

12

2423M<sup>2</sup>

Lot 12





Lot 12 | Mt Yotei View | 10-13 Metres





Lot 12 | Ski Mountain View | 10-13 Metres







Lot 12 | Creek View | 10-13 Metres







Lot 12 | Aerial View





FINAL ELECTRICAL CAPACITY = 34 KVA → [E]

APEX PROPERTY RECOMMENDS HEATING BY KEROSENE OR GAS SO AS NOT TO EXCEED AVAILABLE ELECTRICAL CAPACITY

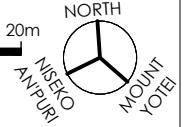
MAX. PERMITTED NO. OF ONSEN BATHS = 1 BATH → [ON]  
(1 BATH = 1.8 m<sup>3</sup>)

**UTILITIES LEGEND**

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

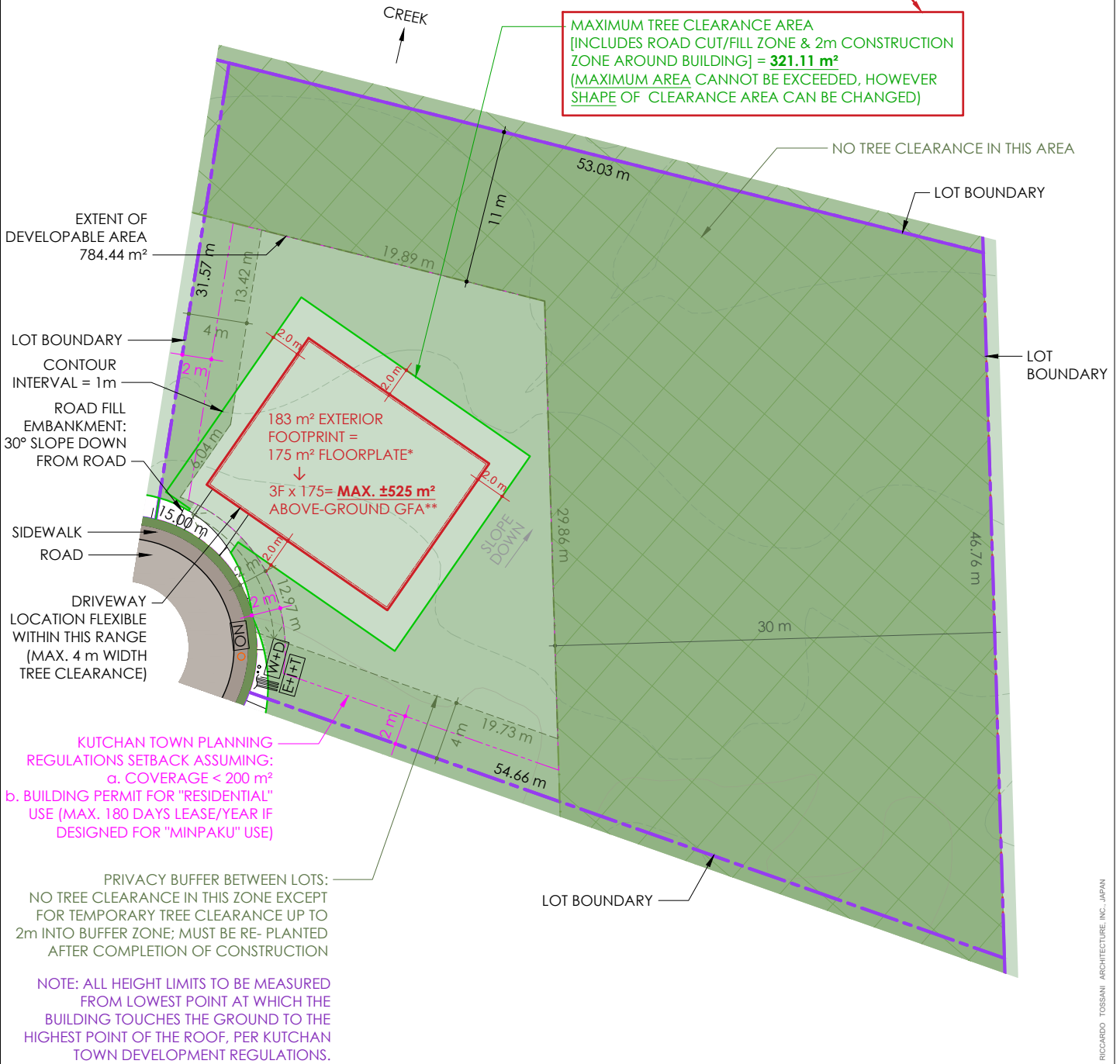
0 5 10 20m

SCALE : 1/400 @ A4



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] = 321.11 m<sup>2</sup>  
[MAXIMUM AREA CANNOT BE EXCEEDED, HOWEVER SHAPE OF CLEARANCE AREA CAN BE CHANGED]



KUTCHAN TOWN PLANNING REGULATIONS SETBACK ASSUMING:  
a. COVERAGE < 200 m<sup>2</sup>  
b. BUILDING PERMIT FOR "RESIDENTIAL" USE (MAX. 180 DAYS LEASE/YEAR IF DESIGNED FOR "MINPAKU" USE)

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

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.

