

(Tentative name) Yamada 152 Villa Land Development Plan

This briefing is a preliminary briefing for local residents based on Article 9, Paragraph 4 of the Kutchan Town Ordinance for Preserving and Developing Beautiful Landscapes and the Forest Land Development Permit System under the Forest Law.

Programme

1. Introduction of the business and related parties 2.
2. Explanation of business plan
3. Question and answer session
4. Closing of the meeting

(Tentative name) Yamada 152 Villa Land Development Project Plan

1. Developer 1-38-3, Minami 16-jo Nishi 8-chome, Chuo-ku, Sapporo

Marumi Corporation

Representative Director Norichika Yoshikawa

Business Overview Real estate development of hotel condominiums and lots, real estate sales, leasing, management and brokerage

Development Achievements 2014 Ki Niseko,
2016 AYA Niseko
2018 Panorama Niseko

2. Development Planned Site 152, 154, 172-2, 172-5, 172-6, 174-1, 174-3, Niseko-Hirafu Sanjo, Kutchan-cho, Abuta-gun

Within the quasi-city planning area, Yamada II district, use restricted area is (Kanko II district)

Building Plan

- Building coverage ratio: 40%, floor area ratio: 300
- Maximum building height: 16m (22m)
- Minimum site area: 500m²
- Setback from the front road: 6m, Adjacent land: 2m or more, Height exceeding 14m is calculated according to a specific formula.

3. Development Area 100,376.99 m² (30,364.03Tubo)

4. Planned Buildings 2 center houses (management office, restaurant, store, hotel, art gallery), machine room, 39 villa lots

5. Scheduled construction period From the end of May 2023 to November 30, 2024

6. Architects

Project Manager

3-2-6, Niseko Hirafu 1jo, Kutchan-cho
Mountainside Palace 2F
Niseko Real Estate Co., Ltd.
Representative Director Ben Kerr

Architectural Design

4F Pine Hill, 17-18 Sarugaku-cho, Shibuya-ku, Tokyo
ALA Inc.
Representative Director Tatsuya Umezawa

Civil Engineering Design

2-7, Minami 5-jo Nishi 23-chome, Chuo-ku, Sapporo
Takushoku Sekkei Co., Ltd
Representative Director Yoshiaki Sato

7. Planning Outline

▪ Concept

The proposed site is located 20 to 30 meters below ground level with respect to the view from the road, and does not affect the view of Mt. Yotei.

The site is surrounded by a thick natural forest of more than 80 years old, and the building will be located among the trees so that the building will be visible from the surrounding area behind the trees.

The height of the road is planned to match the ground level in order to minimize the embankment of the land.

▪ Villa site (39 residential lots)

Land for villas is available for sale.

The standard for forest land development activity is more than 1,000 m² per site. The area that can be cleared is less than 30%. The owner will design and construct a building that meets the conditions of the land.

▪ Center house (2 buildings)

The center house is planned to be low-rise so as not to affect the landscape.

The facilities to be located will include a restaurant, store, hotel, art gallery, office, and machine room.

▪ Road planning

The project plan calls for a road to cross the center of the development area.

The road will connect to the existing Lower Hirafu town road from the Rankoshi Niseko Kutchan Route and will provide a new access road to the Lower Hirafu area.

A 12m wide road is planned to connect from the Rankoshi Niseko Kutchan road to the existing Lower Hirafu town road.

We are discussing with the town to make about this road that plan to be certified as town road more convenient for everyone.

The road will have a slope of 6% or less.

The road is planned to have a gradient of 6% or less, which will allow for easy access during the winter months.

The other roads in the development area will be 9m wide as development roads.

- Greening plan

Almost the entire area of the planned site is forested, and more than 60% of the area will be left as forest through development activities in accordance with the Forest Law.

In addition, one tennis court and three green areas will be set aside as plazas, where the undergrowth will be treated to create lawns for strolling, and more than 3% of the development area will be reserved.

- Rainwater Drainage Plan

The stormwater drainage plan is based on the 10-year probability of rainfall intensity based on Hokkaido's heavy rainfall data.

The watershed of the development area is divided into the Hiyamizu River and the Oyaji River, each of which has a sedimentation basin to prevent sediment from flowing downstream and discharging into the river.

- Water Supply Plan

As this area is outside the Kutchan-cho water supply area, a water well will be drilled in the area and a water storage tank will be installed in the center house to supply water to each building.

Since the number of people to be supplied exceeds 100, we will be the exclusive water supplier and will ensure thorough water quality control and supply.

- Sewage Drainage Plan

Septic tanks are installed in each building, and sewage drainage is combined with rainwater drainage and discharged into the river in compliance with river discharge water quality standards.

- Hot Spring Plan

Hot spring water will be supplied to each building by drilling a hot spring well and storing it in a hot water tank on the center house site within the area.

The hot spring will be supplied to each building at a pumping rate of 100 L/min or less.

Drainage will be combined with rainwater drainage and discharged into the river.

Onsen water will be drained only after the water has been inspected and components that may affect the

ecosystem have been filtered.

The water temperature will also be lowered enough before it is drained so that it will not have any effect on the ecosystem.

- Electricity and Telecommunications

Electricity and telecommunications facilities are provided underground in the road.

The electric facilities are managed by Hokkaido Electric Power Company, and each villa is supplied under a contract with Hokkaido Electric Power Company and NTT.

- Snow Removal Plan

Roads within the area will be cleared by a specialized contractor.

Space for snow accumulation will be provided within the area, and snow will be removed as soon as it accumulates.

- Waste Disposal Plan

Waste collection is planned to be outsourced to a local private waste disposal company with a waste collection facility on the site of the management facility.

- Hiyamizu River

- ① Maintenance of existing rivers

The Hiyamizu River in the development zone will be repaired to ensure that it has a cross-section that can safely flow under a 30-year rainfall probability, and a management road will be installed and maintained on both banks.

Box culverts will be installed at the crossings of road in accordance with the current river conditions.

- ② Riverbed Area

We are in discussion with the Town in regards to the exchange of land with the Town to bring the riverbed area in line with the existing river.

(The planned drawings are subject to change depending on the discussion.)

