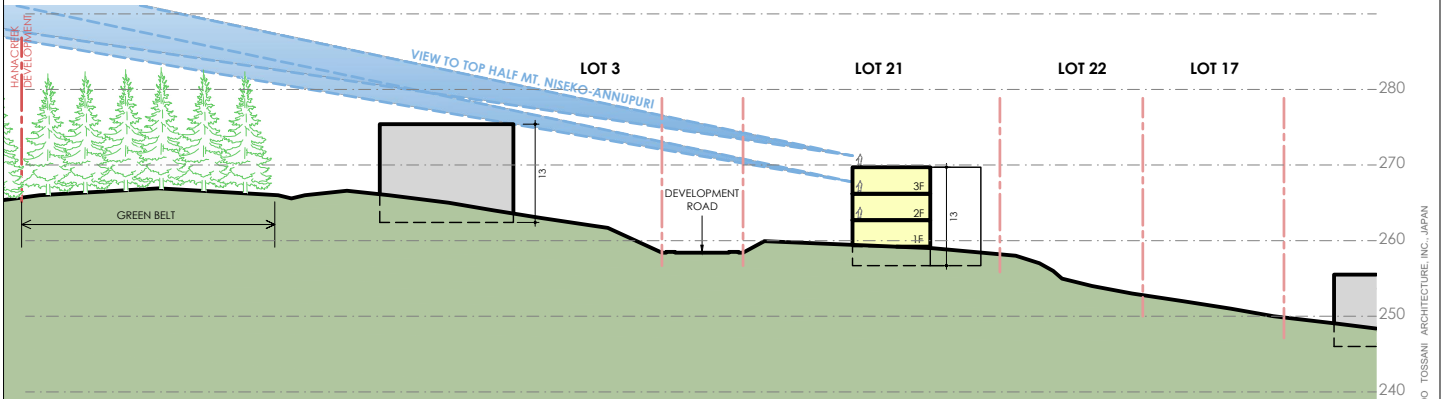
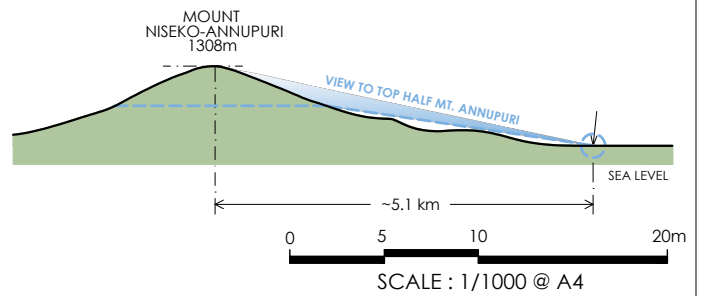


Hanacreek LOT 21
1,000.04 m²
 (1,000.04 m² DEVELOPABLE AREA)

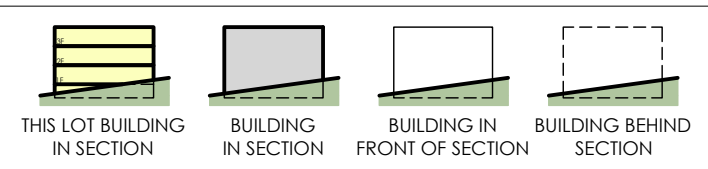




SECTION A - VIEW TO MT.YOTEI



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
NISEKO

Hanacreek LOT 21

1,000.04 m²
(1,000.04 m² DEVELOPABLE AREA)



APEX
PROPERTY

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