

8

1860M²

Lot 8





Lot 8 | Mt Yotei View | 10-13 Metres

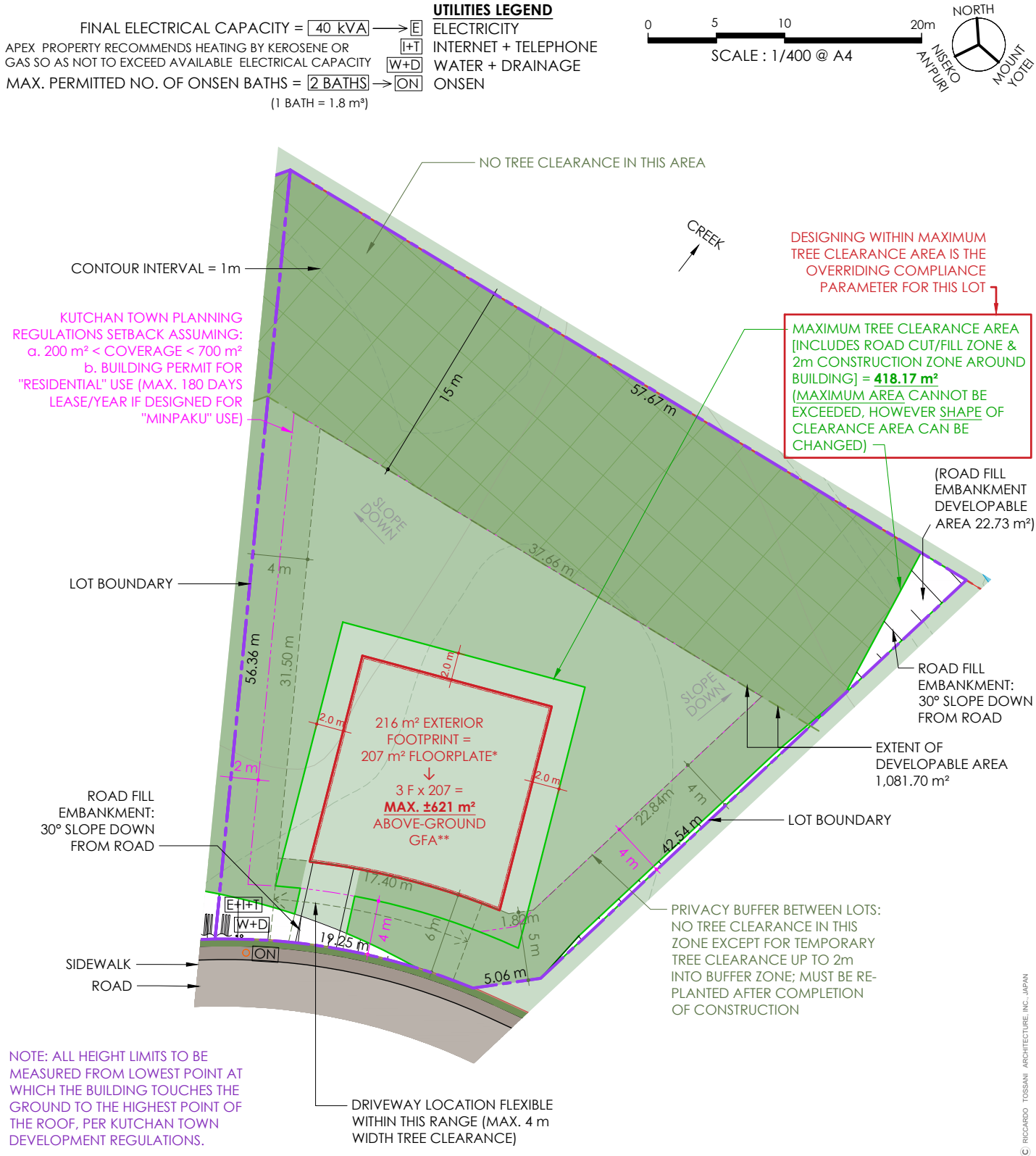


Lot 8 | Ski Mountain View | 10-13 Metres



Lot 8 | Aerial View






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 COVERAGE RATIO :	(TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX.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% OF TOTAL LOT AREA (NON-HOTEL BUILDING PERMIT)
MAX. HEIGHT :	13 m
MIN. ROAD SETBACK :	2 m (COVERAGE < 200 m²) 4 m (200 m² < COVERAGE < 700 m²)
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) = 324.02 m²	
MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 418.17 m²	
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.
*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.



