

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
 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)

E ELECTRICITY
 I+T INTERNET + TELEPHONE
 W+D WATER + DRAINAGE
 ON ONSEN



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

MAXIMUM TREE CLEARANCE AREA
 [INCLUDES ROAD CUT/FILL ZONE &
 2m CONSTRUCTION ZONE
 AROUND BUILDING] = 467 m²
 (MAXIMUM AREA CANNOT BE
 EXCEEDED, HOWEVER SHAPE OF
 CLEARANCE AREA CAN BE CHANGED)

EXTENT OF DEVELOPABLE AREA
 1,182.95 m²

LOT BOUNDARY

SIDEWALK
 ROAD

ROAD CUT
 EMBANKMENT
 30° SLOPE
 DOWN TO
 ROAD

CONTOUR INTERVAL
 = 1m

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

EXTENT OF DEVELOPABLE AREA
 1,182.95 m²

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.

LOT BOUNDARY

NO TREE CLEARANCE IN THIS AREA

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 COVERAGE RATIO : (TOWN COVERAGE RATIO IS SUPERCEDED BY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)
 200% (50% FOR "HOTEL" BUILDING PERMIT)*
 MAX. FLOOR AREA RATIO : 200% (50% FOR "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)
 5.0 m ("HOTEL" BUILDING PERMIT)*
 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) = 467.00 m²
 ALL REMAINING FOREST IS TO BE PRESERVED.
 FOREST WHICH IS CLEARED FOR CONSTRUCTION PURPOSES TO BE REPLANTED.

ADDITIONAL HANACREEK PLANNING CONTROLS

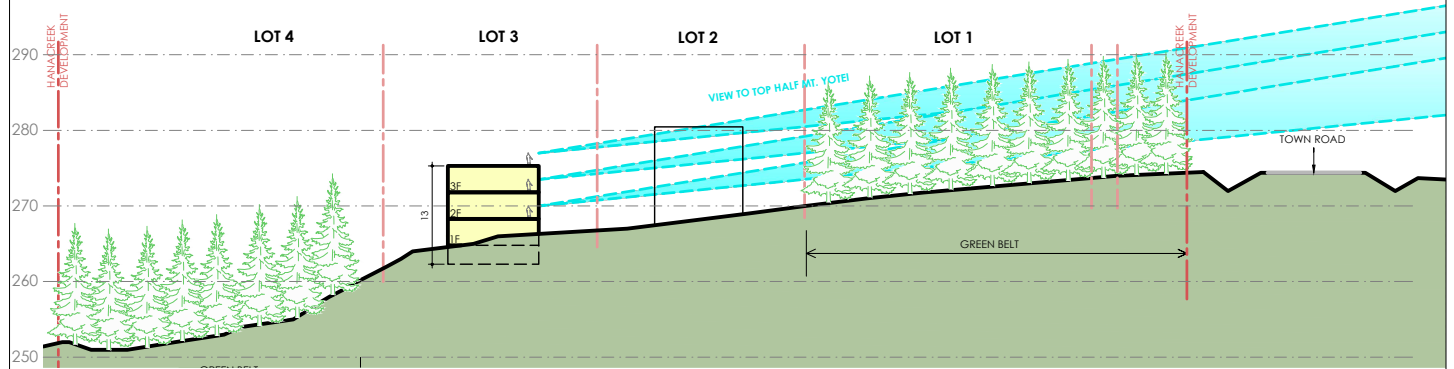
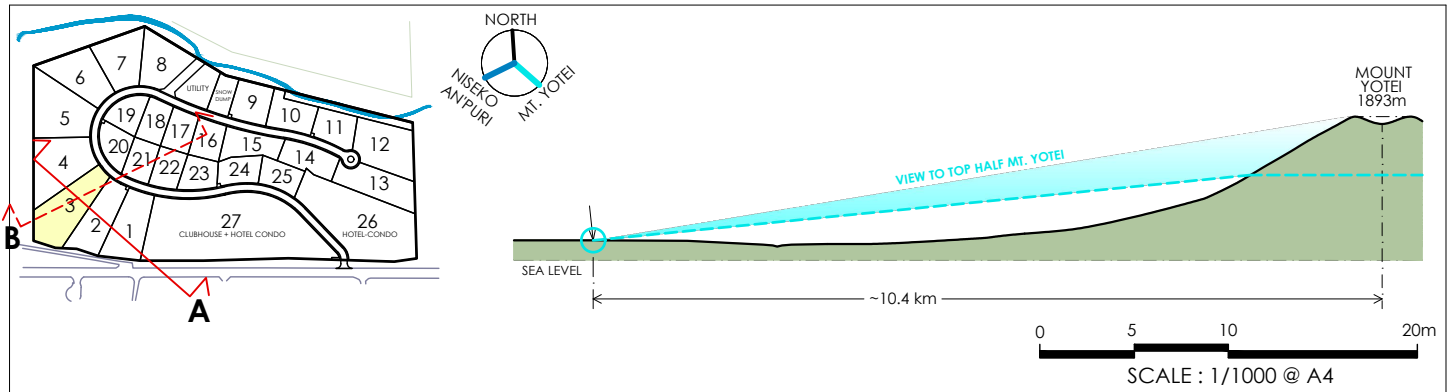
BUILDING TYPE: RESIDENCE
 LAND & ROOF DRAINAGE : DRAINAGE MAY FALL TOWARDS ROAD