グランヒラフ
スキー場

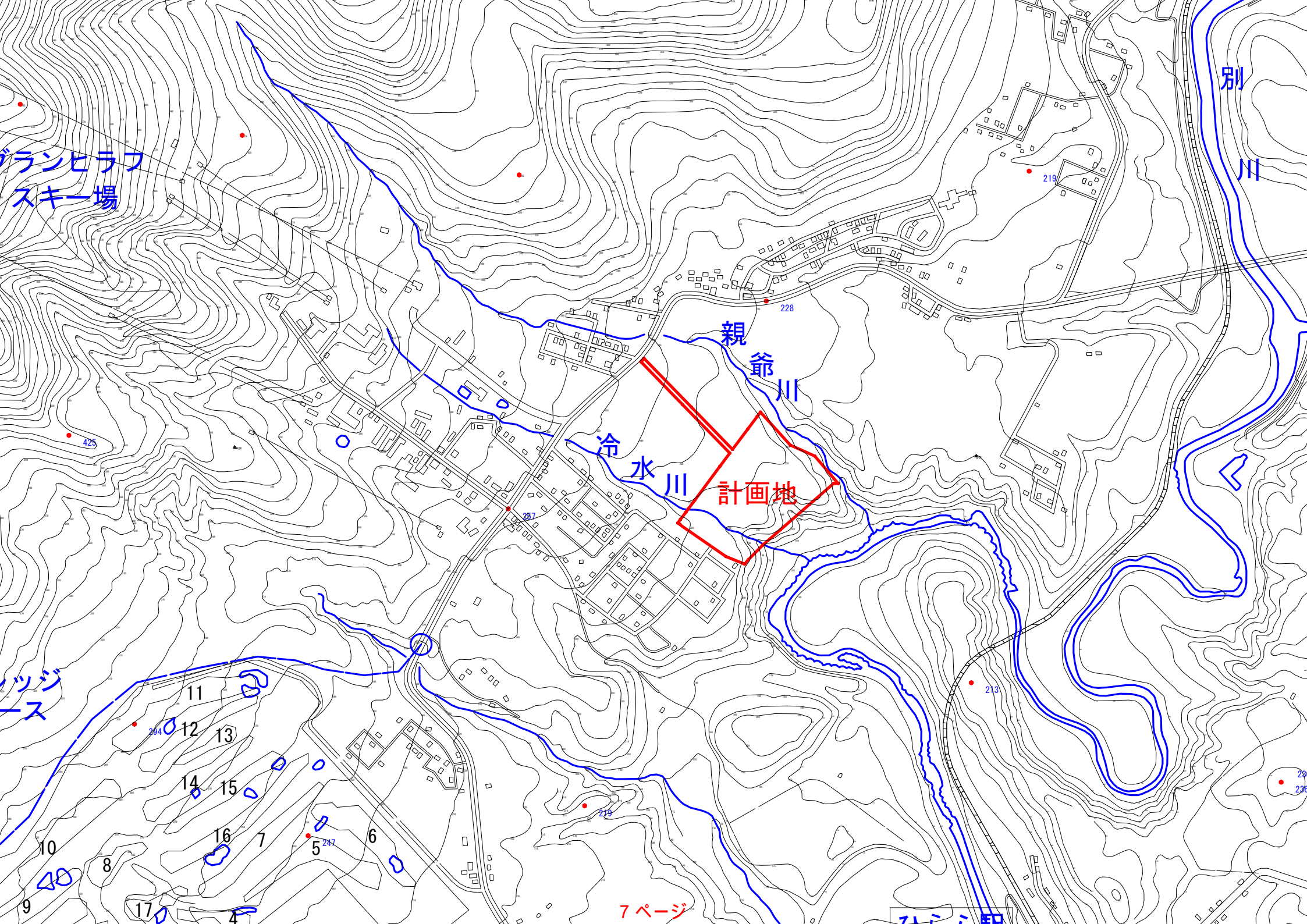
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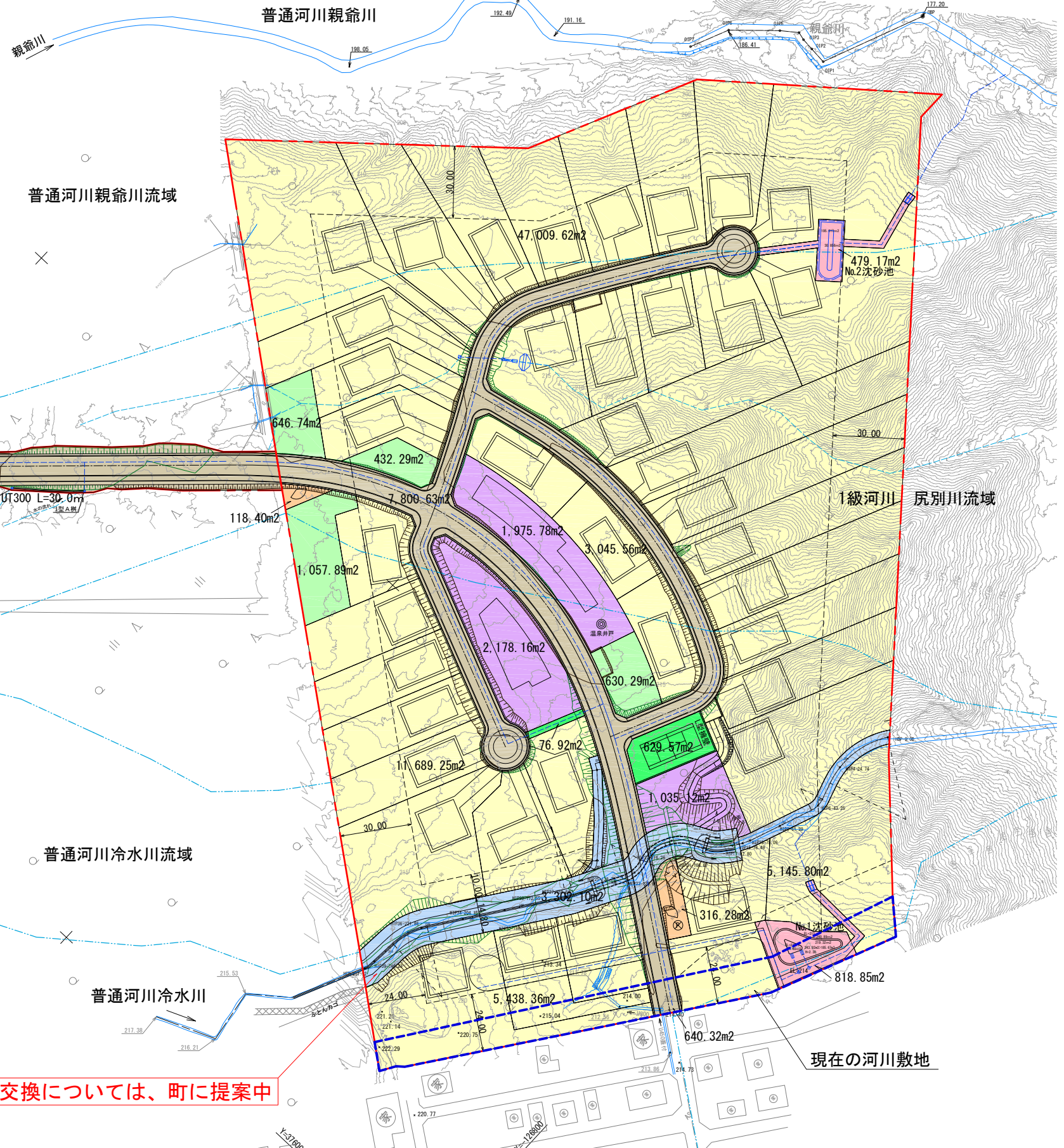
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土地利用計画図

虻田郡倶知安町ニセコひらふ三条



土地利用面積表		備考
道路	14,350.84 m ²	
管理施設用地	5,189.06 m ²	
宅地 (残置森林を含む)	72,328.77 m ²	
緑地 (残置森林)	2,767.21 m ²	
広場	706.49 m ²	
サイン用地	434.68 m ²	
防災施設用地	1,298.02 m ²	
河川敷地	3,301.92 m ²	町へ提案中
土地利用合計	100,376.99 m ²	

凡例

--- 開発区域界

Y=37800

Y=37600

Y=37400

Y=37200

NOTES



TAKUSHOKU.
Takuhoku Sekkei Co.

株式会社 拓殖設計
代表取締役 佐藤 義昭

JOB NO

DWG NO

PROJECT

(仮称) 山田152別荘地開発計画
事業者 株式会社 丸海

TITLE

土地利用計画図

SCALE A1=1:1000
A3=1:2000

No 2

造成計画平面図

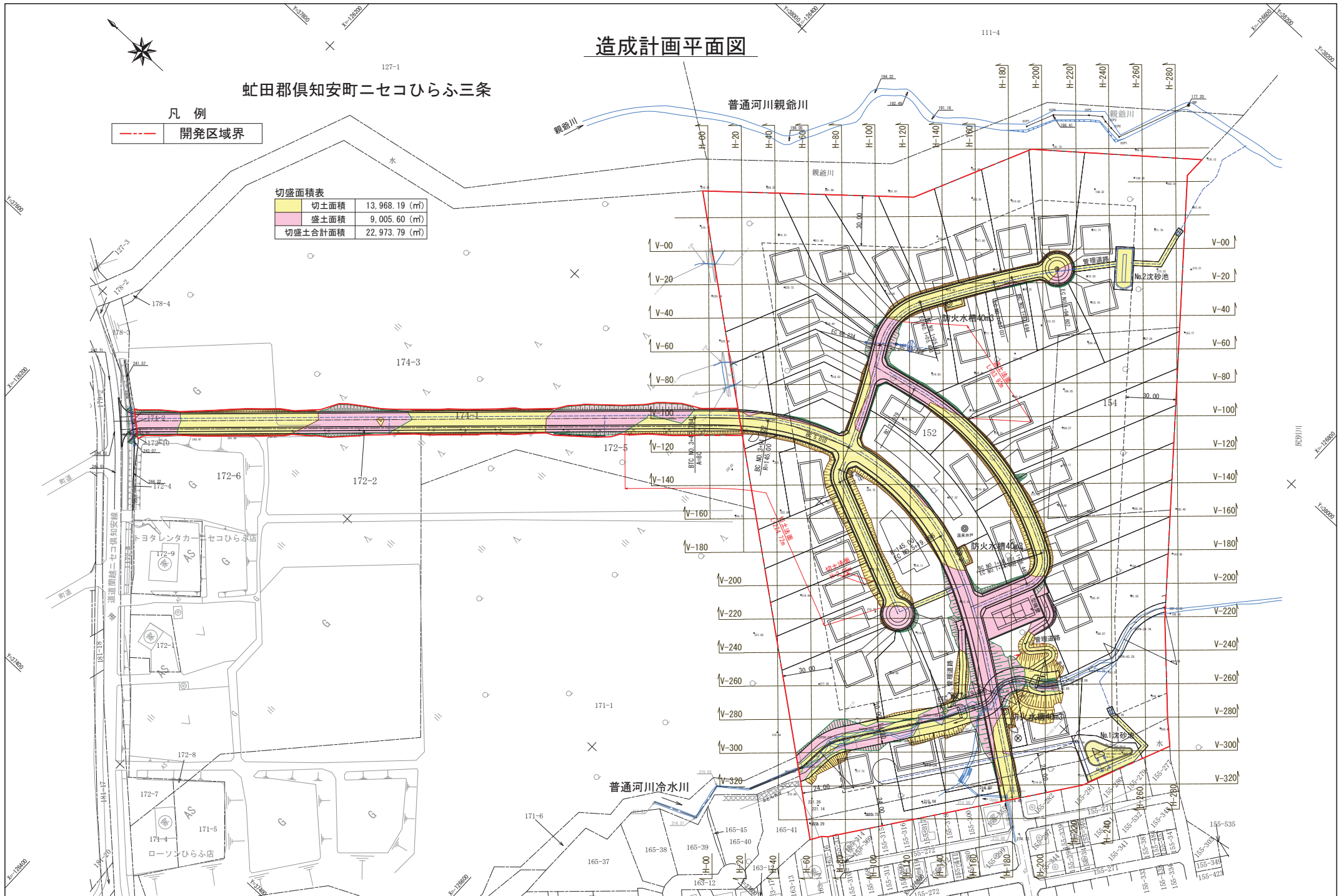
虻田郡倶知安町ニセコひらふ三条

凡例

--- 開発区域界

切盛面積表

切土面積	13,968.19 (m ²)
盛土面積	9,005.60 (m ²)
切盛土合計面積	22,973.79 (m ²)



NOTES



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Takushiokoku Co., Ltd.