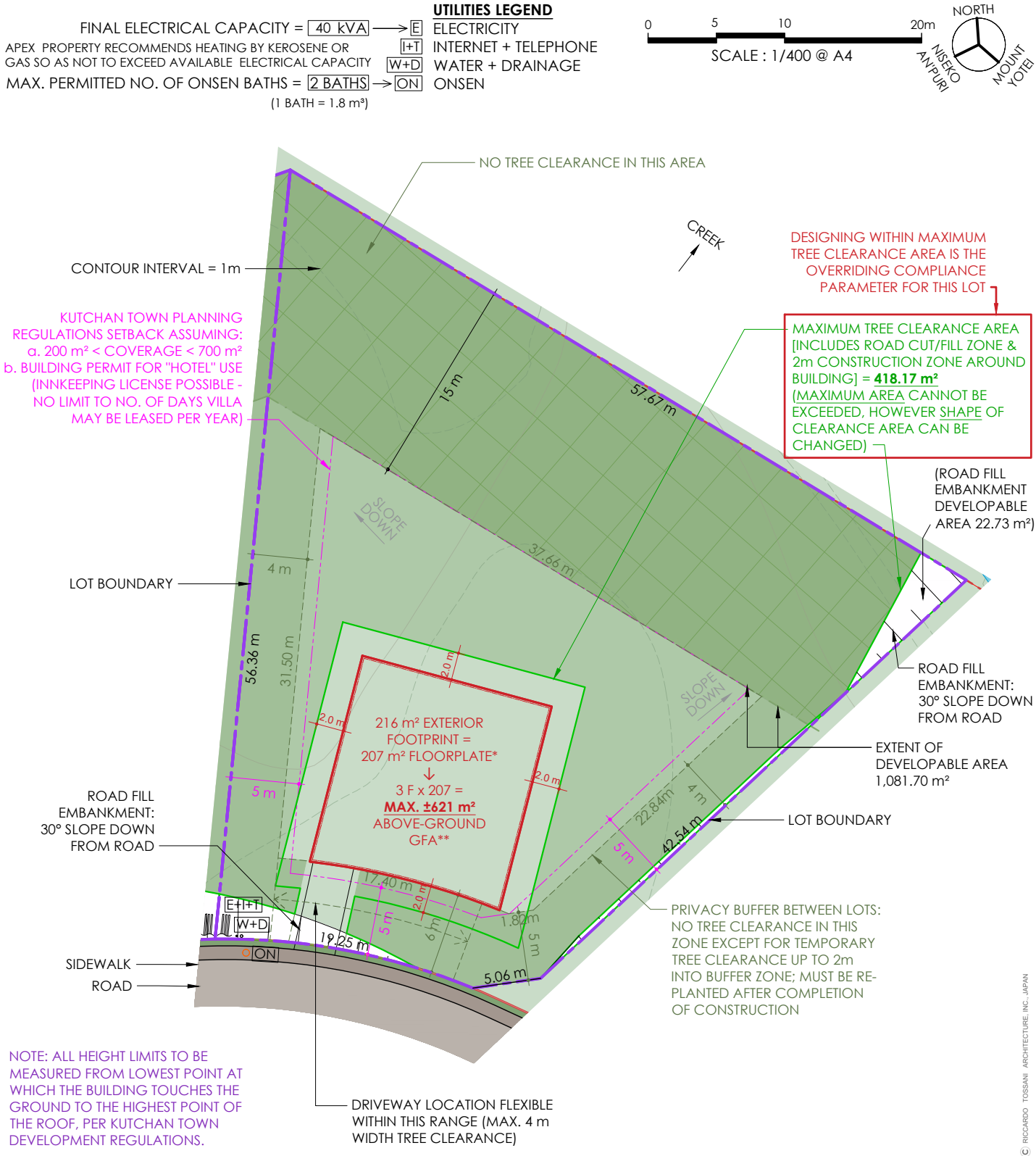
HANACREEK
NISEKO

Hanacreek LOT 8

1,860.37 m²
(1,104.43 m² DEVELOPABLE AREA)

