



4

2761M<sup>2</sup>

Lot 4





Lot 4 | Mt Yotei View | 10-13 Metres





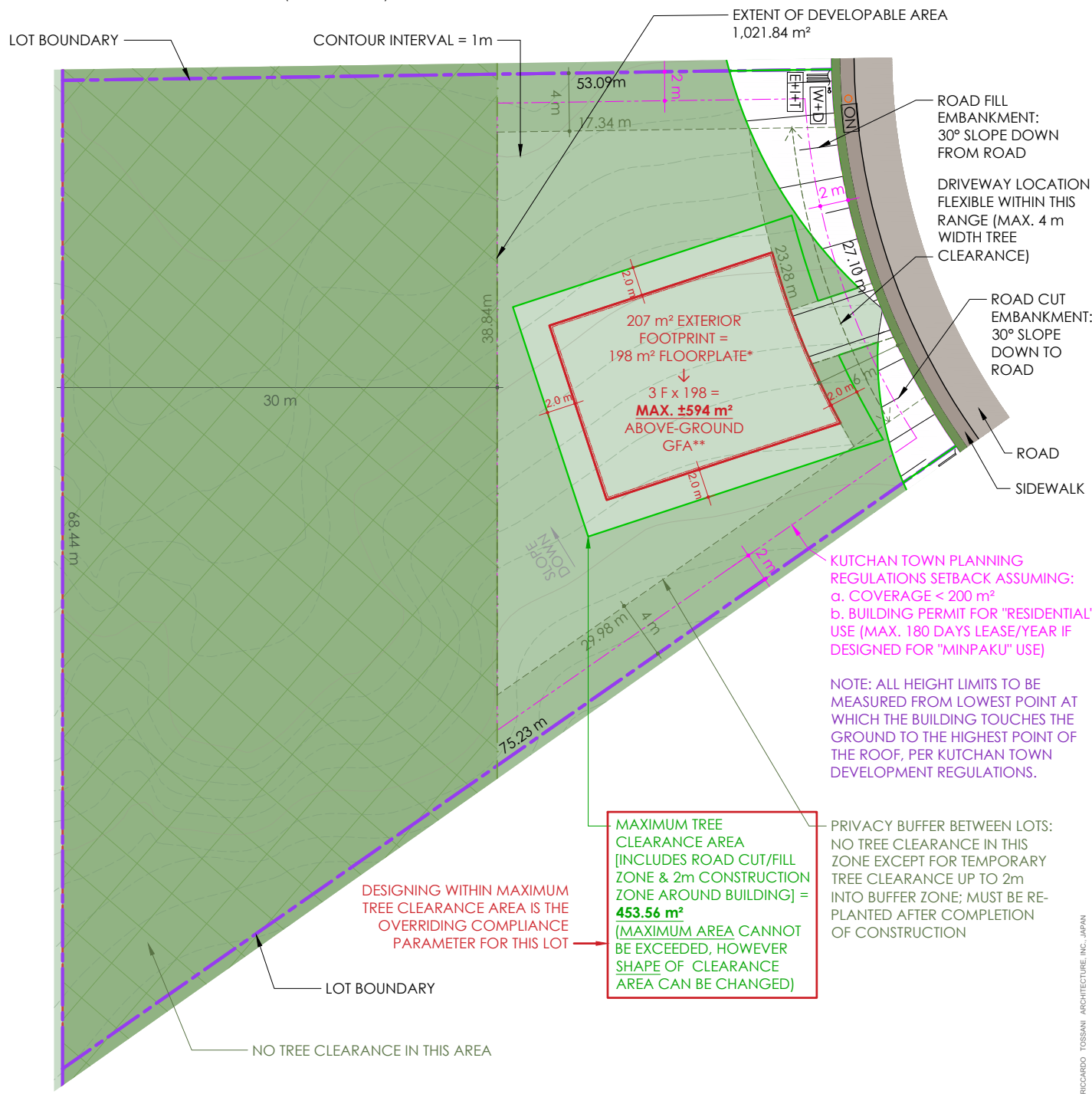
Lot 4 | Ski Mountain View | 10-13 Metres