<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 (TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX.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) = 235.33 m<sup>2</sup></b></p> <p><b>MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 321.11 m<sup>2</sup></b></p> <p><b>ALL REMAINING FOREST IS TO BE PRESERVED. FOREST WHICH IS CLEARED FOR CONSTRUCTION PURPOSES TO BE REPLANTED.</b></p>	
<p><b>ADDITIONAL HANACREEK PLANNING CONTROLS</b></p> <p><b>BUILDING TYPE:</b> RESIDENCE</p> <p><b>LAND &amp; ROOF DRAINAGE :</b> DRAINAGE SHALL NOT FALL TOWARDS ROAD</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>	

**HANACREEK**  
NISEKO

# Hanacreek LOT 12

**2,422.70 m<sup>2</sup>**  
(784.44 m<sup>2</sup> DEVELOPABLE AREA)

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

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APEX PROPERTY RECOMMENDS HEATING BY KEROSENE OR GAS SO AS NOT TO EXCEED AVAILABLE ELECTRICAL CAPACITY

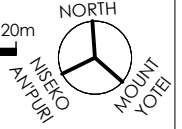
MAX. PERMITTED NO. OF ONSEN BATHS = 1 BATH → [ON]  
(1 BATH = 1.8 m<sup>2</sup>)

**UTILITIES LEGEND**

- [E] ELECTRICITY
- [I+T] INTERNET + TELEPHONE
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- [ON] ONSEN