株式会社 拓殖設計
代表取締役 佐藤 義昭

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DWG NO

PROJECT

(仮称) 山田152別荘地開発計画
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TITLE

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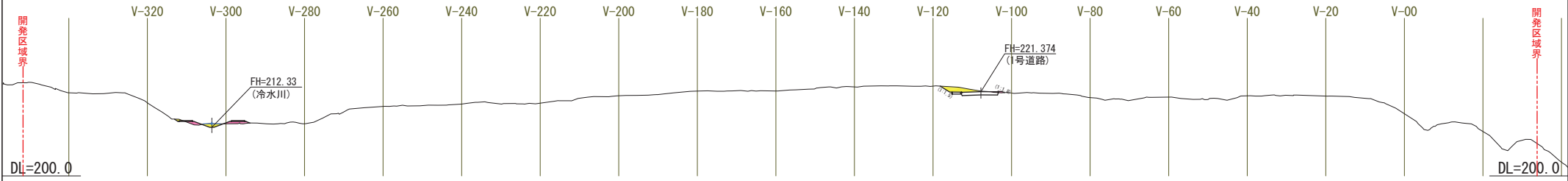
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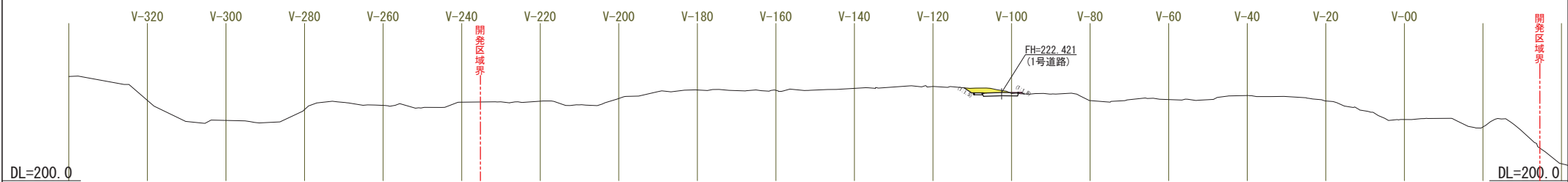
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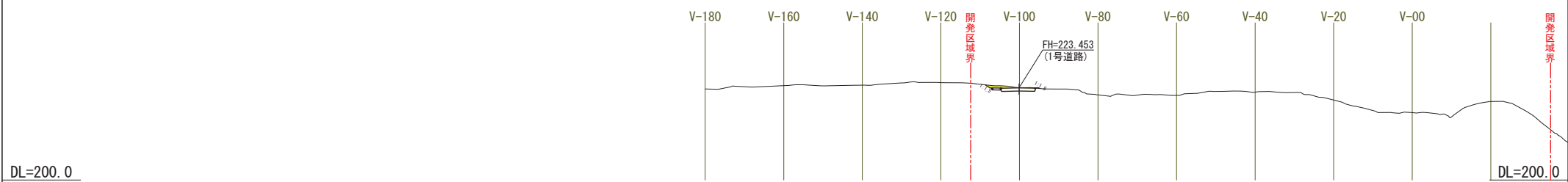
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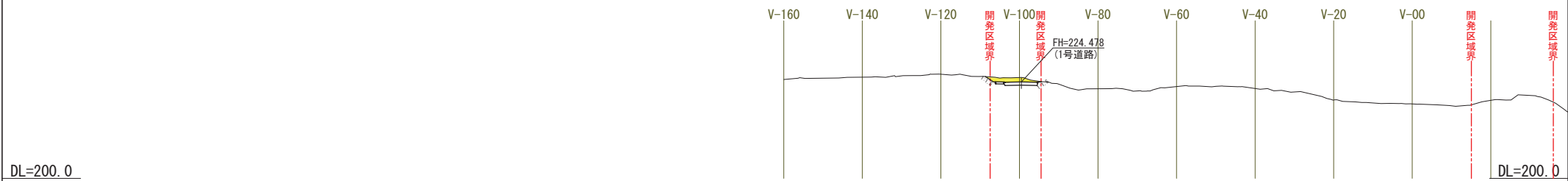
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H-20



H-00

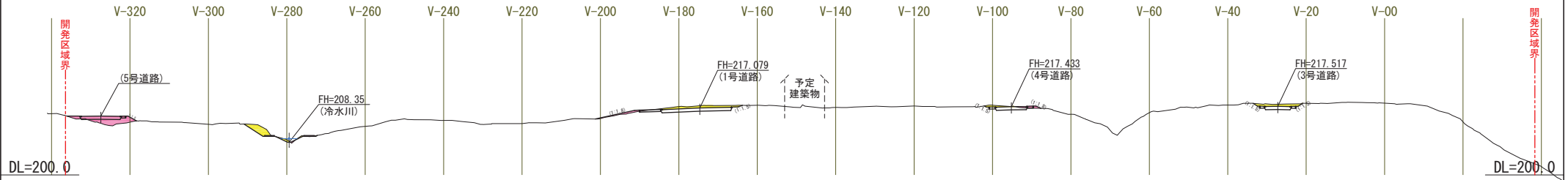


NOTES	 TAKUSHOKU <small>Takushoku Dokusho Co.</small>	株式会社 拓殖設計 代表取締役 佐藤 義昭	JOB NO	PROJECT	TITLE	SCALE
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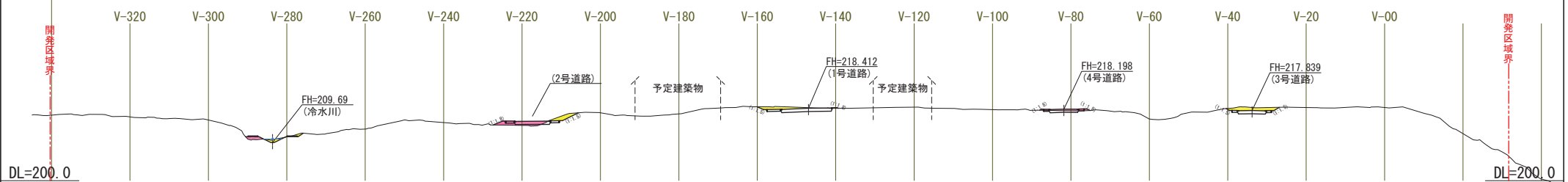
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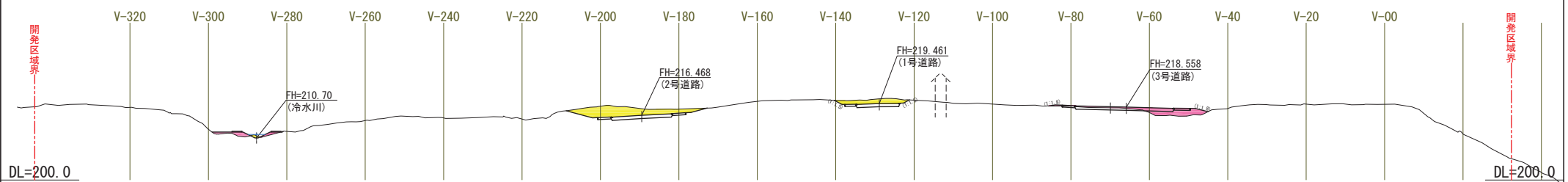
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盛土範囲



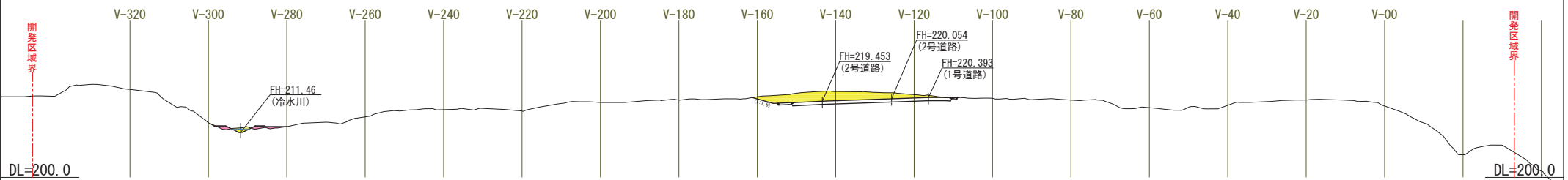
H-120




H-100



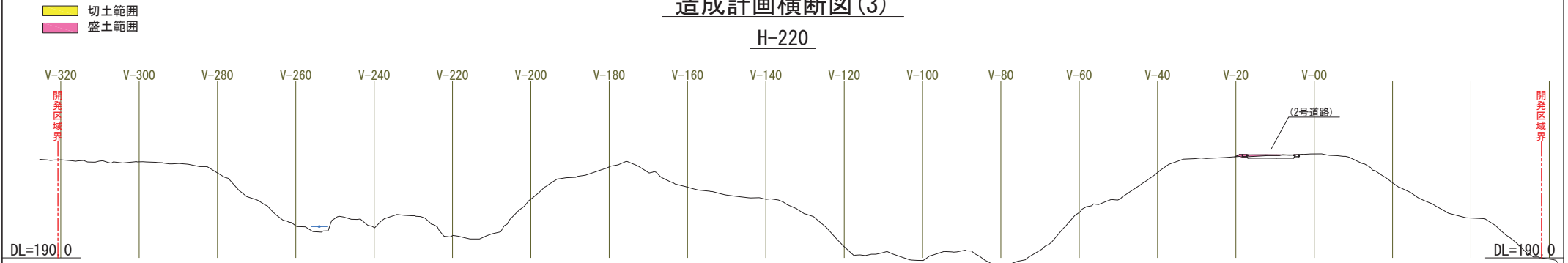
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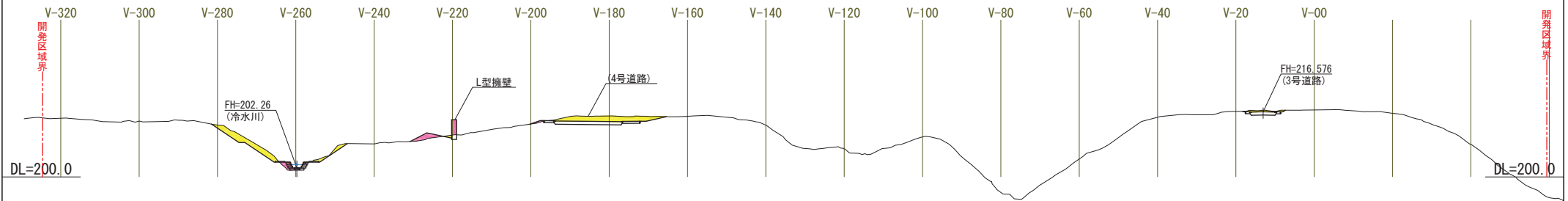
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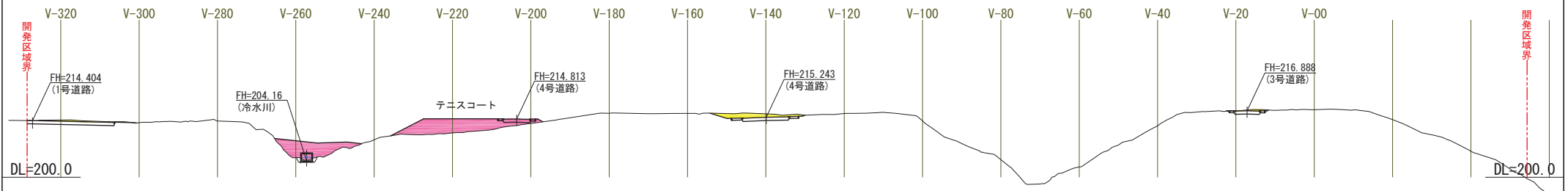
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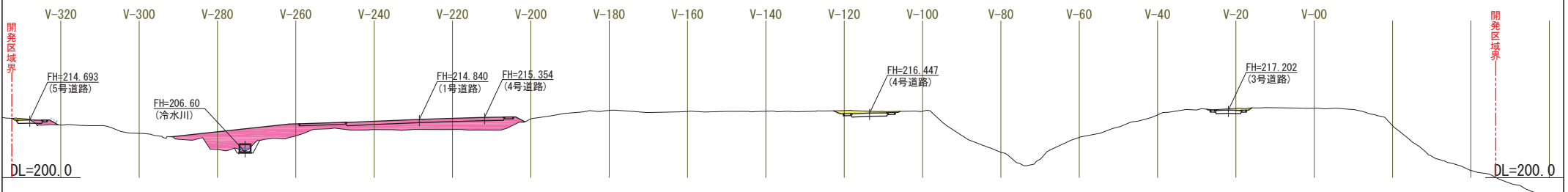
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H-180



