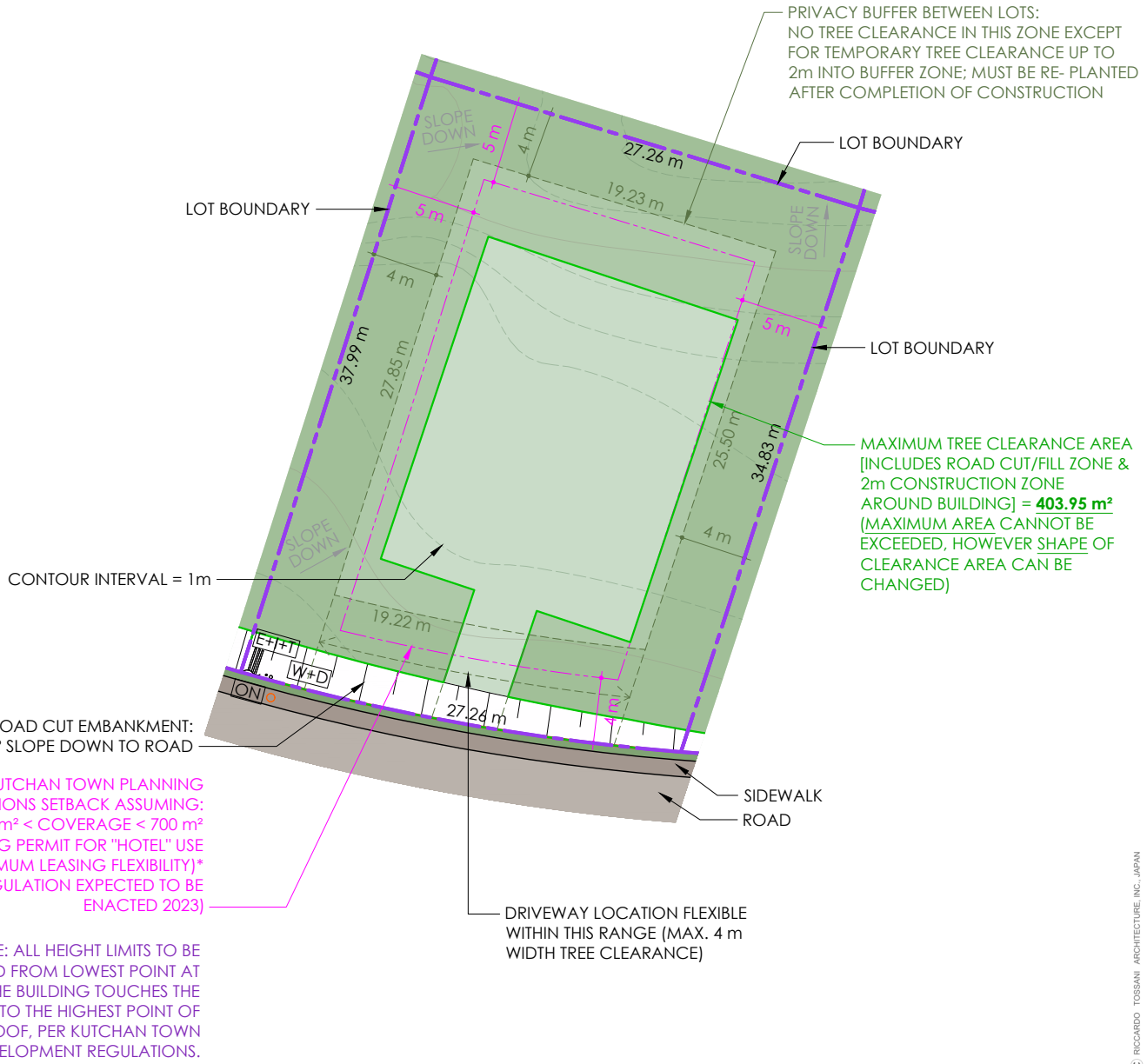
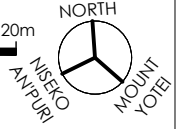
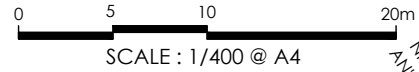


