



3

2693M²

Lot 3





Lot 3 | Mt Yotei View | 10-13 Metres





Lot 3 | Ski Mountain View | 10-13 Metres



UTILITIES LEGEND

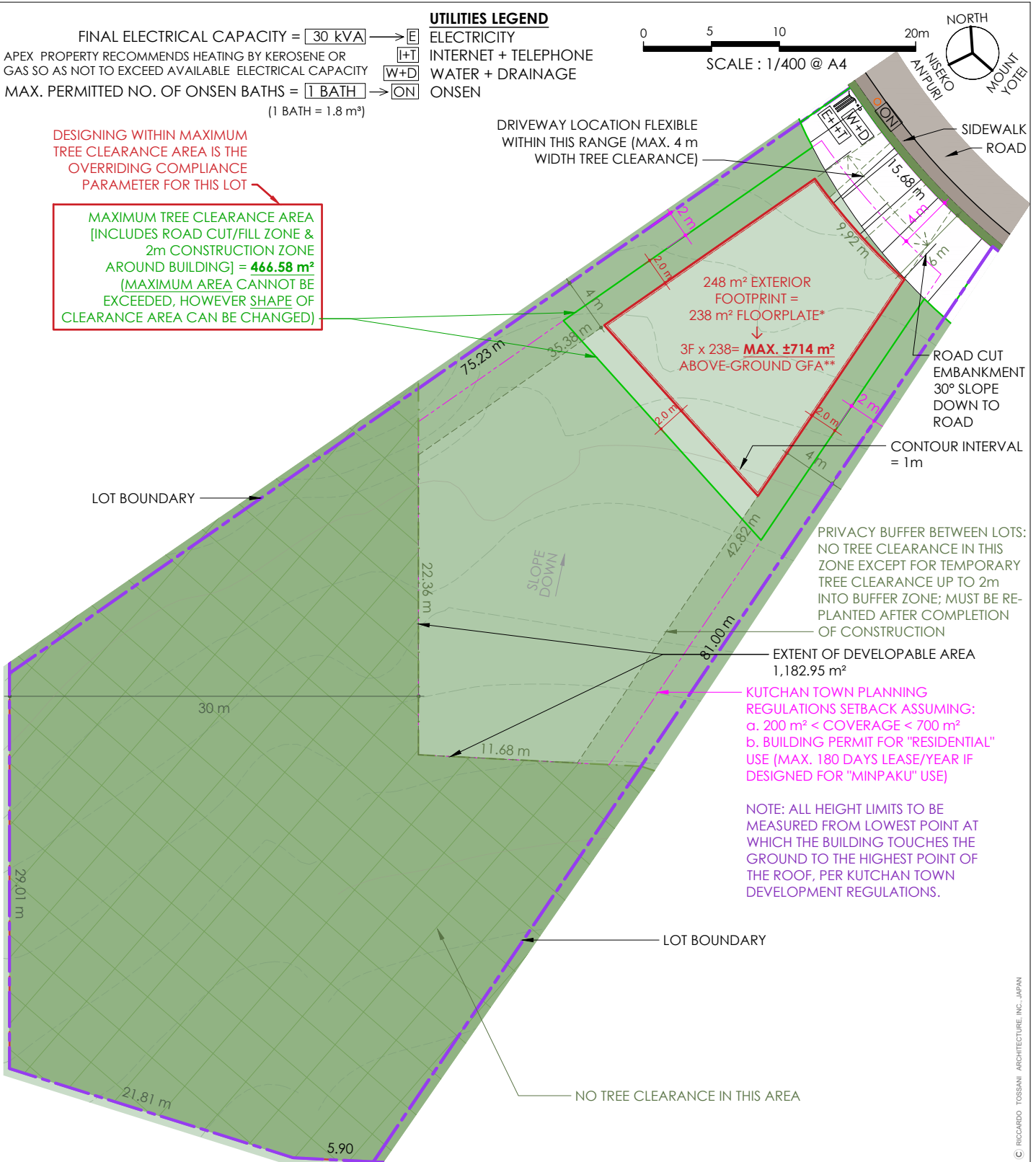
FINAL ELECTRICAL CAPACITY = **30 KVA** → **E** ELECTRICITY
 APEX PROPERTY RECOMMENDS HEATING BY KEROSENE OR GAS SO AS NOT TO EXCEED AVAILABLE ELECTRICAL CAPACITY **I+T** INTERNET + TELEPHONE
 MAX. PERMITTED NO. OF ONSEN BATHS = **1 BATH** → **W+D** WATER + DRAINAGE
 (1 BATH = 1.8 m²) **ON** ONSEN



