

13

2011M<sup>2</sup>

Lot 13



Lot 13 | Mt Yotei View | 10-13 Metres





Lot 13 | Ski Mountain View | 10-13 Metres





Lot 13 | Aerial View



**UTILITIES LEGEND**

FINAL ELECTRICAL CAPACITY = **26 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

0 5 10 20m

SCALE : 1/400 @ A4



LOT 26 EMBANKMENTS:  
 30° SLOPE DOWN TO  
 NORTH/NORTH-EAST  
 (INCLUDED IN MAXIMUM  
 TREE CLEARANCE AREA)

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

MAXIMUM TREE CLEARANCE AREA  
 (INCLUDES ROAD CUT/FILL ZONE & 2m  
 CONSTRUCTION ZONE AROUND  
 BUILDING) = **459.13 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  
 (FOR MAXIMUM LEASING FLEXIBILITY)\*  
 (\*NEW REGULATION EXPECTED TO BE  
 ENACTED 2023)

LOT BOUNDARY

30 m

NO TREE CLEARANCE IN THIS AREA

EXTENT OF  
 DEVELOPABLE AREA  
 1,116.43 m<sup>2</sup>

CONTOUR  
 INTERVAL = 1m

ROAD CUT  
 EMBANKMENT:  
 30° SLOPE  
 DOWN TO  
 ROAD

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

SIDEWALK  
 ROAD

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 COVERAGE RATIO : (TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX.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<sup>2</sup>)  
 4 m (200 m<sup>2</sup> < COVERAGE < 700 m<sup>2</sup>)  
 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) = **334.93 m<sup>2</sup>**  
 MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = **459.13 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**

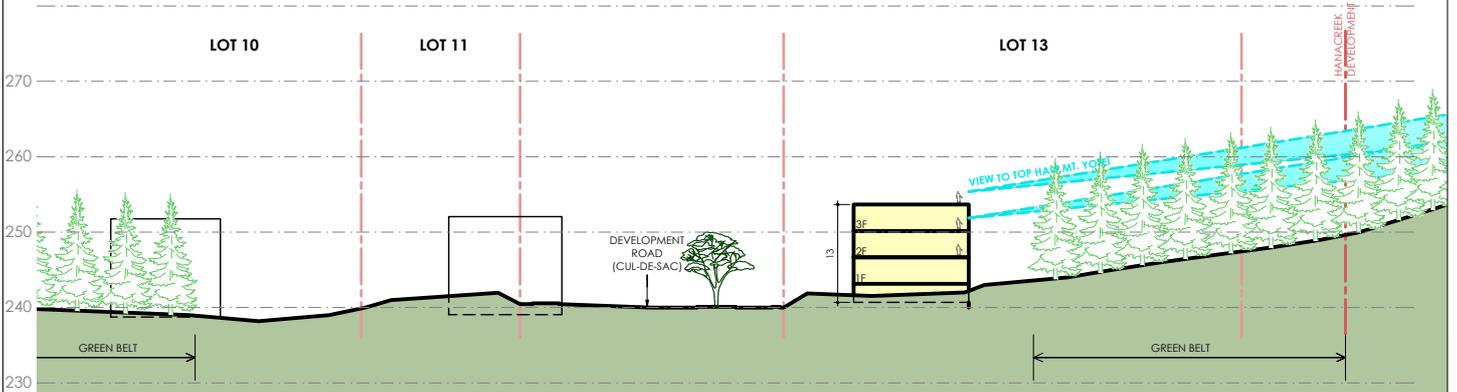
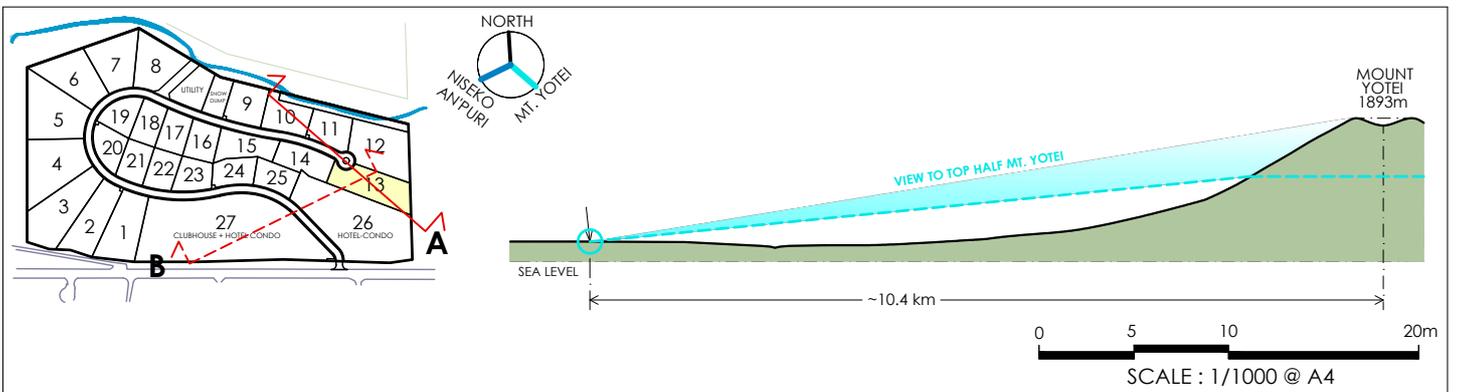
BUILDING TYPE: RESIDENCE  
 LAND & ROOF DRAINAGE : **DRAINAGE SHALL NOT FALL TOWARDS ROAD**

