

15

1313M²

Lot 15



Lot 15 | Mt Yotei View | 10-13 Metres





Lot 15 | Ski Mountain View | 10-13 Metres





Lot 15 | Kutchan View | 10-13 Metres





Lot 15 | Creek Valley View | 10-13 Metres



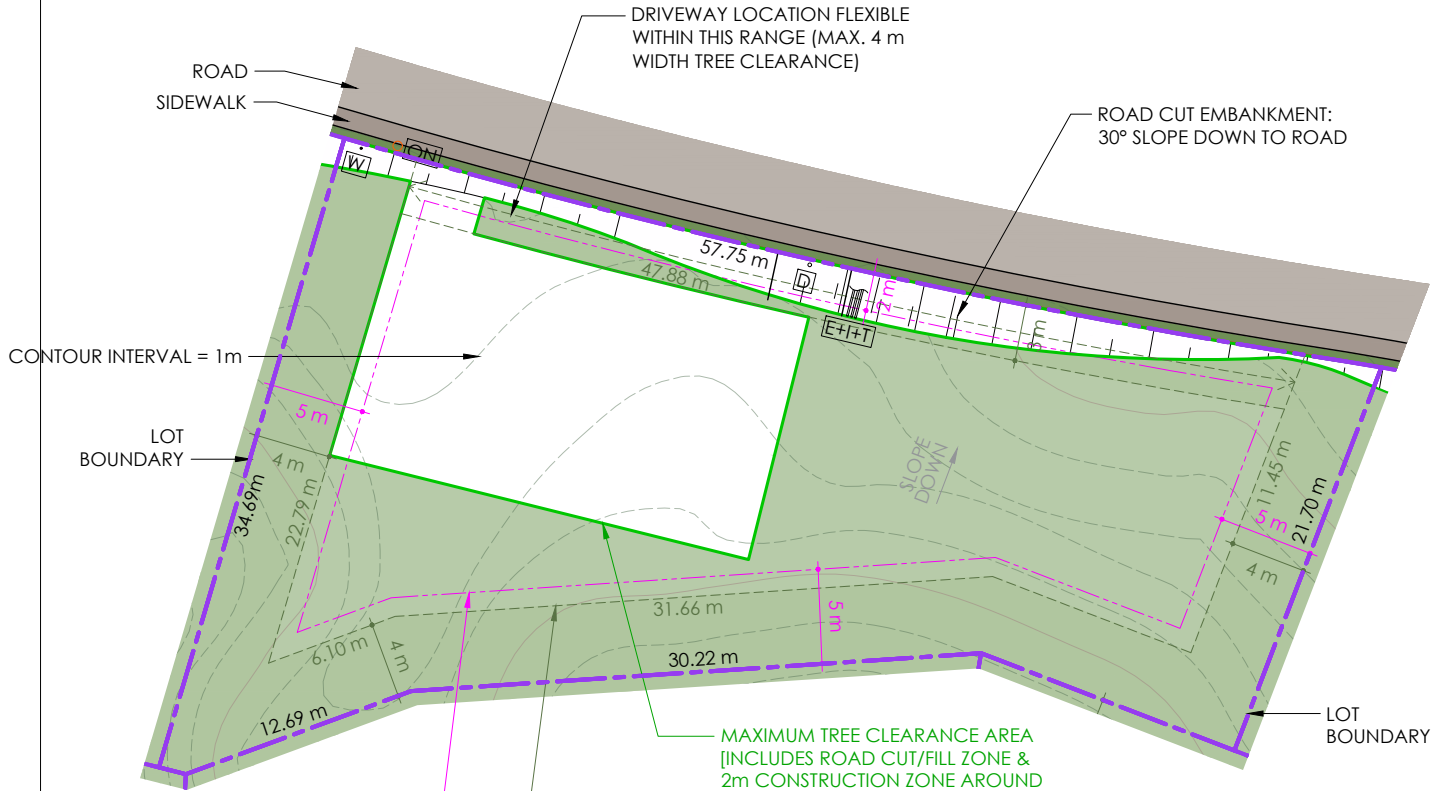
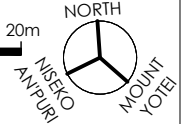
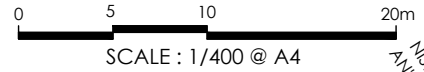
FINAL ELECTRICAL CAPACITY = 46 kVA