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

MAXIMUM TREE CLEARANCE AREA [INCLUDES ROAD CUT/FILL ZONE & 2m CONSTRUCTION ZONE AROUND BUILDING] = **466.58 m²**
 (MAXIMUM AREA CANNOT BE EXCEEDED, HOWEVER SHAPE OF CLEARANCE AREA CAN BE CHANGED)

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



248 m² EXTERIOR FOOTPRINT = 238 m² FLOORPLATE*
 3F x 238 = MAX. ±714 m² ABOVE-GROUND GFA**

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

KUTCHAN TOWN PLANNING REGULATIONS SETBACK ASSUMING:
 a. 200 m² < COVERAGE < 700 m²
 b. BUILDING PERMIT FOR "RESIDENTIAL" USE (MAX. 180 DAYS LEASE/YEAR IF DESIGNED FOR "MINPAKU" USE)

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 COVERAGE RATIO :	(TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX.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% OF TOTAL LOT AREA (NON-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 :	1.25:1
SIDE SHASEN LINE RATIO :	1.25:1 @ 20m HEIGHT ABOVE BOUNDARY

FOREST DEVELOPMENT LAWS

MAXIMUM DEVELOPMENT FOOTPRINT (30% DEV. AREA) = 354.89 m²
 MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 466.58 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

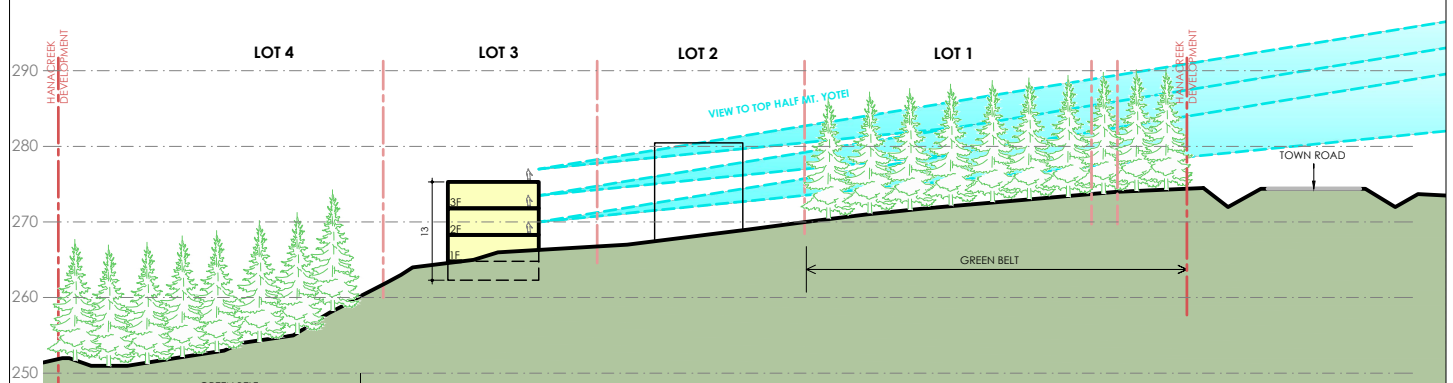
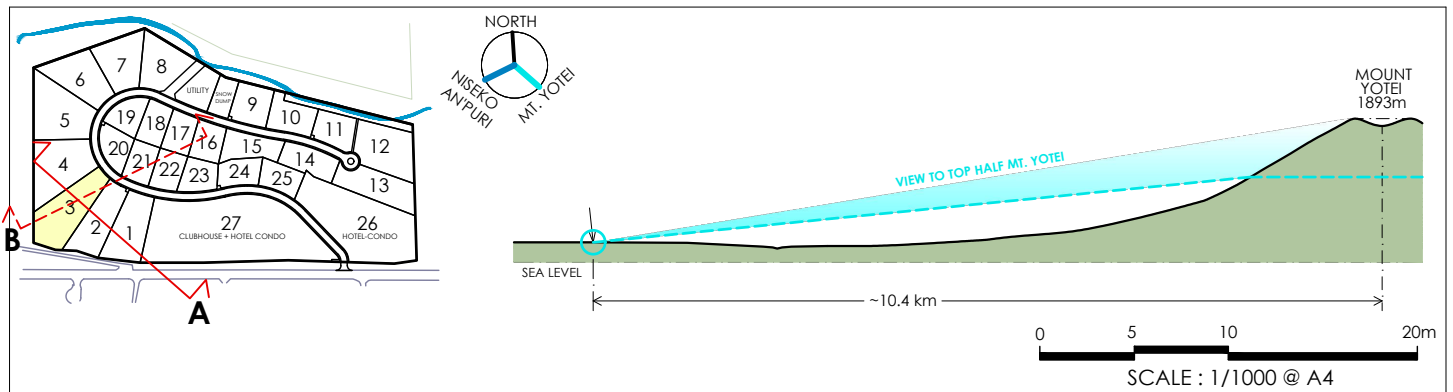
NOTES: ALL AREAS AND DIMENSIONS & CAPACITIES ARE SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.
 *FLOORPLATE AREA ASSUMED MEASURED TO CENTERLINE OF 300MM THICK WALL.
 **MAX. ABOVE-GROUND G.F.A. IS APPROXIMATE ONLY; T.B.C. BY DETAILED STUDY BY OTHERS.