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

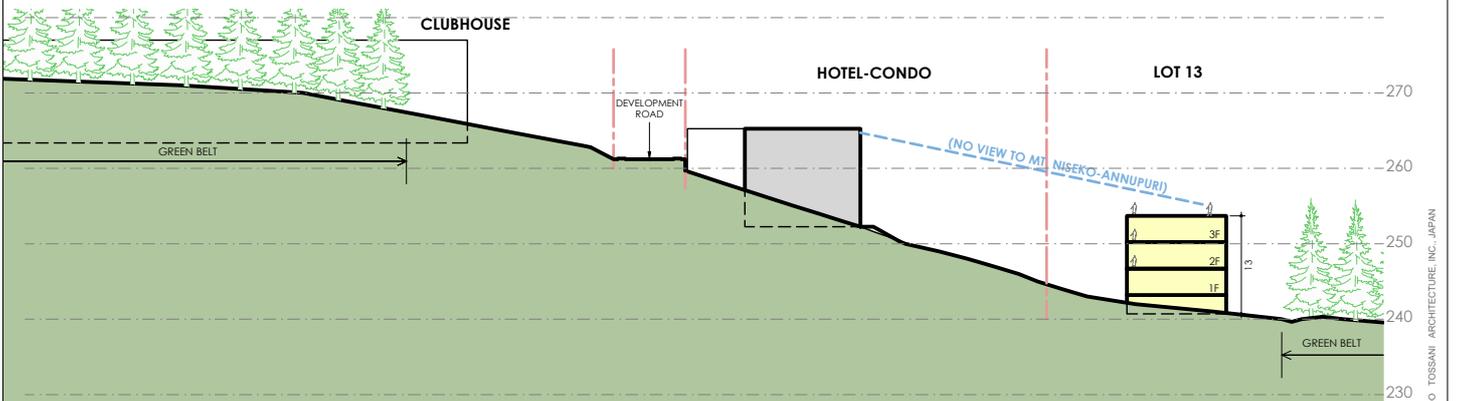
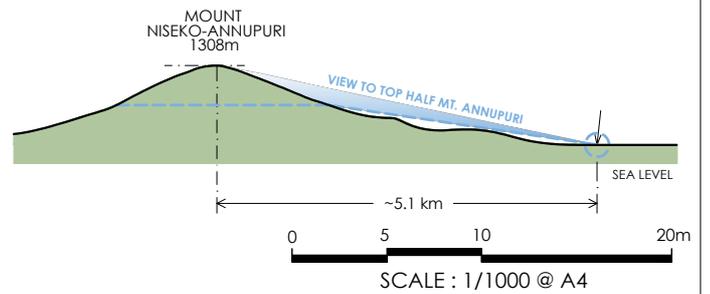


**Hanacreek LOT 13**  
**2,011.38 m<sup>2</sup>**  
 (1,116.43 m<sup>2</sup> DEVELOPABLE AREA)

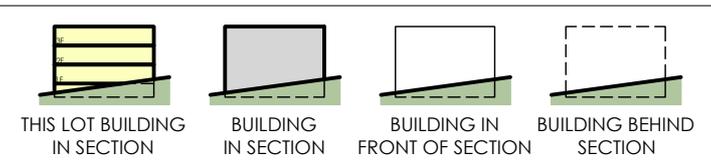




**SECTION A - VIEW TO MT. YOTEI**



**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 LOT 13**  
**2,011.38 m<sup>2</sup>**  
**(1,116.43 m<sup>2</sup> DEVELOPABLE AREA)**



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