HANACREEK DEVELOPMENT GK RECOMMENDS HEATING BY KEROSENE OR GAS TO AVOID EXCEEDING ELECTRICAL CAPACITY

MAX. PERMITTED NO. OF ONSEN BATHS = 1 BATH
(1 BATH = 1.8 m²)

UTILITIES LEGEND

- ELECTRICITY
- INTERNET + TELEPHONE
- WATER + DRAINAGE
- ONSEN



KUTCHAN TOWN PLANNING REGULATIONS SETBACK ASSUMING:
 a. COVERAGE < 200 m²
 b. BUILDING PERMIT FOR "HOTEL" USE (FOR MAXIMUM LEASING FLEXIBILITY)*
 (*NEW REGULATION EXPECTED TO BE ENACTED 2023)

MAXIMUM TREE CLEARANCE AREA [INCLUDES ROAD CUT/FILL ZONE & 2m CONSTRUCTION ZONE AROUND BUILDING] = 395.15 m²
 (MAXIMUM AREA CANNOT BE EXCEEDED, HOWEVER SHAPE OF CLEARANCE AREA CAN BE CHANGED)

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 COVERAGE RATIO: (TOWN COVERAGE RATIO IS SUPERCEDED BY FOREST LAW; REFER MAX.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 >1,000m²)
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

FOREST DEVELOPMENT LAWS

MAXIMUM DEVELOPMENT FOOTPRINT (30% DEV. AREA) = 393.91 m²
MAXIMUM FOREST CLEARANCE (INCL ROAD CUT/FILL) = 395.15 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 (HOUSE & LAND)
LAND & ROOF DRAINAGE: DRAINAGE MAY FALL TOWARDS ROAD

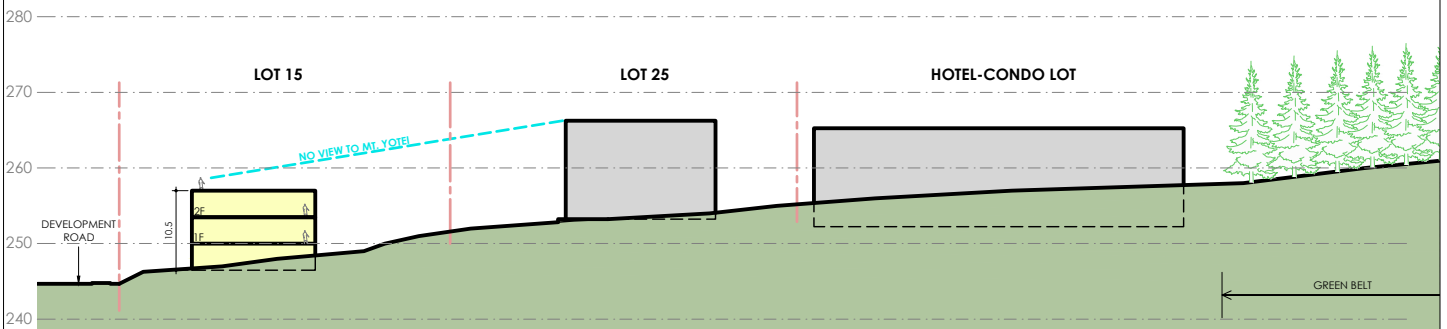
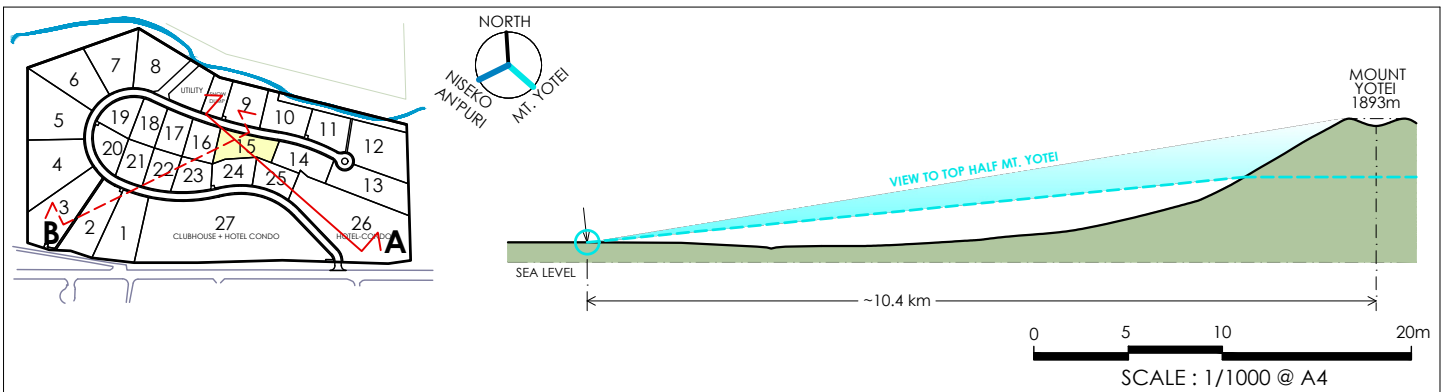
NOTES: ALL AREAS AND DIMENSIONS & CAPACITIES ARE SUBJECT TO CHANGE DEPENDING ON FINAL AUTHORITY & ENGINEERING REQUIREMENTS.
 *FLOORPLATE AREA ASSUMED MEASURED TO CENTERLINE OF 300MM THICK WALL.
 **MAX. ABOVE-GROUND G.F.A. IS APPROXIMATE ONLY; T.B.C. BY DETAILED STUDY BY OTHERS.



