



5

2752M<sup>2</sup>

Lot 5





Lot 5 | Mt Yotei View | 10-13 Metres







Lot 5 | Ski Mountain View | 10-13 Metres





Lot 5 | Aerial View



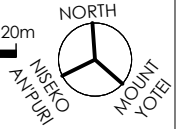


FINAL ELECTRICAL CAPACITY = **48 KVA** → **E**  
APEX PROPERTY RECOMMENDS HEATING BY KEROSENE OR  
GAS SO AS NOT TO EXCEED AVAILABLE ELECTRICAL CAPACITY  
MAX. PERMITTED NO. OF ONSEN BATHS = **2 BATH** → **ON**  
(1 BATH = 1.8 m<sup>3</sup>)

#### UTILITIES LEGEND

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

0 5 10 20m  
SCALE : 1/400 @ A4



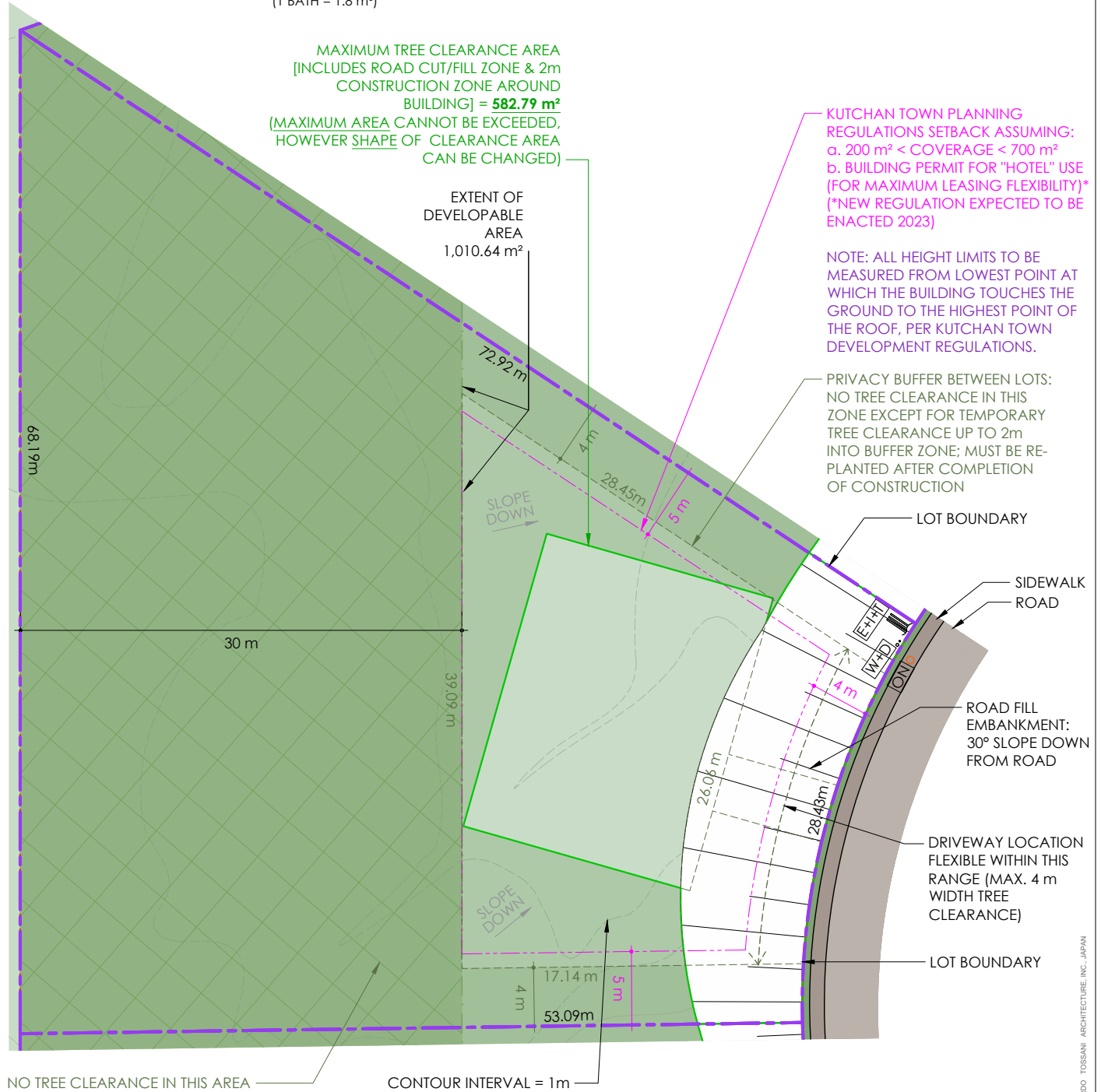
MAXIMUM TREE CLEARANCE AREA  
[INCLUDES ROAD CUT/FILL ZONE & 2m  
CONSTRUCTION ZONE AROUND  
BUILDING] = **582.79 m<sup>2</sup>**  
(MAXIMUM AREA CANNOT BE EXCEEDED,  
HOWEVER SHAPE OF CLEARANCE AREA  
CAN BE CHANGED)