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** → **W+D** WATER + DRAINAGE  
 (1 BATH = 1.8 m<sup>2</sup>) **ON** ONSEN

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

0 5 10 20m  
 SCALE : 1/400 @ A4  
 NORTH  
 NISEKO  
 ANPURI  
 MOUNT  
 YOTEI



<p><b>KUTCHAN TOWN PLANNING REGULATIONS</b></p> <p><b>DEVELOPMENT ZONE :</b> WEST IWAOBETSU, ASAHI, HANAZONO AREA</p> <p><b>MAX. COVERAGE RATIO :</b> (TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX. BUILDING FOOTPRINT)</p> <p><b>MAX. FLOOR AREA RATIO :</b> 200% OF TOTAL LOT AREA (NON-HOTEL BUILDING PERMIT)</p> <p><b>MAX. HEIGHT :</b> 13 m</p> <p><b>MIN. ROAD SETBACK :</b> 2 m (COVERAGE &lt; 200 m<sup>2</sup>) 4 m (200 m<sup>2</sup> &lt; COVERAGE &lt; 700 m<sup>2</sup>)</p> <p><b>MIN. SIDE SETBACK :</b> 1.5 m (HEIGHT &lt; 7m); 2.0 m (HEIGHT &gt;= 7m)</p> <p><b>ROAD SHASEN LINE RATIO:</b> 1.25:1</p> <p><b>SIDE SHASEN LINE RATIO:</b> 1.25:1 @ 20m HEIGHT ABOVE BOUNDARY</p>	<p><b>FOREST DEVELOPMENT LAWS</b></p> <p><b>MAXIMUM DEVELOPMENT FOOTPRINT (30% DEV. AREA) = 306.55 m<sup>2</sup></b></p> <p><b>MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 453.56 m<sup>2</sup></b></p> <p><b>ALL REMAINING FOREST IS TO BE PRESERVED.</b></p> <p><b>FOREST WHICH IS CLEARED FOR CONSTRUCTION PURPOSES TO BE REPLANTED.</b></p> <p><b>ADDITIONAL HANACREEK PLANNING CONTROLS</b></p> <p>BUILDING TYPE: <b>RESIDENCE</b></p> <p>LAND &amp; ROOF DRAINAGE : <b>DRAINAGE MAY FALL TOWARDS ROAD</b></p> <p><b>NOTES:</b> ALL AREAS AND DIMENSIONS &amp; CAPACITIES ARE SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY &amp; ENGINEERING REQUIREMENTS.</p> <p>*FLOORPLATE AREA ASSUMED MEASURED TO CENTERLINE OF 300MM THICK WALL.</p> <p>**MAX. ABOVE-GROUND G.F.A. IS APPROXIMATE ONLY; T.B.C. BY DETAILED STUDY BY OTHERS.</p>
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**HANACREEK**  
NISEKO

**Hanacreek LOT 4**

**2,760.57 m<sup>2</sup>**

(1,021.84 m<sup>2</sup> DEVELOPABLE AREA)