H-160

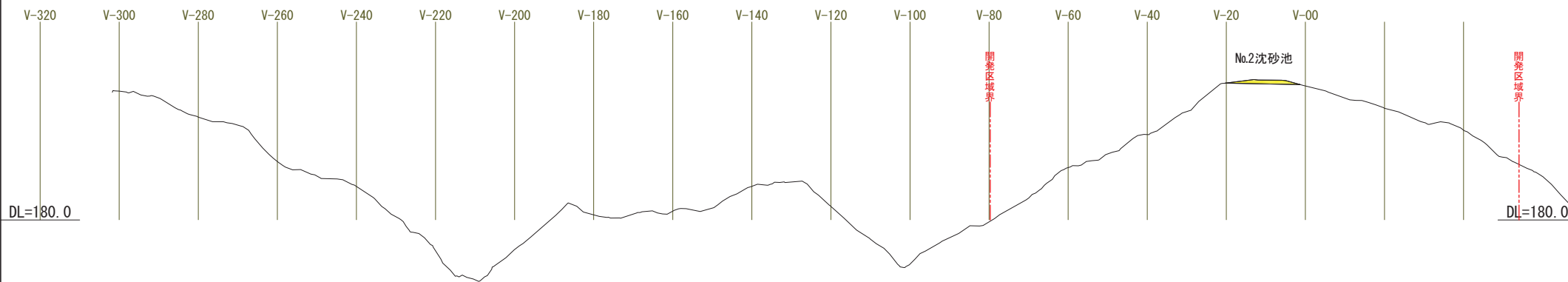


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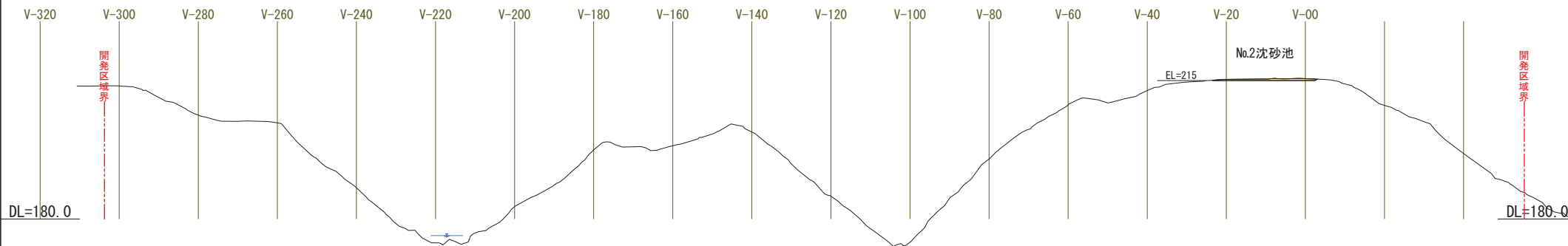
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切土範囲
 盛土範囲

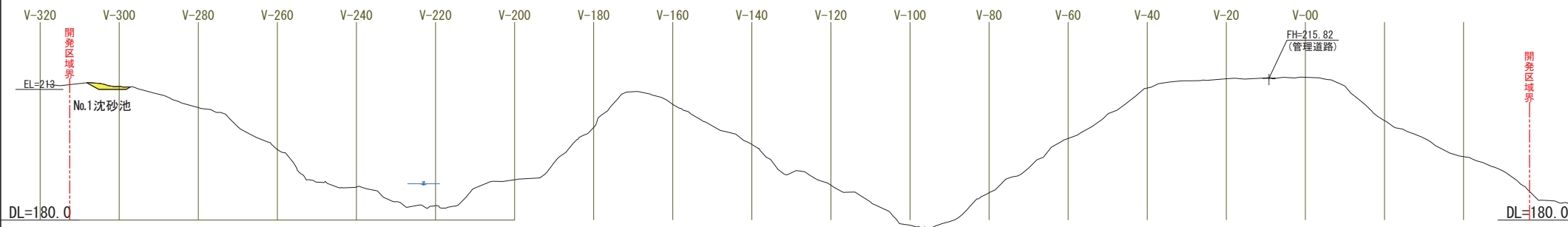
H-280




H-260



H-240

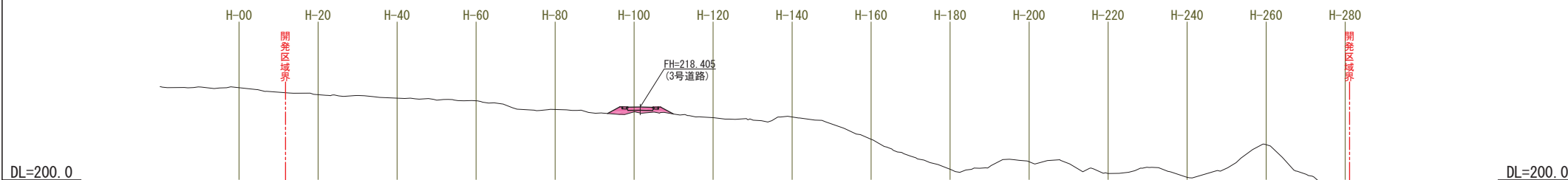


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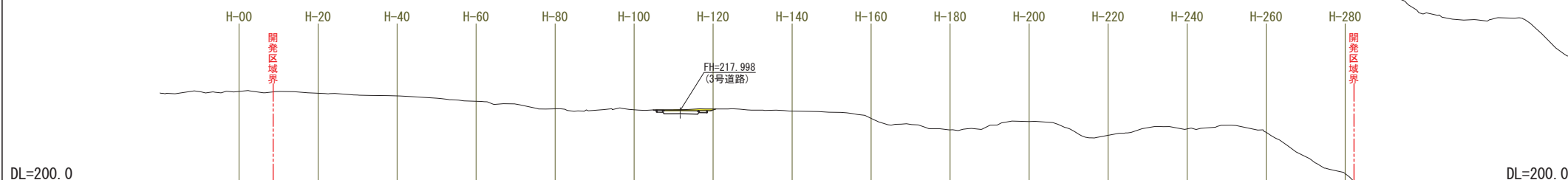
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V-60

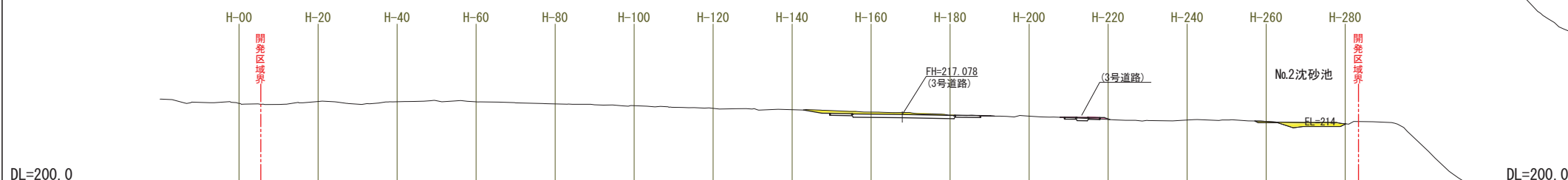
切土範囲
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V-40




V-20



V-00

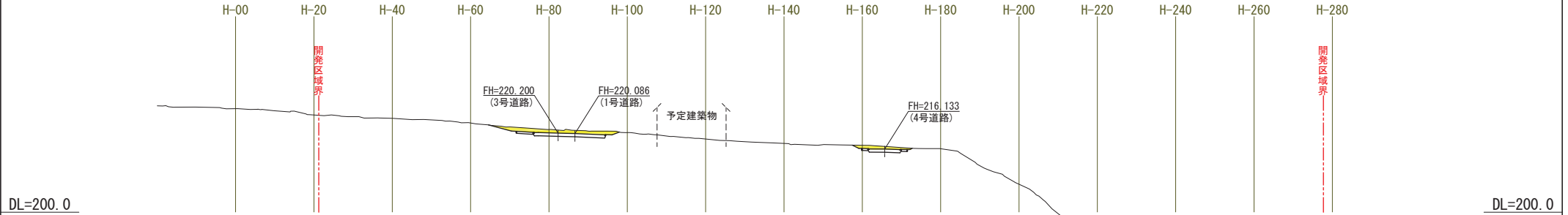


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		DWG NO	(仮称) 山田152別荘地開発計画 事業者 株式会社 丸海	造成計画横断図(5)	A1=1:500 A3=1:1000 No 4-5