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

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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 COVERAGE RATIO :	(TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX.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
MAX. HEIGHT :	13 m (3 FLOORS - "HOTEL" BUILDING PERMIT)
MIN. ROAD SETBACK :	5.0 m ("HOTEL" BUILDING PERMIT, LOT >1,000m²)
MIN. SIDE SETBACK :	5.0 m ("HOTEL" BUILDING PERMIT, LOT >1,000m²)
ROAD SHASEN LINE RATIO:	1.25:1
SIDE SHASEN LINE RATIO:	1.25:1 @ 20m HEIGHT ABOVE BOUNDARY

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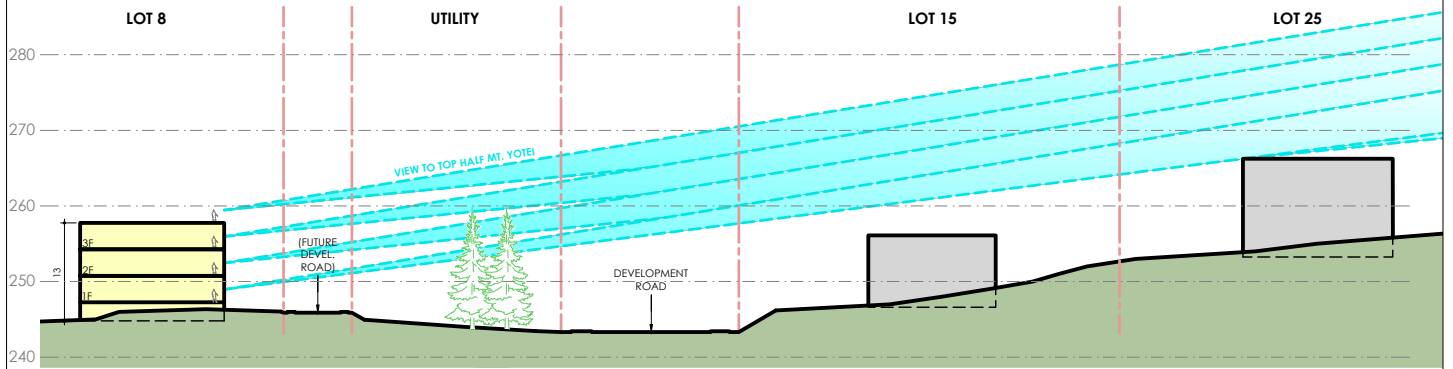
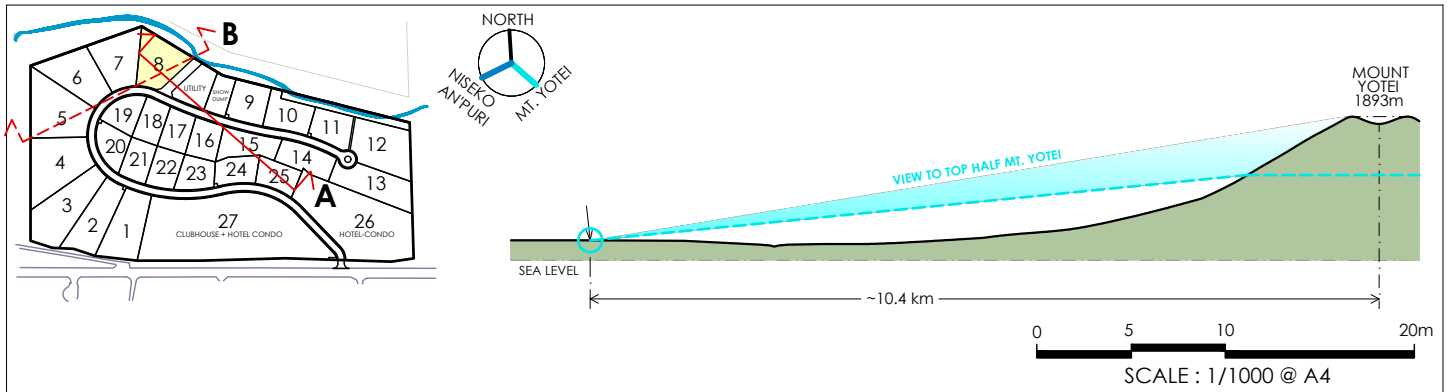