EXTENT OF  
DEVELOPABLE  
AREA  
1,010.64 m<sup>2</sup>

KUTCHAN TOWN PLANNING  
REGULATIONS SETBACK ASSUMING:  
a. 200 m<sup>2</sup> < COVERAGE < 700 m<sup>2</sup>  
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.

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



#### 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 COVERAGE RATIO :** (TOWN COVERAGE RATIO IS SUPERCEDED BY  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)  
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) = 303.19 m<sup>2</sup>**  
**MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 582.79 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

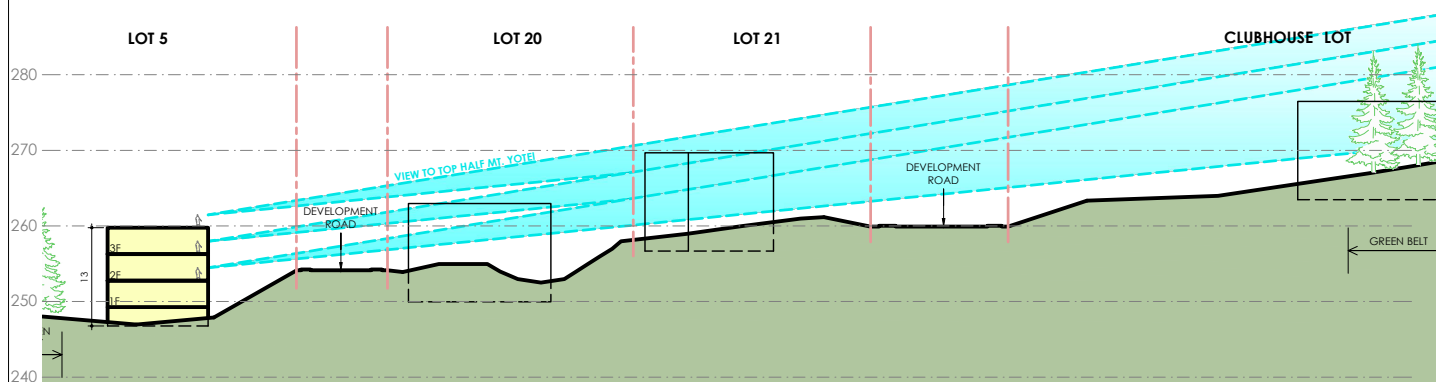
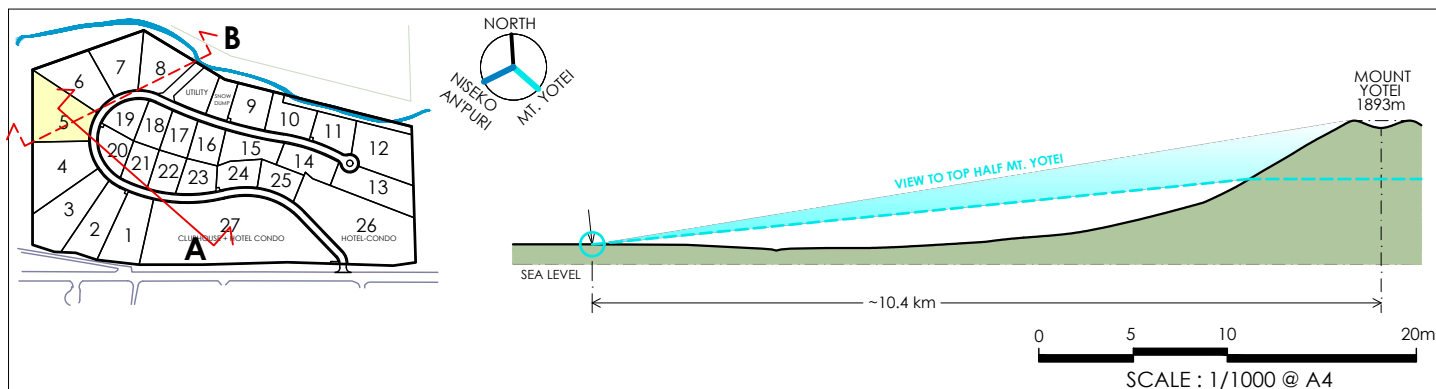
**BUILDING TYPE:** RESIDENCE (2-KEY OPTION PERMITTED)  
**LAND & ROOF DRAINAGE :** DRAINAGE SHALL NOT FALL TOWARDS ROAD