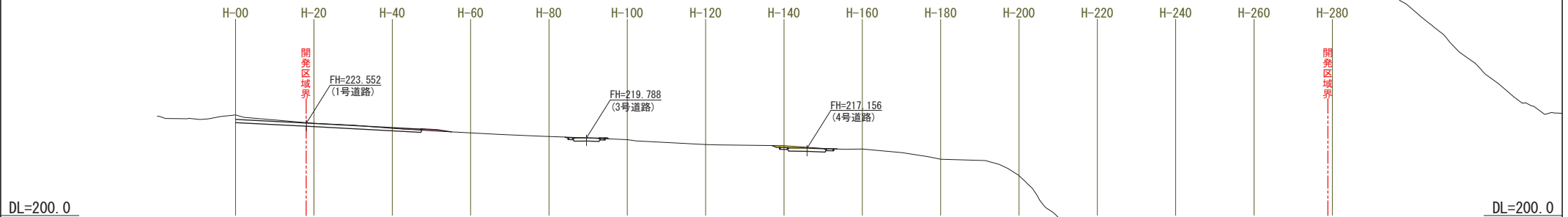
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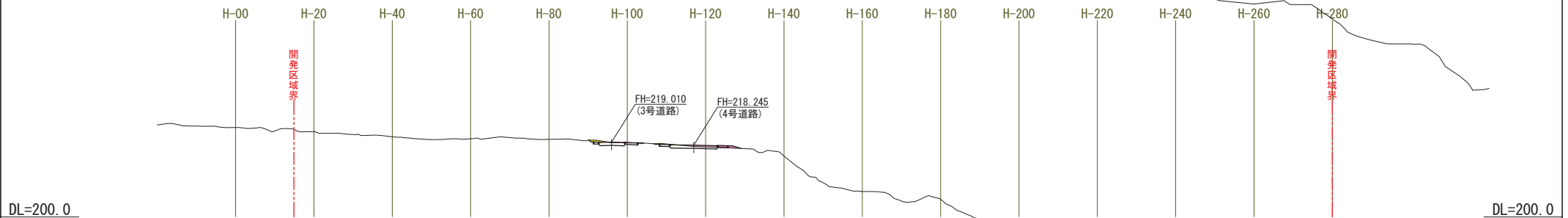
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 盛土範囲




V-100



V-80

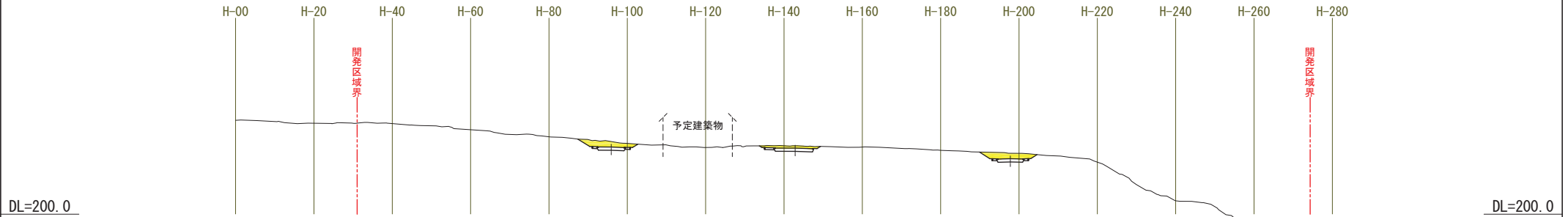


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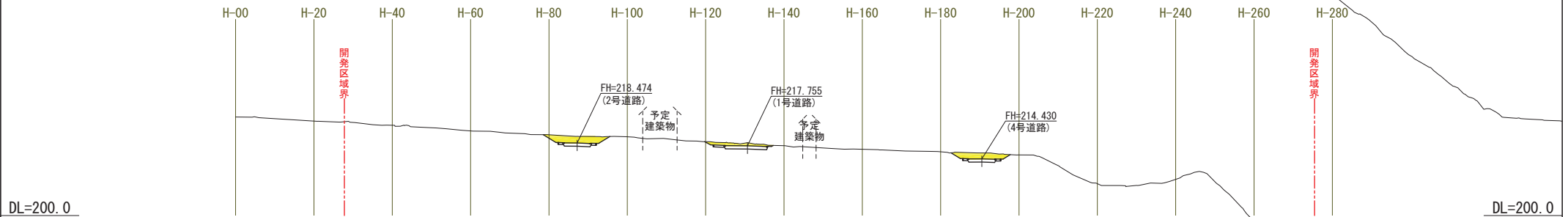
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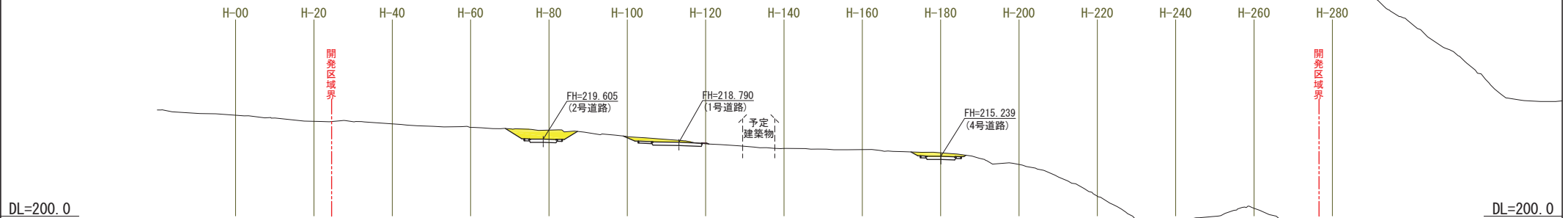
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 盛土範囲




V-160



V-140

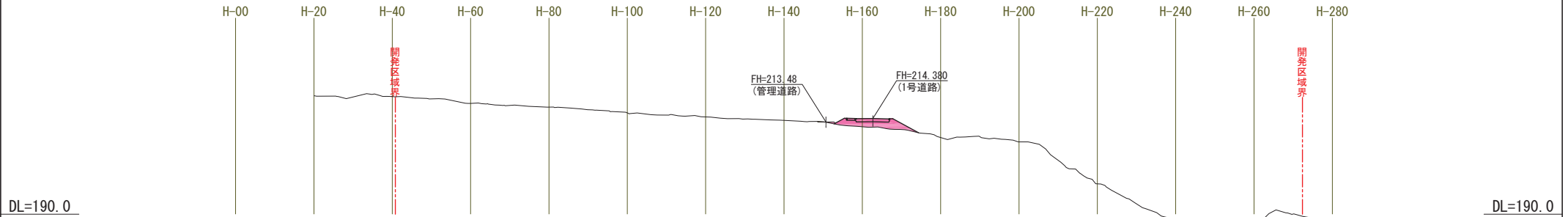


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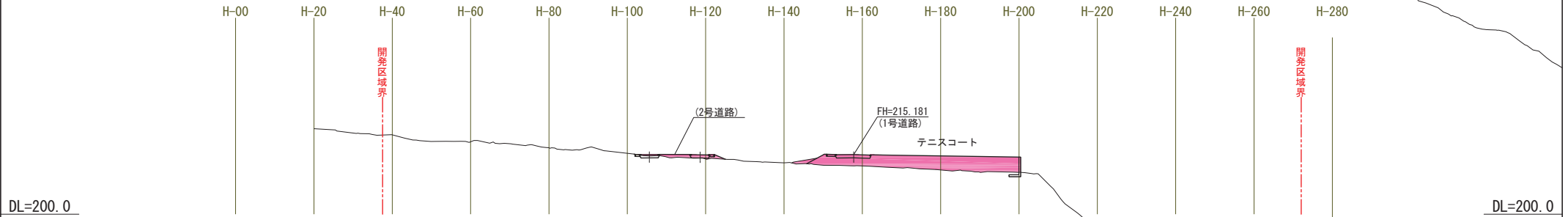
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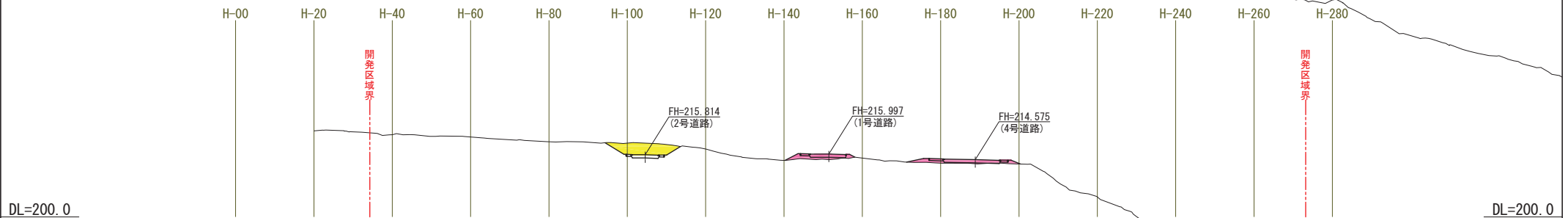
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 盛土範囲