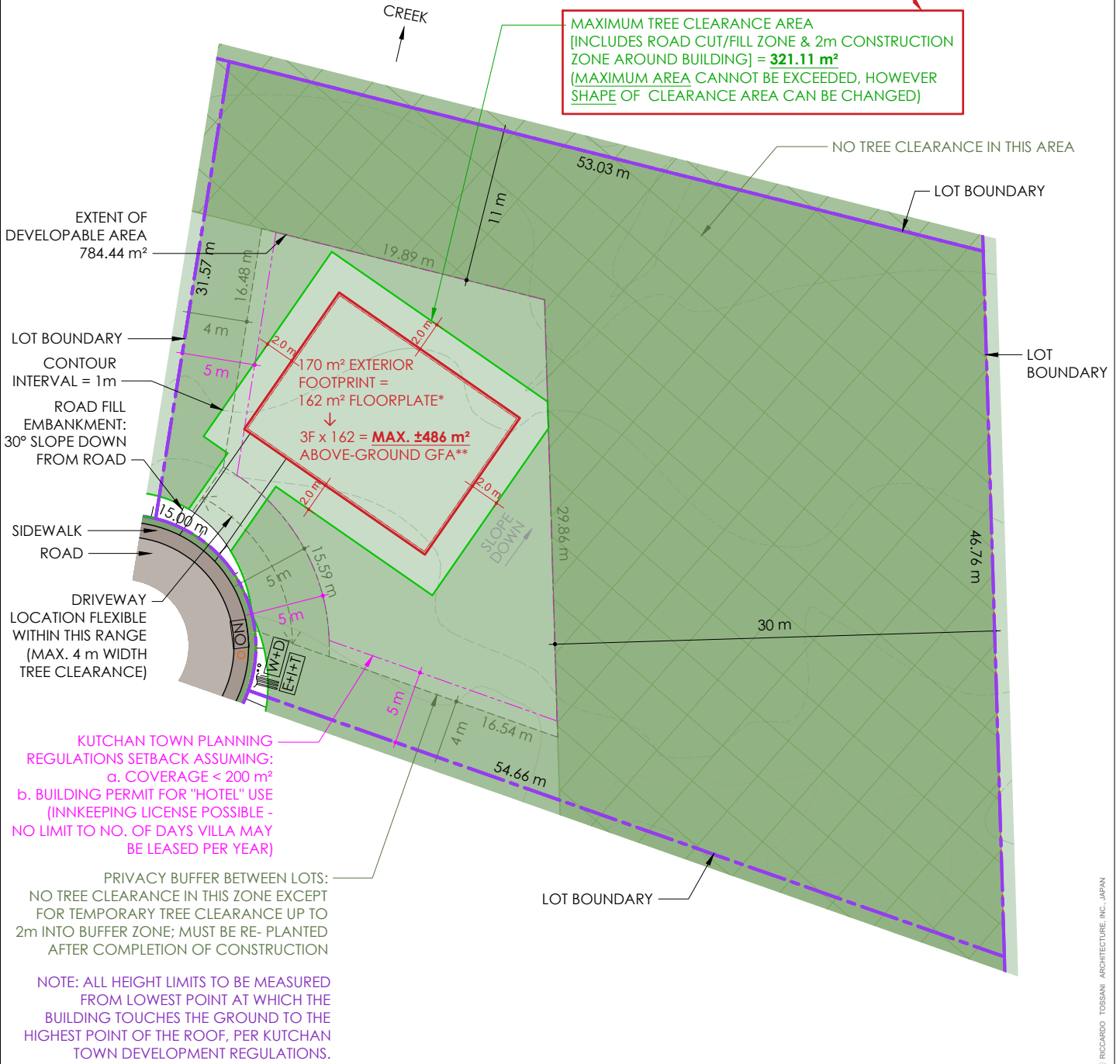
0 5 10 20m

SCALE : 1/400 @ A4



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] = 321.11 m<sup>2</sup>  
[MAXIMUM AREA CANNOT BE EXCEEDED, HOWEVER SHAPE OF CLEARANCE AREA CAN BE CHANGED]



KUTCHAN TOWN PLANNING REGULATIONS SETBACK ASSUMING:  
a. COVERAGE < 200 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)

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

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 :** 50% OF TOTAL LOT AREA ("HOTEL" BUILDING PERMIT, LOT >1,000m<sup>2</sup>)  
**MAX. HEIGHT :** 13 m (3 FLOORS - "HOTEL" BUILDING PERMIT)  
**MIN. ROAD SETBACK :** 5.0 m ("HOTEL" BUILDING PERMIT, LOT >1,000m<sup>2</sup>)  
**MIN. SIDE SETBACK :** 5.0 m ("HOTEL" BUILDING PERMIT, LOT >1,000m<sup>2</sup>)  
**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) = 235.33 m<sup>2</sup>**  
**MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 321.11 m<sup>2</sup>**  
**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 SHALL NOT 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.

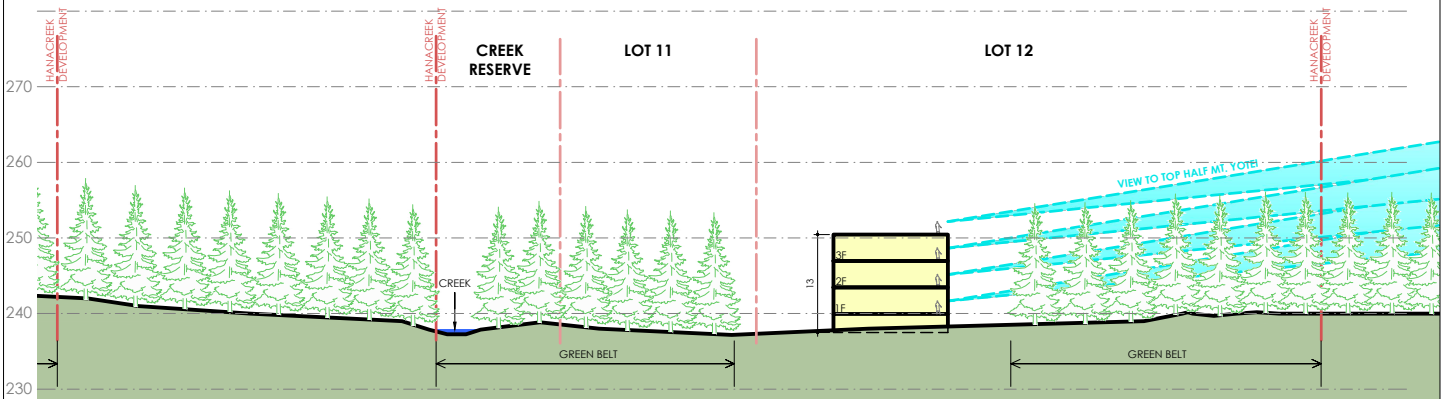
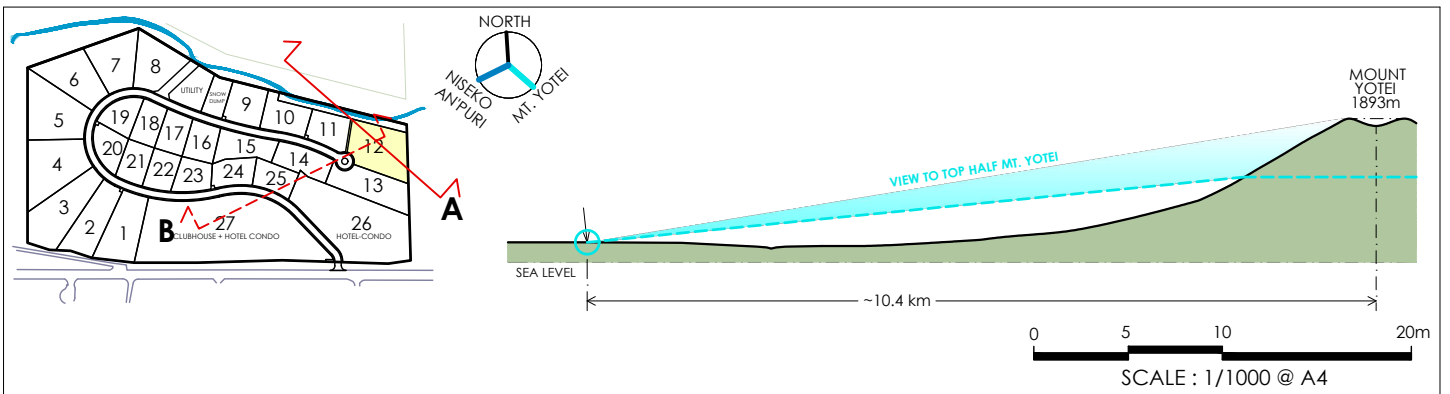