FINAL ELECTRICAL CAPACITY = **38 KVA** → **E**
 APEX PROPERTY RECOMMENDS HEATING BY KEROSENE OR
 GAS SO AS NOT TO EXCEED AVAILABLE ELECTRICAL CAPACITY
 MAX. PERMITTED NO. OF ONSEN BATHS = **1 BATH** → **ON**
 (1 BATH = 1.8 m²)

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



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 COVERAGE RATIO :	(TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX.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 ²)
	4 m (200 m ² < COVERAGE < 700 m ²)
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

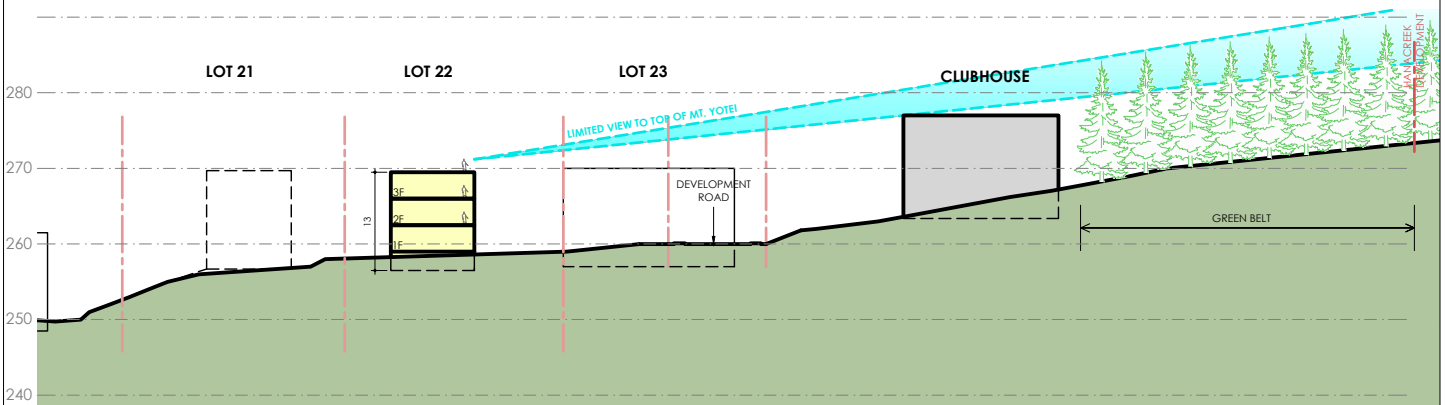
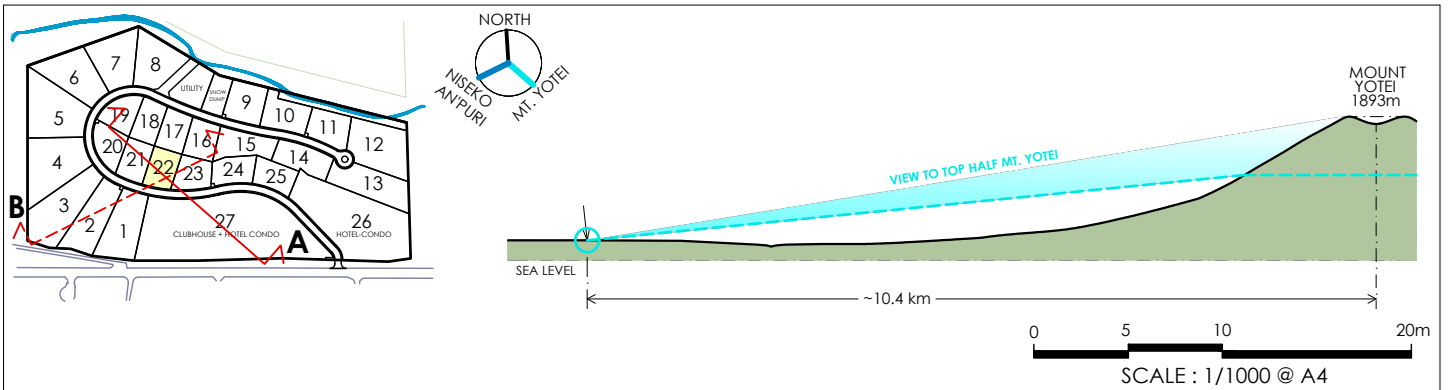
FOREST DEVELOPMENT LAWS	
MAXIMUM DEVELOPMENT FOOTPRINT (30% DEV. AREA) =	300.01 m ²
MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) =	403.95 m ²
ALL REMAINING FOREST IS TO BE PRESERVED.	
FOREST WHICH IS CLEARED FOR CONSTRUCTION PURPOSES TO BE REPLANTED.	
ADDITIONAL HANACREEK PLANNING CONTROLS	
BUILDING 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	