V-220



V-200

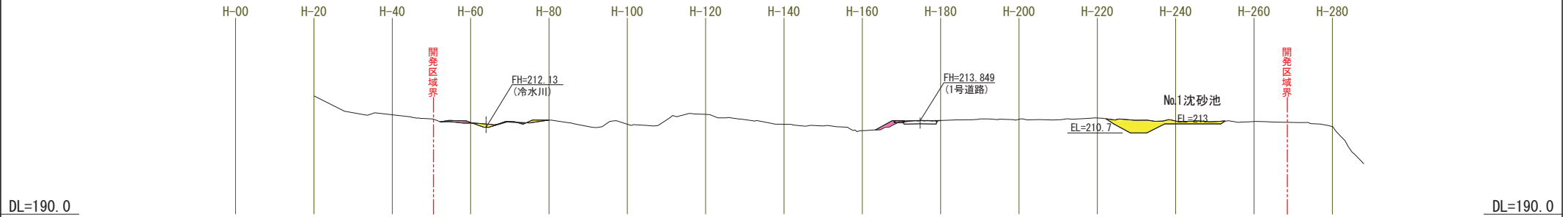


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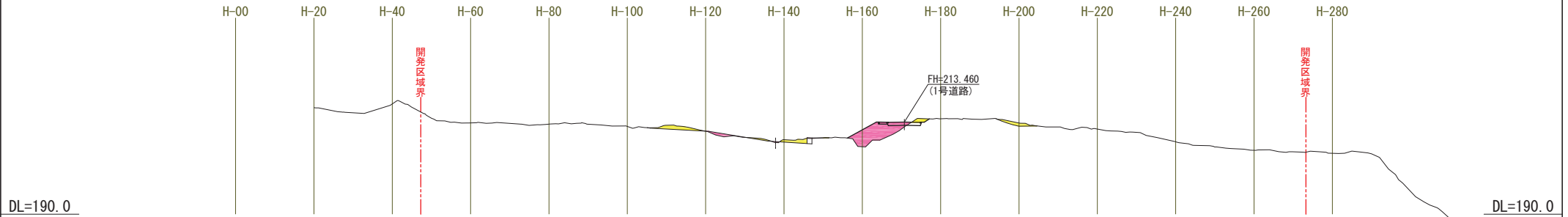
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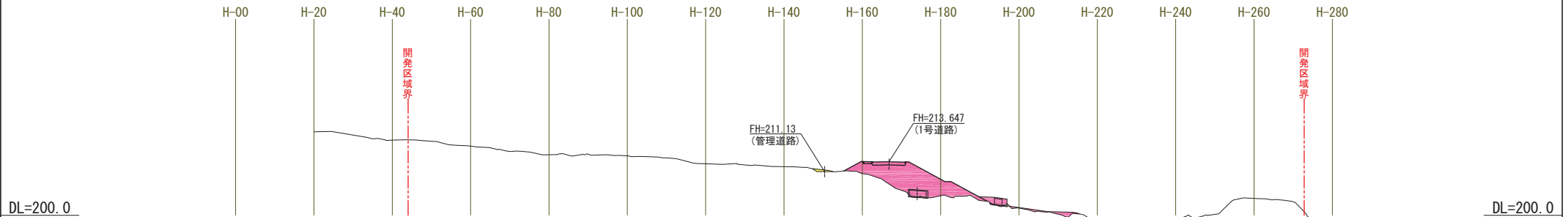
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盛土範囲




V-280



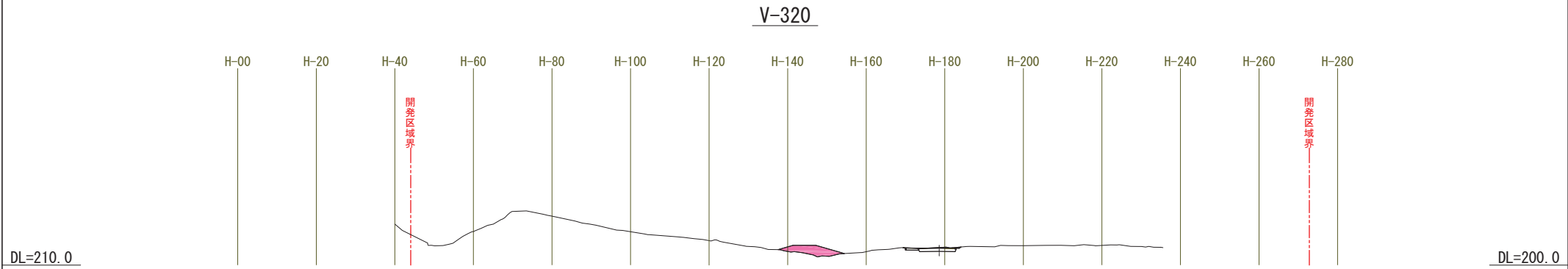
V-260




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造成計画横断図(10)

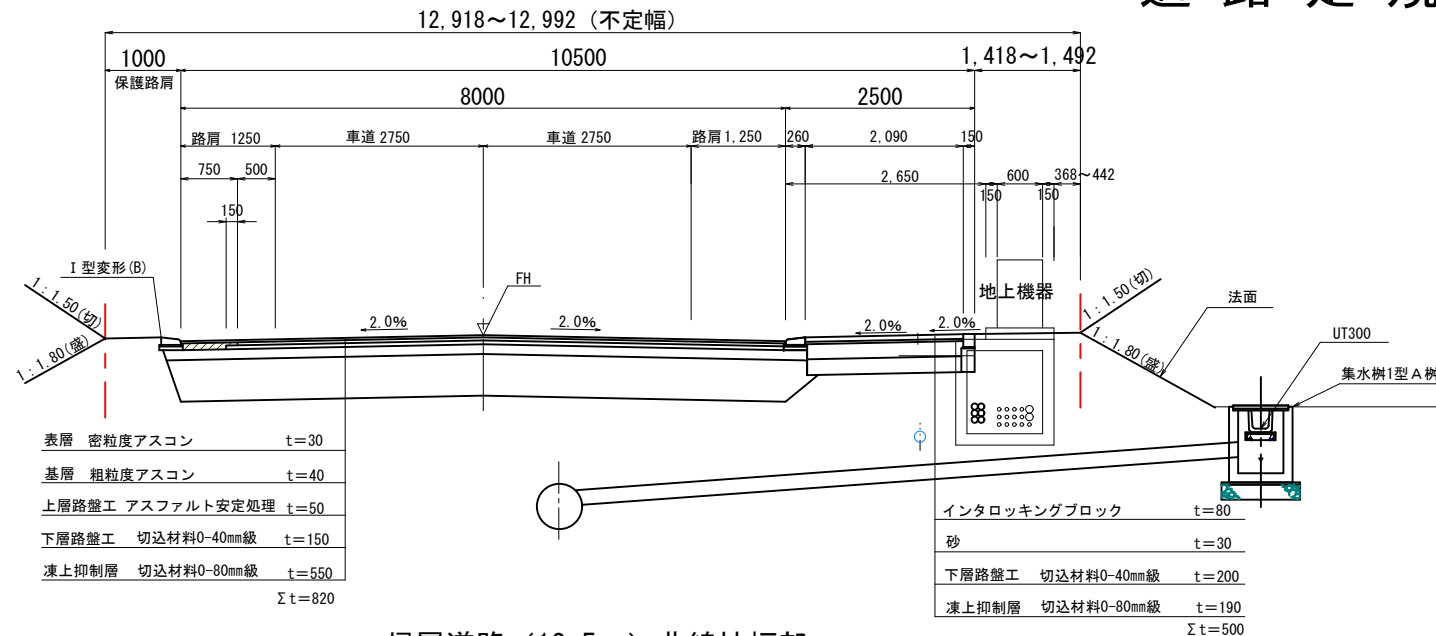
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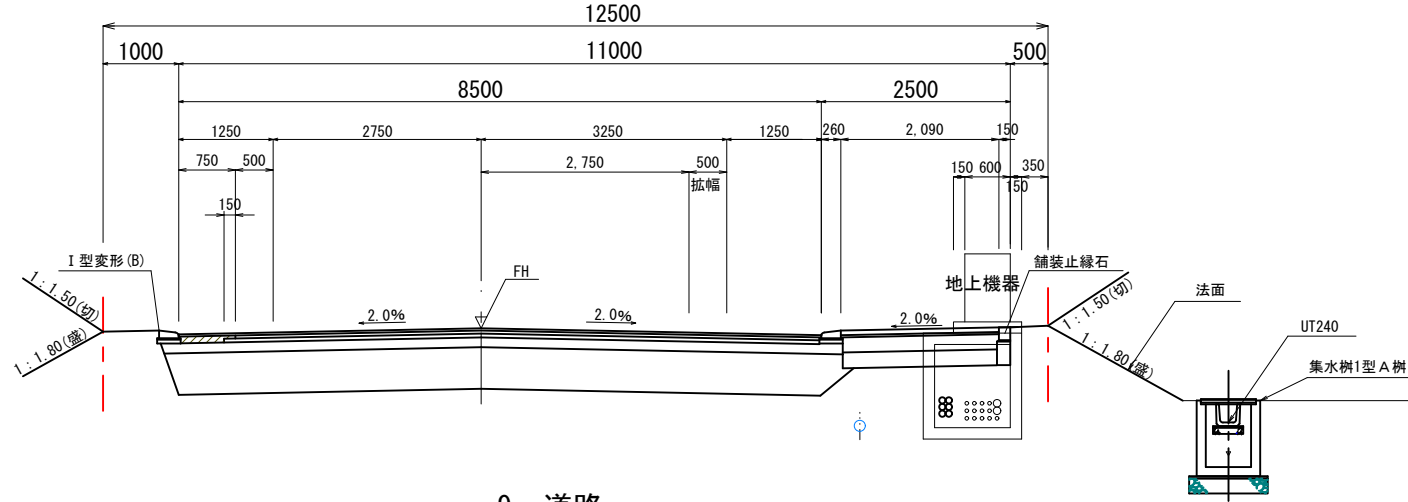
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帰属道路 (12.918~12.992m)
(BP~SP374.64)