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

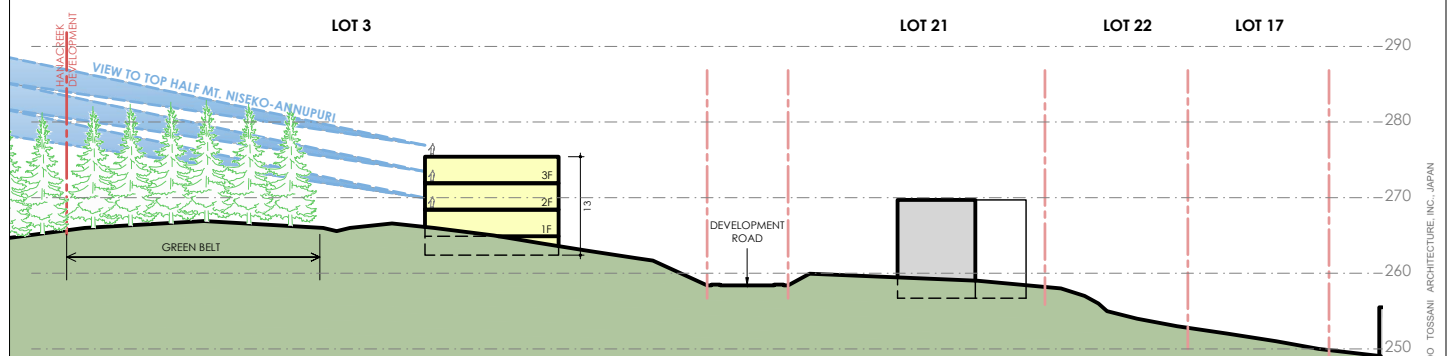
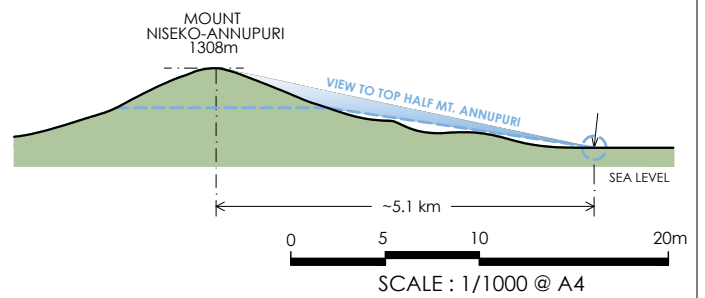


Hanacreek LOT 3
2,692.68 m²
 (1,182.95 m² DEVELOPABLE AREA)

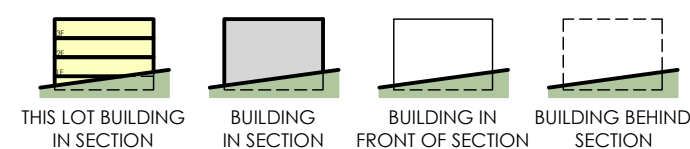




SECTION A - VIEW TO MT.YOTEI



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.

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

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



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2,692.68 m²
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