**"RESIDENCE" BUILDING PERMIT**

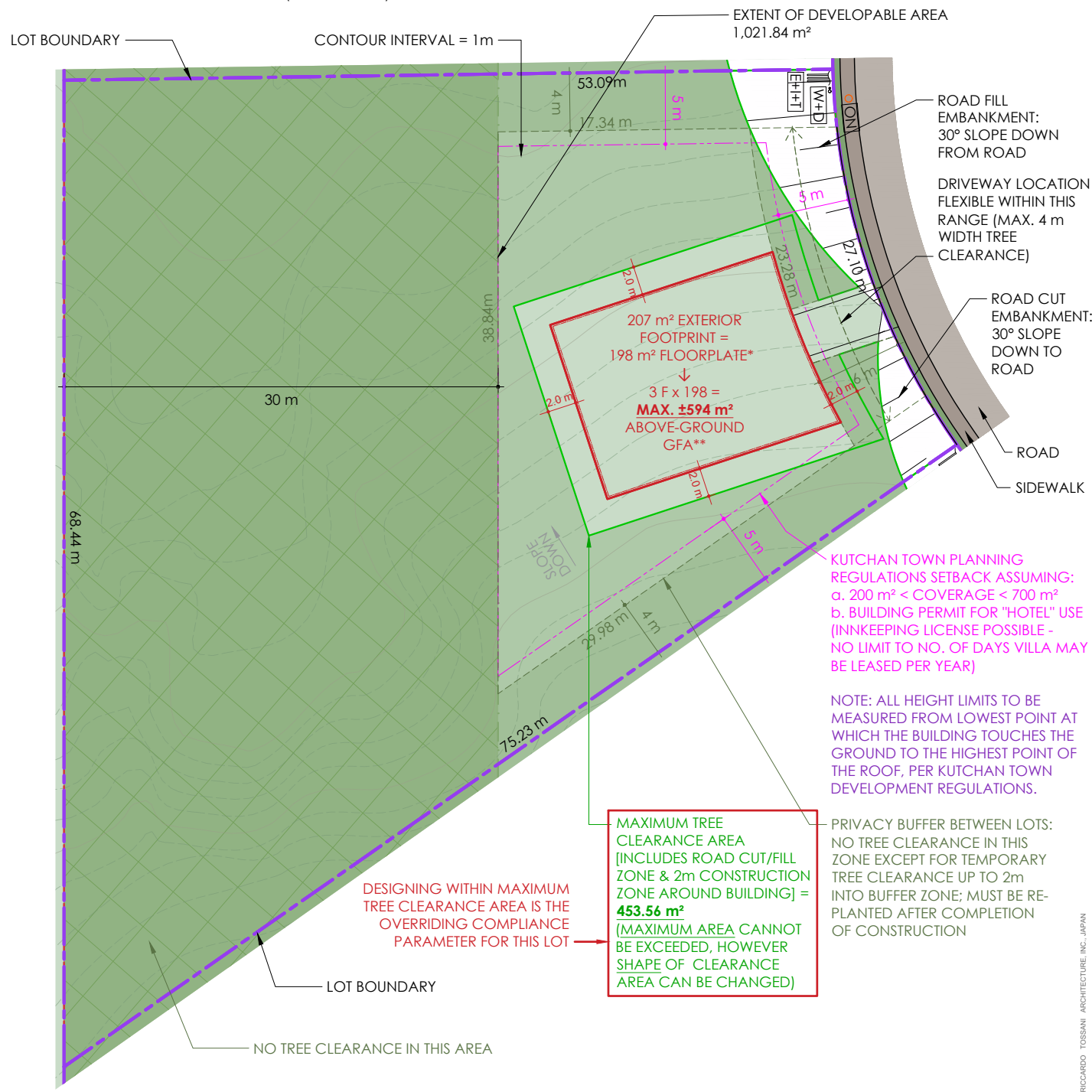
(INNKEEPING LICENSE NOT POSSIBLE - VILLA MAY ONLY BE LEASED MAX 180 DAYS/YEAR AS "MINPAKU")

**riccardotossani**  
architecture


FINAL ELECTRICAL CAPACITY = **38 KVA** → **E** ELECTRICITY  
 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** ONSEN  
 (1 BATH = 1.8 m<sup>2</sup>)

**UTILITIES LEGEND**  
**E** ELECTRICITY  
**I+T** INTERNET + TELEPHONE  
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0 5 10 20m  
 SCALE : 1/400 @ A4  
 NORTH  
 NISEKO  
 ANPURI  
 MOUNT  
 YOTEI