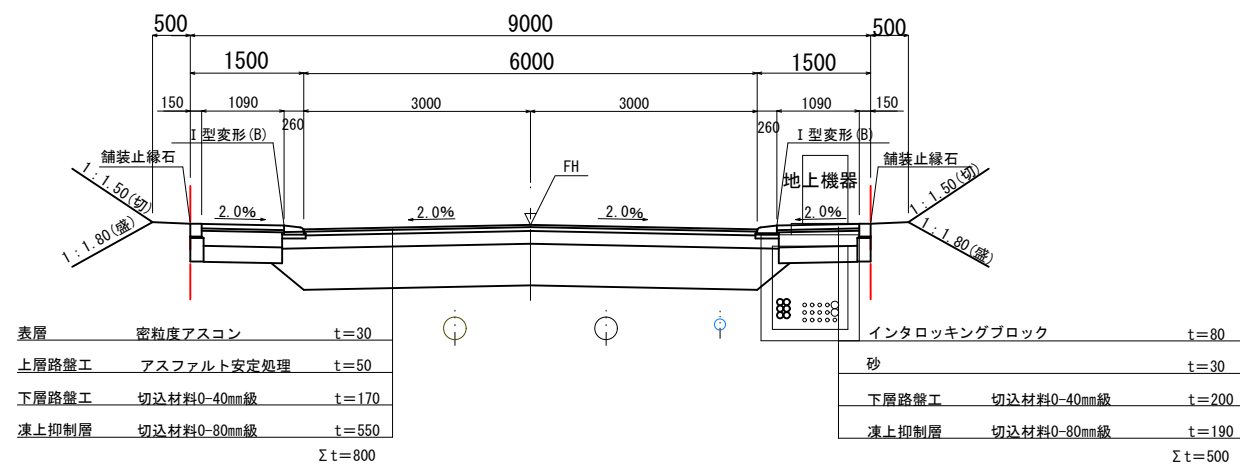
道路定規図



帰属道路 (12.5m) 曲線拡幅部
(SP374.64~EP683.83) カーブ区間は50cm拡幅

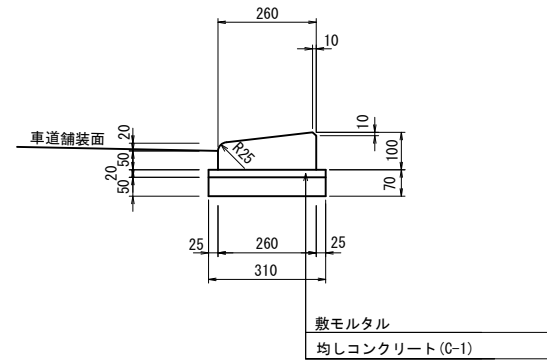


9m道路

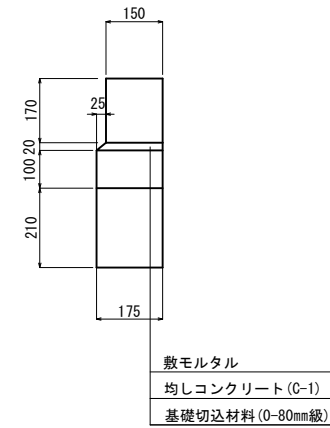


車道用縁石 S=1:10

特殊変形縁石(b)

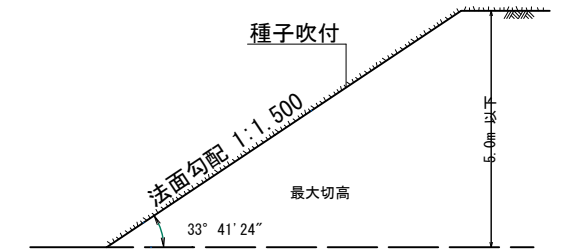


舗装止縁石

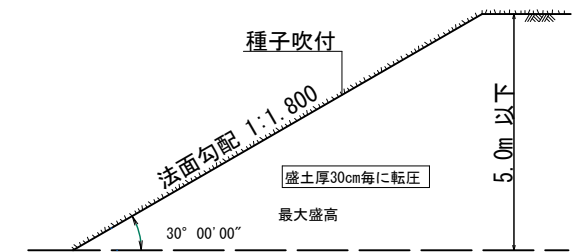


土工定規図 S=1:50

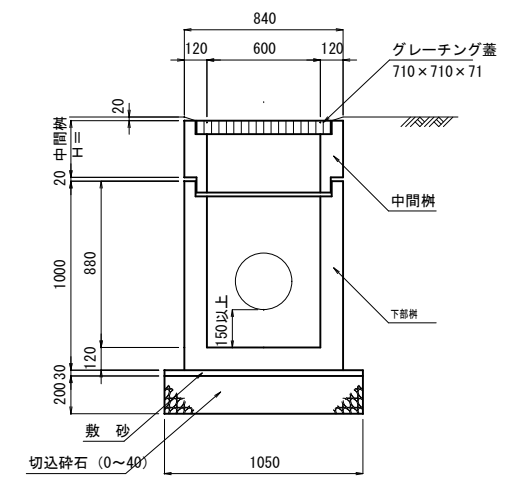
切土部



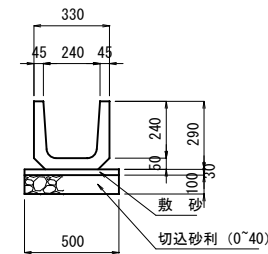
盛土部



集水樹 I型A樹 S=1:20



U-300Bトラフ S=1:20



規格	区分	設計速度	設計値		参照基準類	路肩構成		備考	
			車道幅員	路肩幅員		冬期路肩	落こぼれ幅		
12m道路	3種4級 帰属予定道路	普通道路	40	2.75	1.25	道路構造令解説と運用P 194, 209 道路事業設計要領 P 2-25, 26	0.50	0.75	

NOTES

設計者 TAKUSHOKU 株式会社 拓殖設計 代表取締役 佐藤 義昭

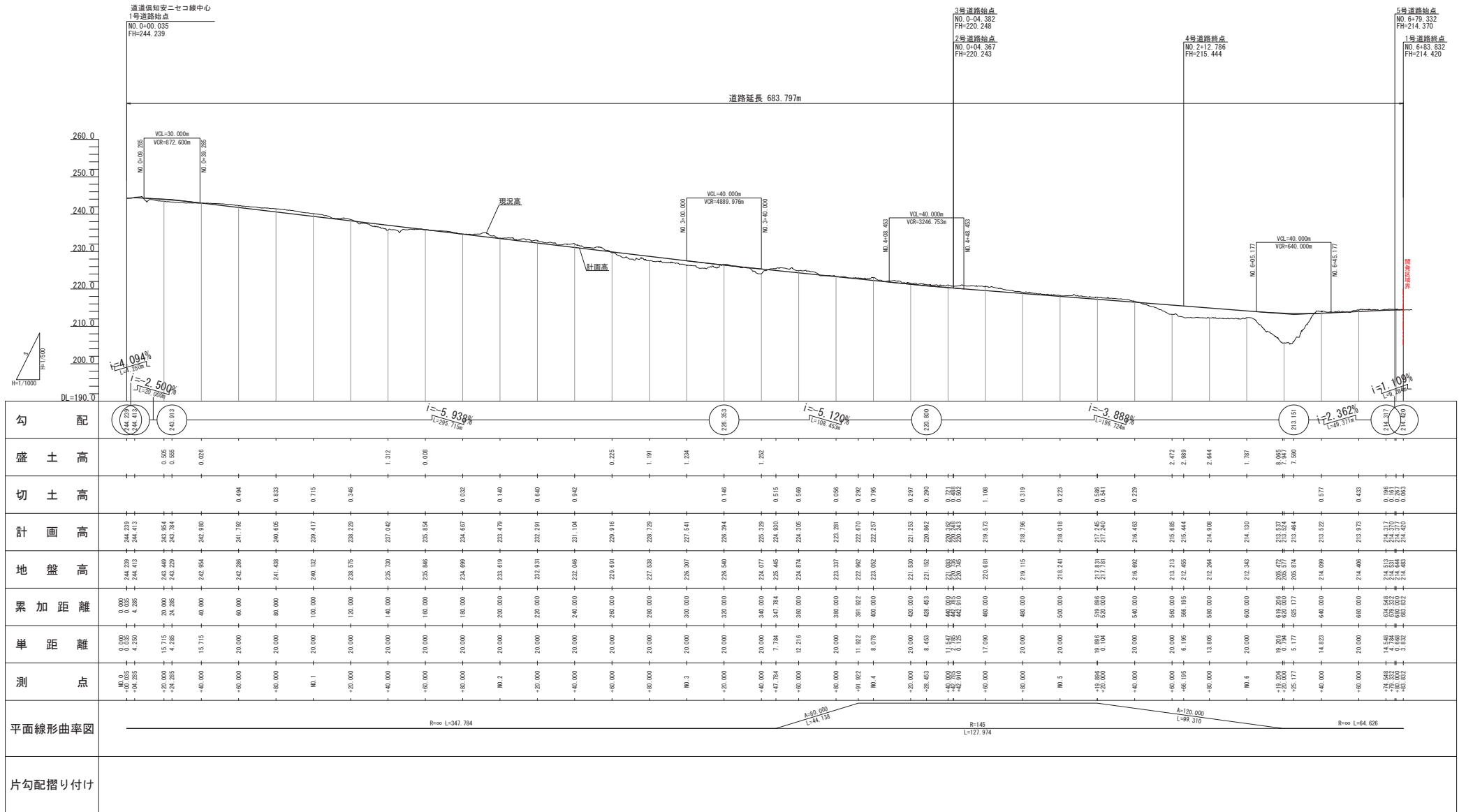
JOB NO
DWG NO

PROJECT (仮称) 山田152別荘地開発計画 事業者 株式会社 丸海

TITLE 道路定規図 (1)

SCALE A1=1:50 A3=1:100 No 6

道路計画縦断図(1号道路)



NOTES	TAKUSHOKU Takushoku Design Co.	株式会社 拓殖設計 代表取締役 佐藤 義昭	JOB NO	PROJECT (仮称) 山田152別荘地開発計画 事業者 株式会社 丸海	TITLE 道路計画縦断図(1号道路)	SCALE A1 H=1:1000, V=500 A3 H=1:2000, V=1000 No
			DWG NO		No	