HANACREEK
NISEKO

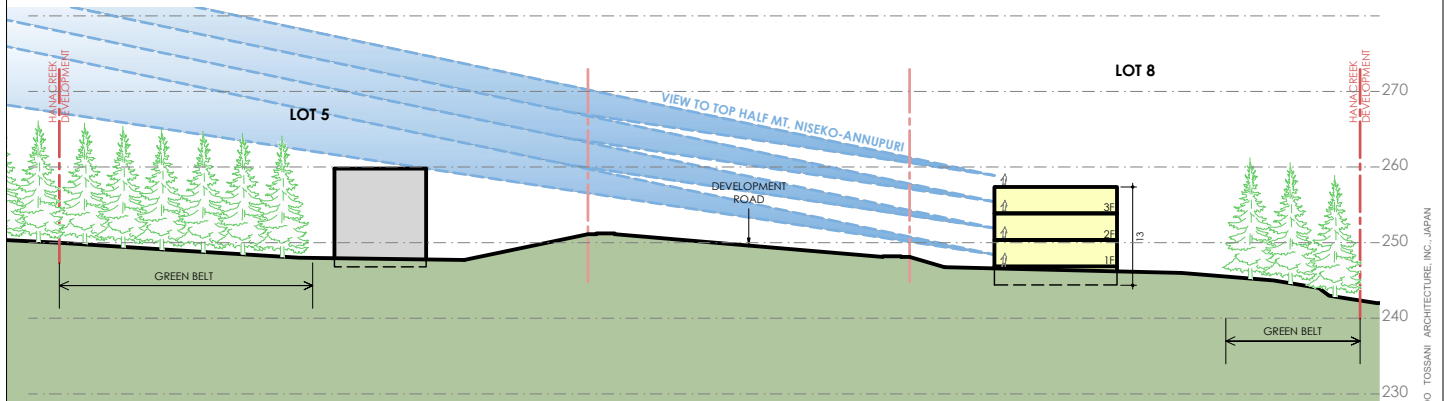
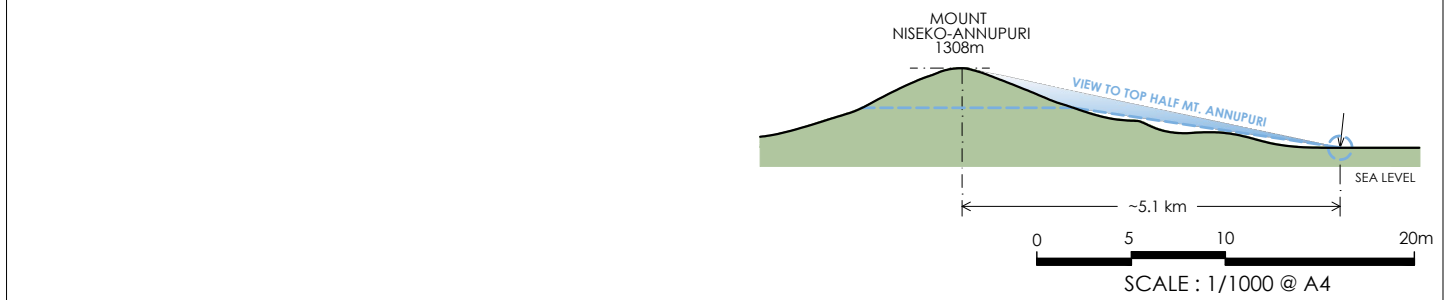
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1,860.37 m²
(1,104.43 m² DEVELOPABLE AREA)

"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

<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>NOTES REGARDING VIEW LINES TO MOUNTAINS:</p> <ol style="list-style-type: none"> 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.
<p>KUTCHAN TOWN PLANNING REGULATIONS (HEIGHT & SHASEN SLOPE LINES)</p> <p>DEVELOPMENT ZONE: WEST IWAOBETSU, ASAHI, HANAZONO AREA</p> <p>MAX. HEIGHT: 13 m</p> <p>ROAD SHASEN LINE RATIO: 1.25:1*</p> <p>SIDE SHASEN LINE RATIO: 1.25:1 @ 20m HEIGHT ABOVE BOUNDARY</p>	<p>NOTES REGARDING LOT INFORMATION AND AUTHORITY REGULATIONS:</p> <ol style="list-style-type: none"> 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



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