<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> 50% 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> 5.0 m ("HOTEL" BUILDING PERMIT, LOT >1,000m <sup>2</sup> ) <b>MIN. SIDE SETBACK :</b> 5.0 m ("HOTEL" BUILDING PERMIT, LOT >1,000m <sup>2</sup> ) <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) = 306.55 m<sup>2</sup></b> <b>MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 453.56 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> <b>BUILDING TYPE: RESIDENCE</b> <b>LAND &amp; ROOF DRAINAGE : DRAINAGE MAY FALL TOWARDS ROAD</b>		
<b>NOTES:</b> ALL AREAS AND DIMENSIONS & CAPACITIES ARE SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS. <b>*FLOORPLATE AREA ASSUMED MEASURED TO CENTERLINE OF 300MM THICK WALL.</b> <b>**MAX. ABOVE-GROUND G.F.A. IS APPROXIMATE ONLY; T.B.C. BY DETAILED STUDY BY OTHERS.</b>		



**HANACREEK**  
NISEKO

# Hanacreek LOT 4

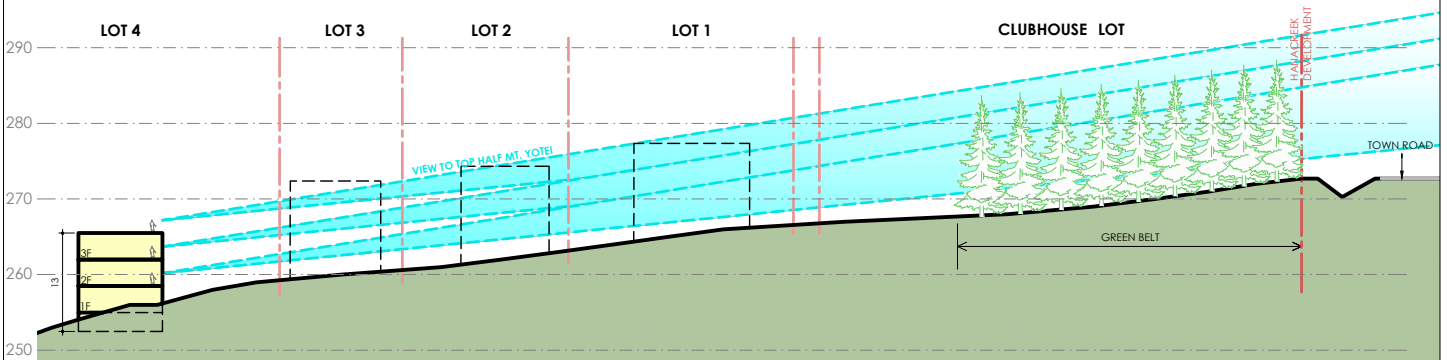
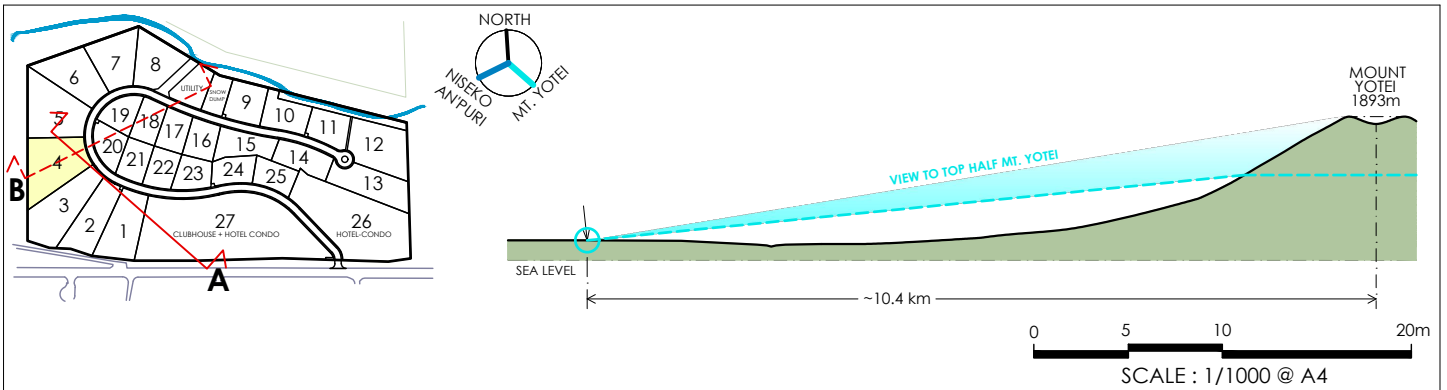
## 2,760.57 m<sup>2</sup>