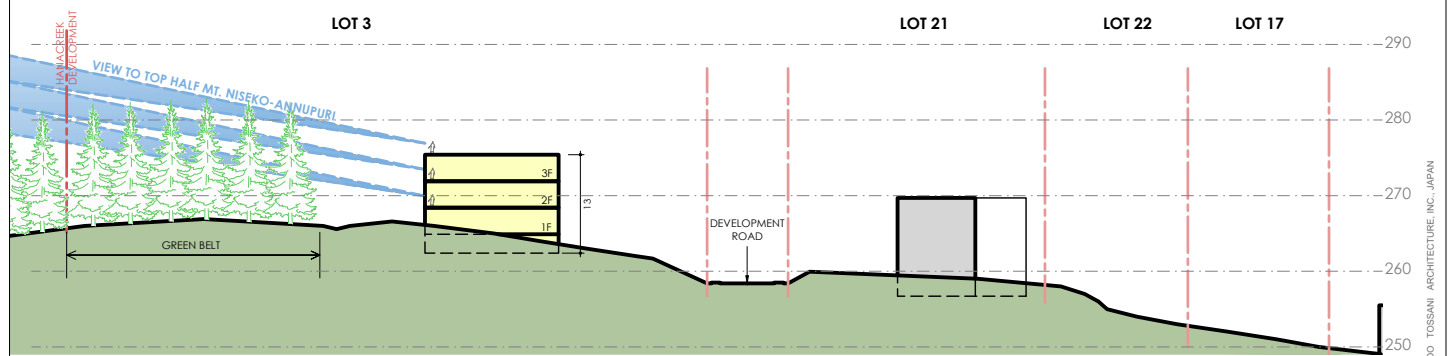
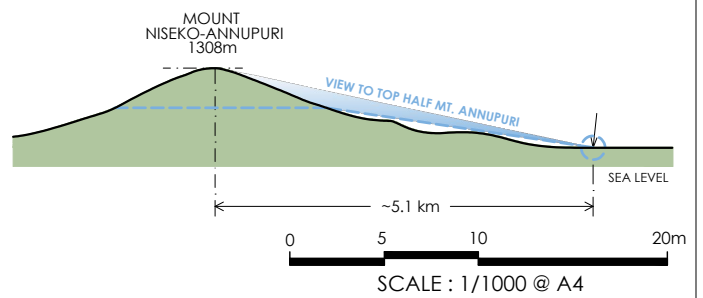
Hanacreek LOT 3
2,692.67 m²
 (1,182.95 m² DEVELOPABLE AREA)

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

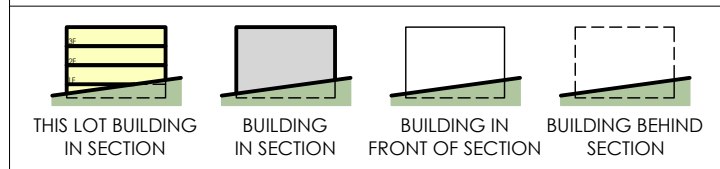
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SECTION A - VIEW TO MT.YOTEI



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 3

2,692.67 m²
(1,182.95 m² DEVELOPABLE AREA)

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