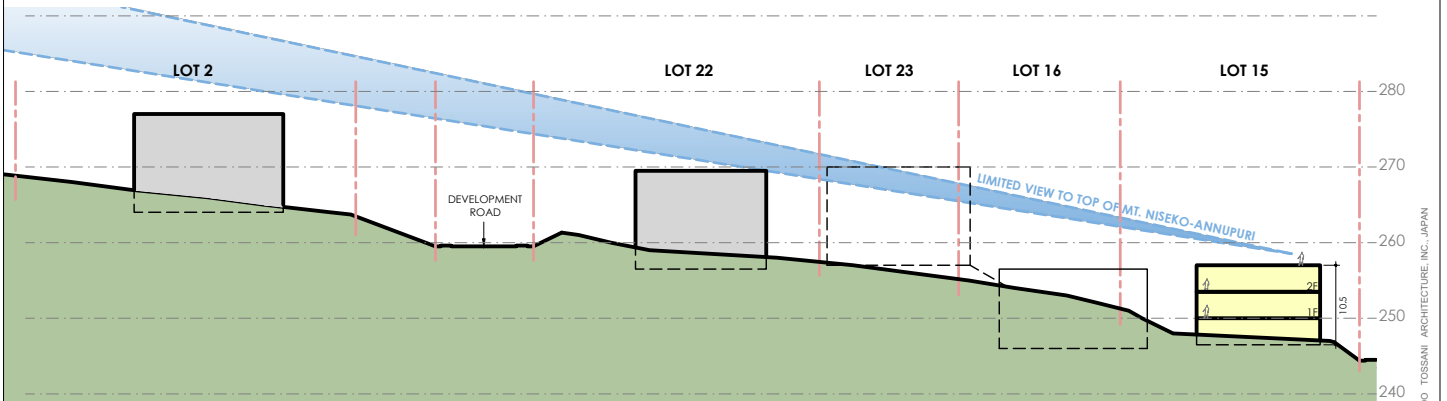
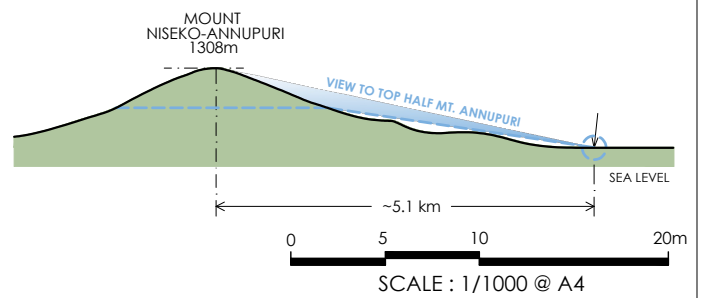
Hanacreek LOT 15
1,313.04 m²
 (1,313.04 m² DEVELOPABLE AREA)

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

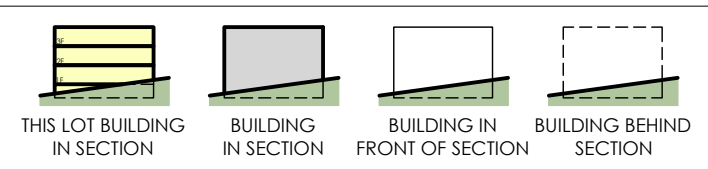




SECTION A - VIEW TO MT. YOTEI



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 15
1,313.04 m²
(1,313.04 m² DEVELOPABLE AREA)

riccardotossani
architecture