**Hanacreek LOT 12**  
**2,422.70 m<sup>2</sup>**  
**(784.44 m<sup>2</sup> DEVELOPABLE AREA)**

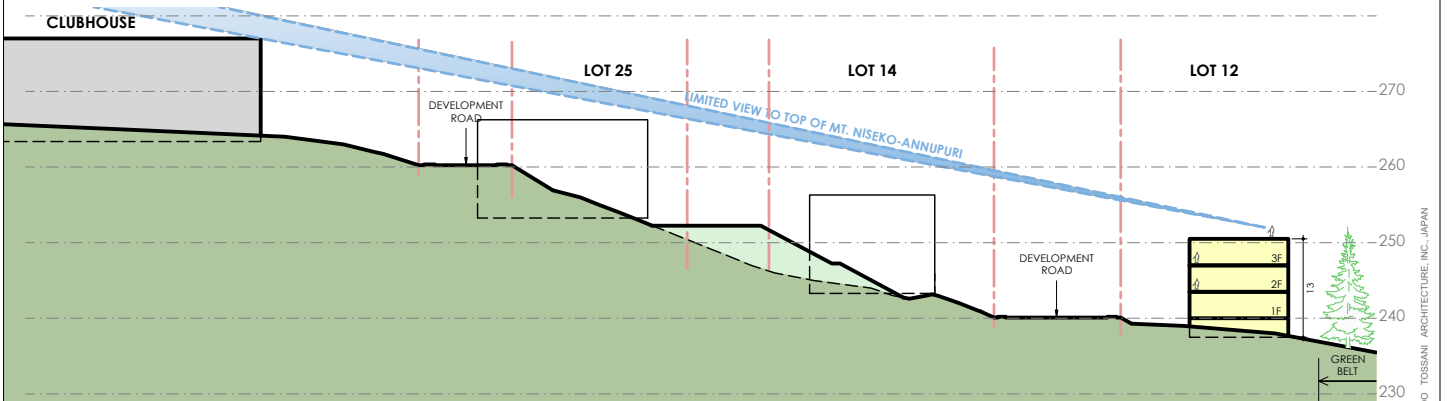
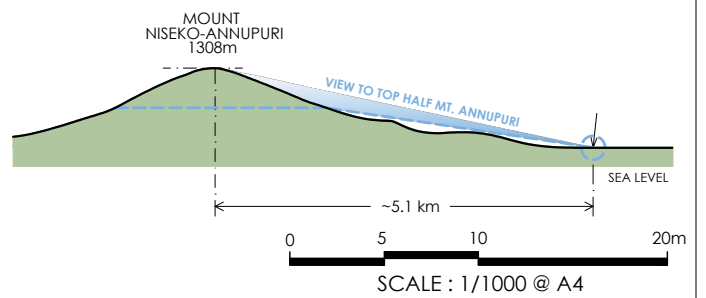
**"HOTEL" BUILDING PERMIT**  
 (INNKEEPING LICENSE POSSIBLE - NO LIMIT TO NO. OF DAYS VILLA MAY BE LEASED PER YEAR)

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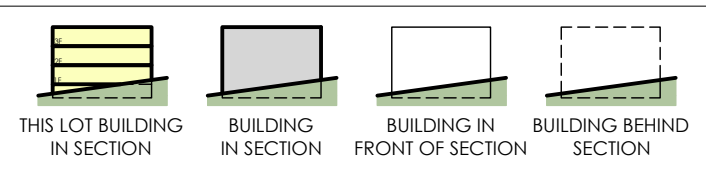




SECTION A - VIEW TO MT. YOTEI



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 12**  
**2,422.70 m<sup>2</sup>**  
 (784.44 m<sup>2</sup> DEVELOPABLE AREA)

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