**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

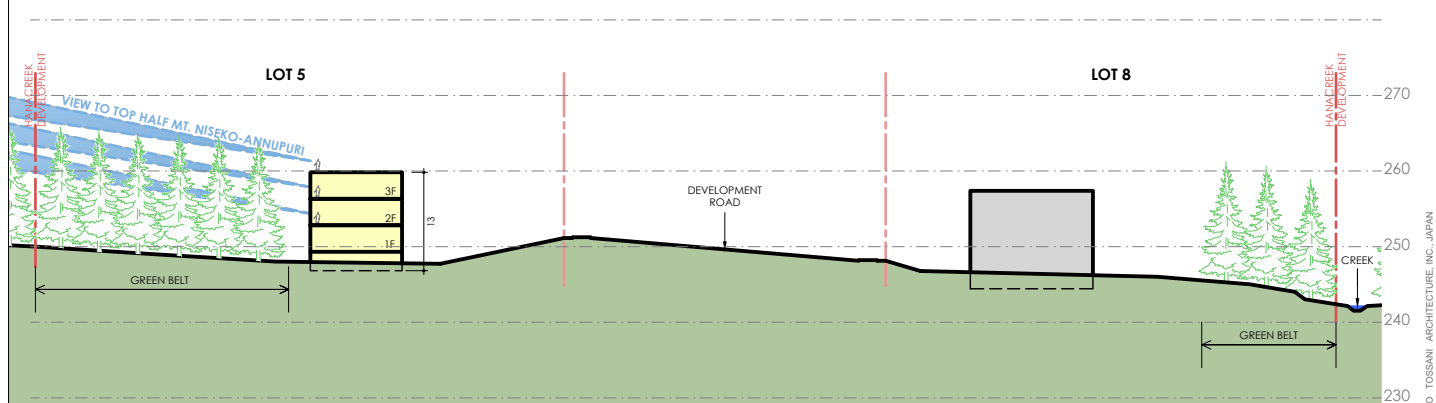
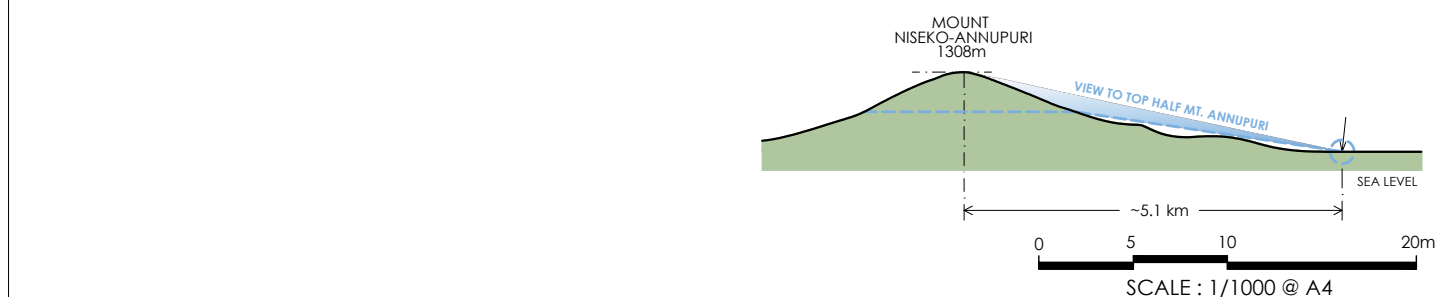