(1,021.84 m<sup>2</sup> DEVELOPABLE AREA)

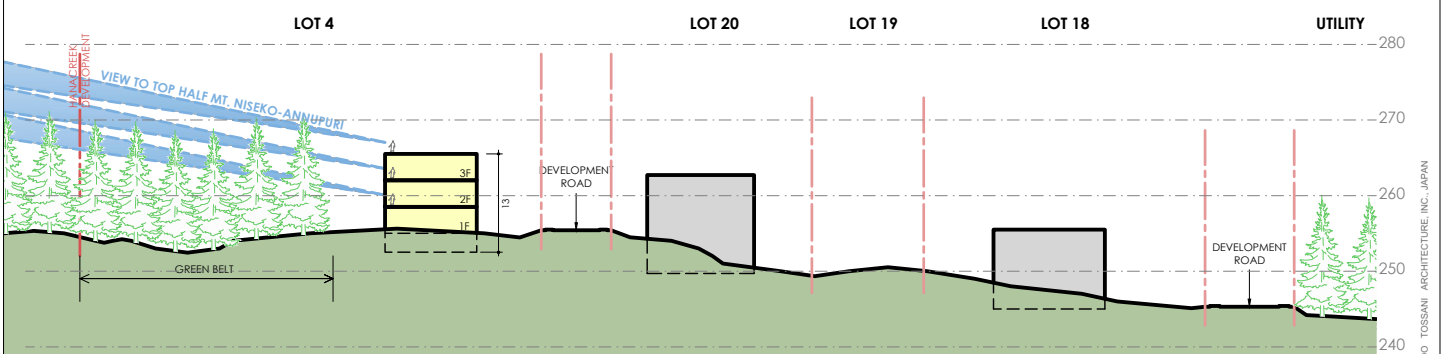
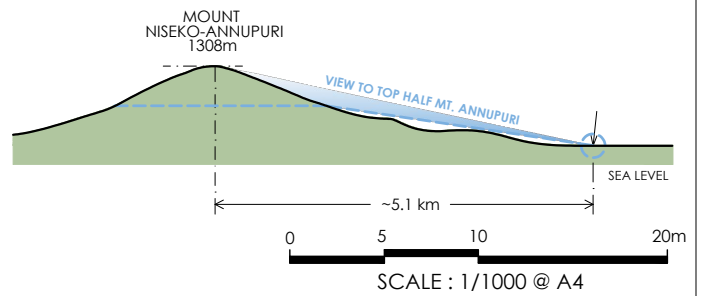
**"HOTEL" BUILDING PERMIT**  
(INNKEEPING LICENSE POSSIBLE - NO LIMIT TO NO. OF DAYS VILLA MAY BE LEASED PER YEAR)

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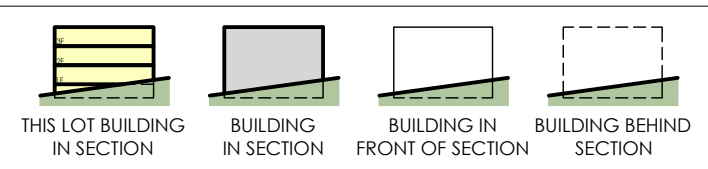
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**SECTION A - VIEW TO MT.YOTEI**




**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**  
NISEKO

# Hanacreek LOT 4

**2,760.57 m<sup>2</sup>**  
(1,021.84 m<sup>2</sup> DEVELOPABLE AREA)

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