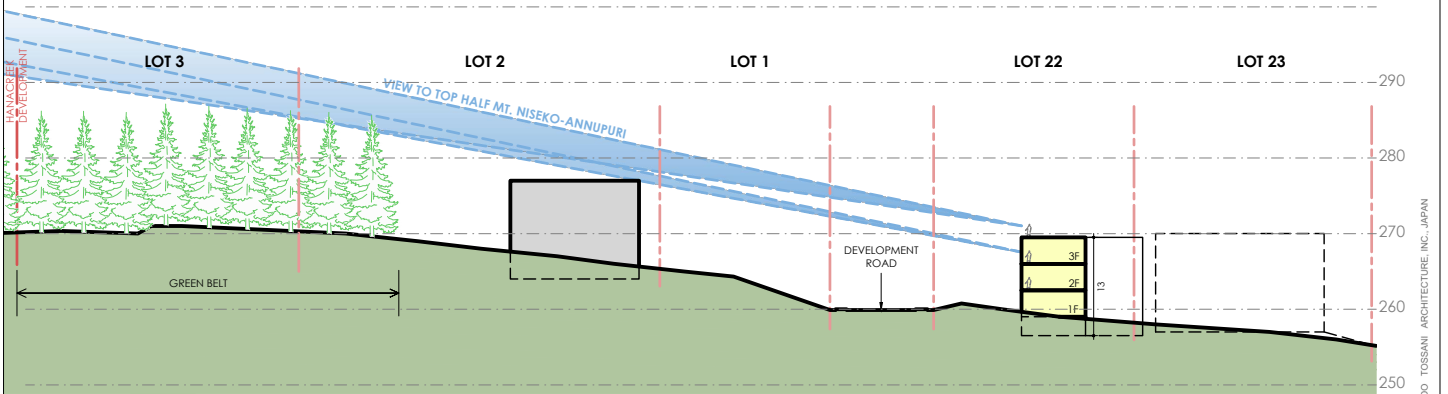
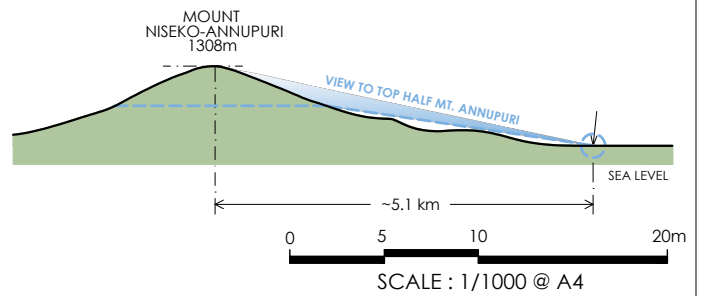
Hanacreek LOT 22
1,000.03 m²
 (1,000.03 m² DEVELOPABLE AREA)



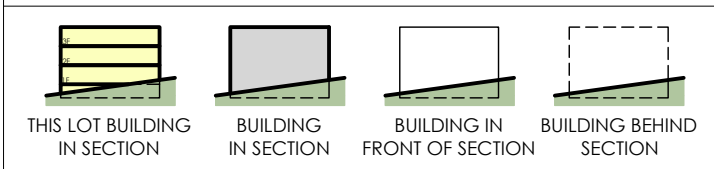
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SECTION A - VIEW TO MT.YOTEI



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.

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



Hanacreek LOT 22
1,000.03 m²
(1,000.03 m² DEVELOPABLE AREA)