**Hanacreek LOT 5**  
**2,751.83 m<sup>2</sup>**  
(1,010.64 m<sup>2</sup> DEVELOPABLE AREA)





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



**SECTION B - VIEW TO MT. NISEKO-ANNUPURI**

<p>THIS LOT BUILDING IN SECTION</p> <p>BUILDING IN SECTION</p> <p>BUILDING IN FRONT OF SECTION</p> <p>BUILDING BEHIND SECTION</p>	<p><b>NOTES REGARDING VIEW LINES TO MOUNTAINS:</b></p> <ol style="list-style-type: none"> <li>1. BUILDING FORMS ARE INDICATIVE MAXIMUM HEIGHT VOLUMES ONLY, AND ARE SET OUT FROM THE LOWEST POINTS OF EXPECTED BUILDING FOOTPRINTS.</li> <li>2. VIEW LINES ARE APPROXIMATE ONLY AND DO NOT TAKE INTO ACCOUNT OBSTRUCTION BY TREES. VIEWS TO MOUNTAINS CANNOT BE GUARANTEED.</li> <li>3. ACTUAL BUILDING VOLUMES ON OTHER LOTS MAY PARTIALLY INTRUDE INTO VIEW LINES IF CONSTRUCTED OUTSIDE ASSUMED BUILDING FOOTPRINTS.</li> </ol>
<p><b>KUTCHAN TOWN PLANNING REGULATIONS (HEIGHT &amp; SHASEN SLOPE LINES)</b></p> <p><b>DEVELOPMENT ZONE:</b> WEST IWAOBETSU, ASAHI, HANAZONO AREA</p> <p><b>MAX. HEIGHT:</b> 13 m</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>NOTES REGARDING LOT INFORMATION AND AUTHORITY REGULATIONS:</b></p> <ol style="list-style-type: none"> <li>1. ALL AREAS, DIMENSIONS &amp; CAPACITIES ARE SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY &amp; ENGINEERING REQUIREMENTS.</li> <li>2. ALL APPLICABLE REGULATIONS TO BE CONFIRMED BY THE BUYER.</li> <li>3. * NEW REGULATIONS EXPECTED TO BE ENACTED BY KUTCHAN TOWN IN 2023</li> </ol>

**HANACREEK**  
NISEKO

**Hanacreek LOT 5**

**2,751.83 m<sup>2</sup>**

**(1,010.64 m<sup>2</sup> DEVELOPABLE AREA)**

**APEX**  
PROPERTY