緑化計画平面図

虻田郡倶知安町ニセコひらふ三条

凡例

開発区域界

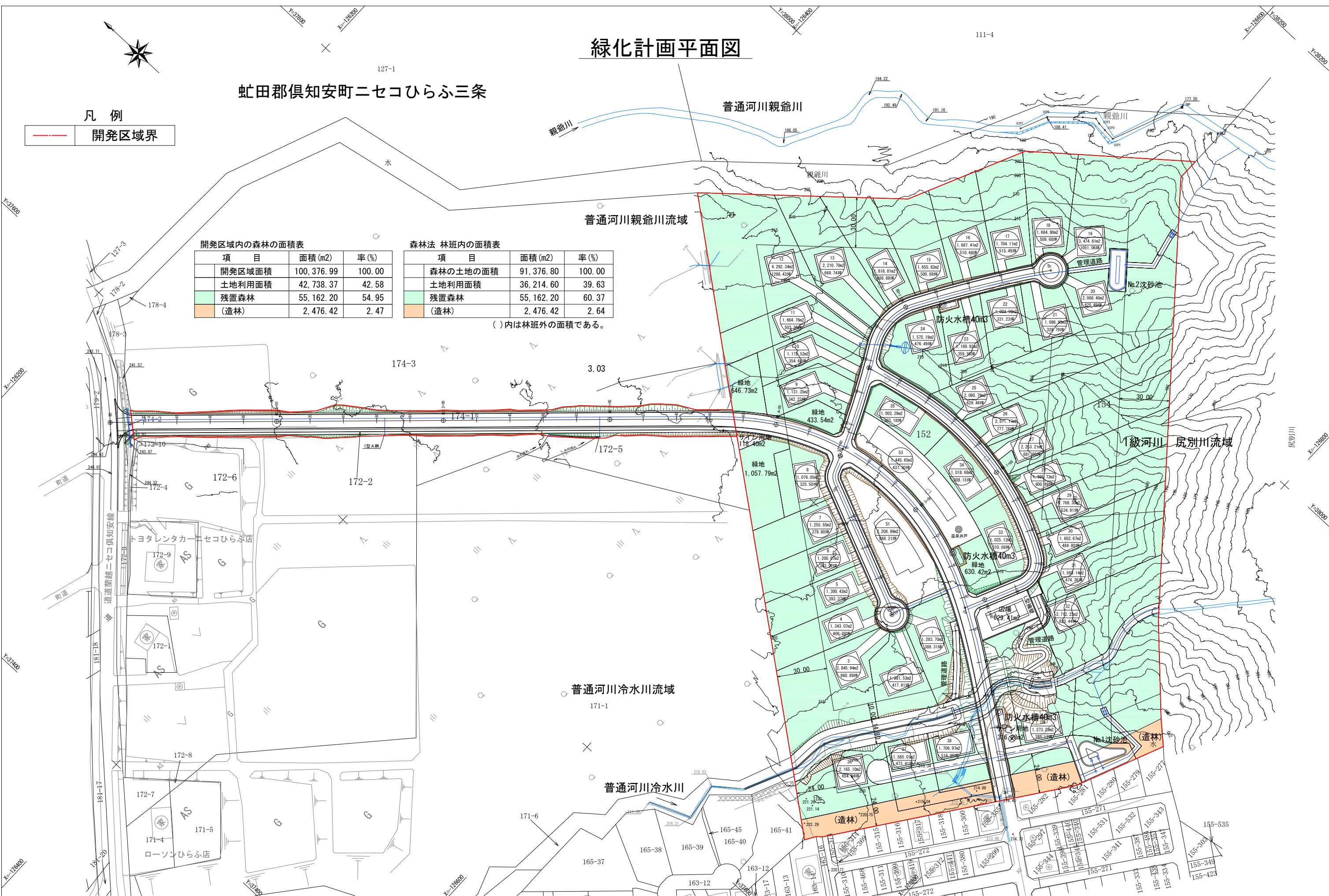
開発区域内の森林の面積表

項目	面積(m2)	率(%)
開発区域面積	100,376.99	100.00
土地利用面積	42,738.37	42.58
残置森林	55,162.20	54.95
(造林)	2,476.42	2.47

森林法 林班内の面積表

項目	面積(m2)	率(%)
森林の土地の面積	91,376.80	100.00
土地利用面積	36,214.60	39.63
残置森林	55,162.20	60.37
(造林)	2,476.42	2.64

()内は林班外の面積である。



NOTES



TAKUSHOKU.
Takushoku Sekkei Co.

株式会社 拓殖設計
代表取締役 佐藤 義昭

JOB NO

DWG NO

PROJECT

(仮称) 山田152別荘地開発計画
事業者 株式会社 丸海

TITLE

緑化計画平面図

SCALE A1=1:1000
A3=1:2000

No 7

給排水計画平面図

虻田郡倶知安町ニセコひらふ3条

凡例

	開発区域界
--	-------

記号	名称
	污水管
	汚水樹及び取付管
	給水引込※
	給水管

開発区域面積 100,332.43㎡

給水計画		備考
給水人口	968 Pers	
給水量	80~400リットル/日	
一日当りピーク利用量	210.7m ³ /日	

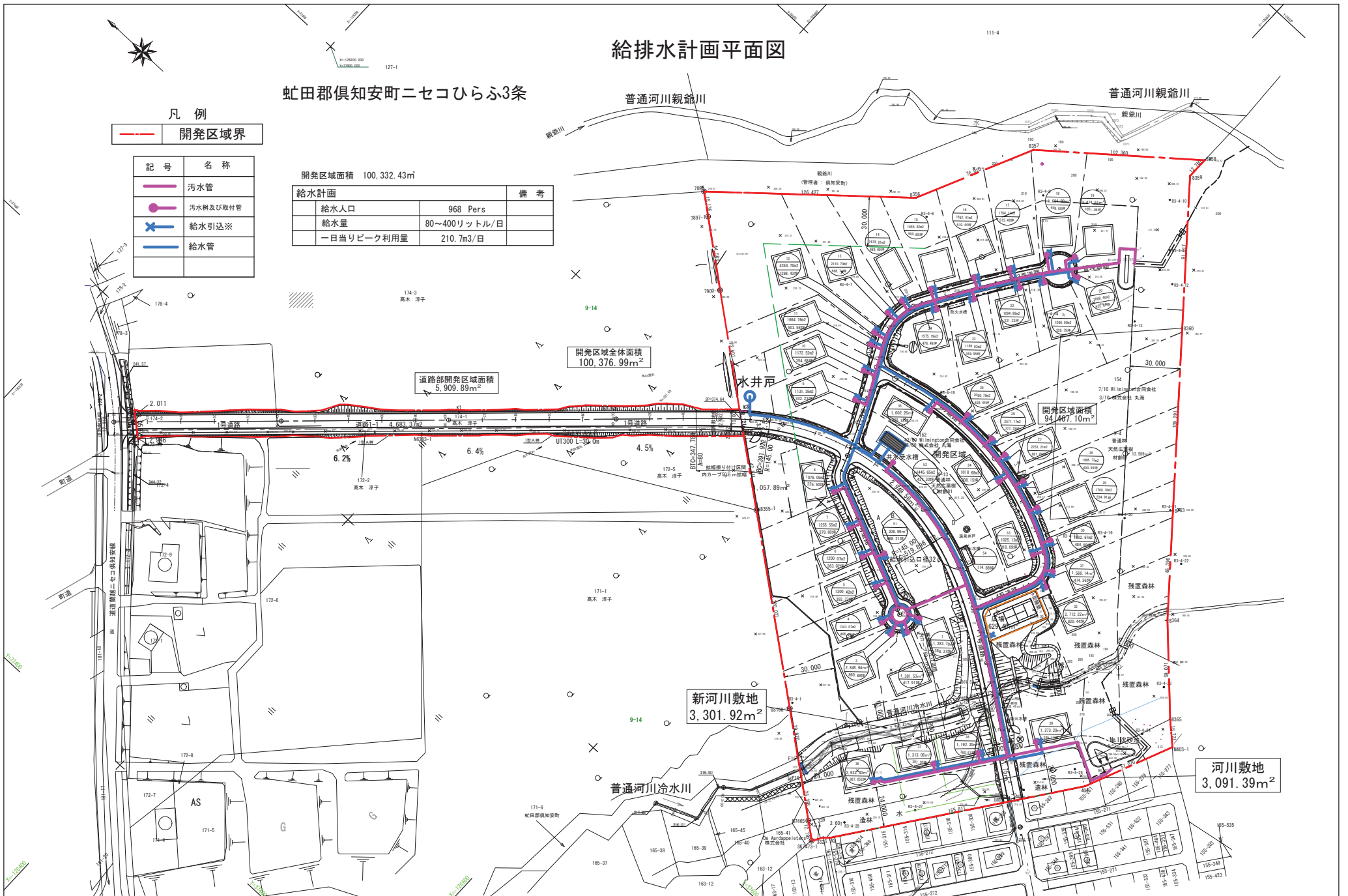
道路部開発区域面積
5,909.89m²

開発区域全体面積
100,376.99m²

開発区域面積
94,467.10m²

新河川敷地
3,301.92m²

河川敷地
3,091.39m²



NOTES

設計者 株式会社 拓殖設計
代表取締役 佐藤 義昭

JOB NO. PROJECT (仮称) 山田152別荘地開発計画
DWG NO. 事業者 株式会社 丸海

TITLE 給排水計画平面図

SCALE A1=1:1000
A3=1:2000
No.

雪堆積場計画図

虻田郡倶知安町ニセコひらふ3条

普通河川親爺川

普通河川親爺川

開発区域界

除雪は専門業者に依頼を予定しています。
区域内道路の積雪状況により適切に排雪を行います。

開発区域全体面積
100,376.99m²

道路部開発区域面積
5,909.89m²

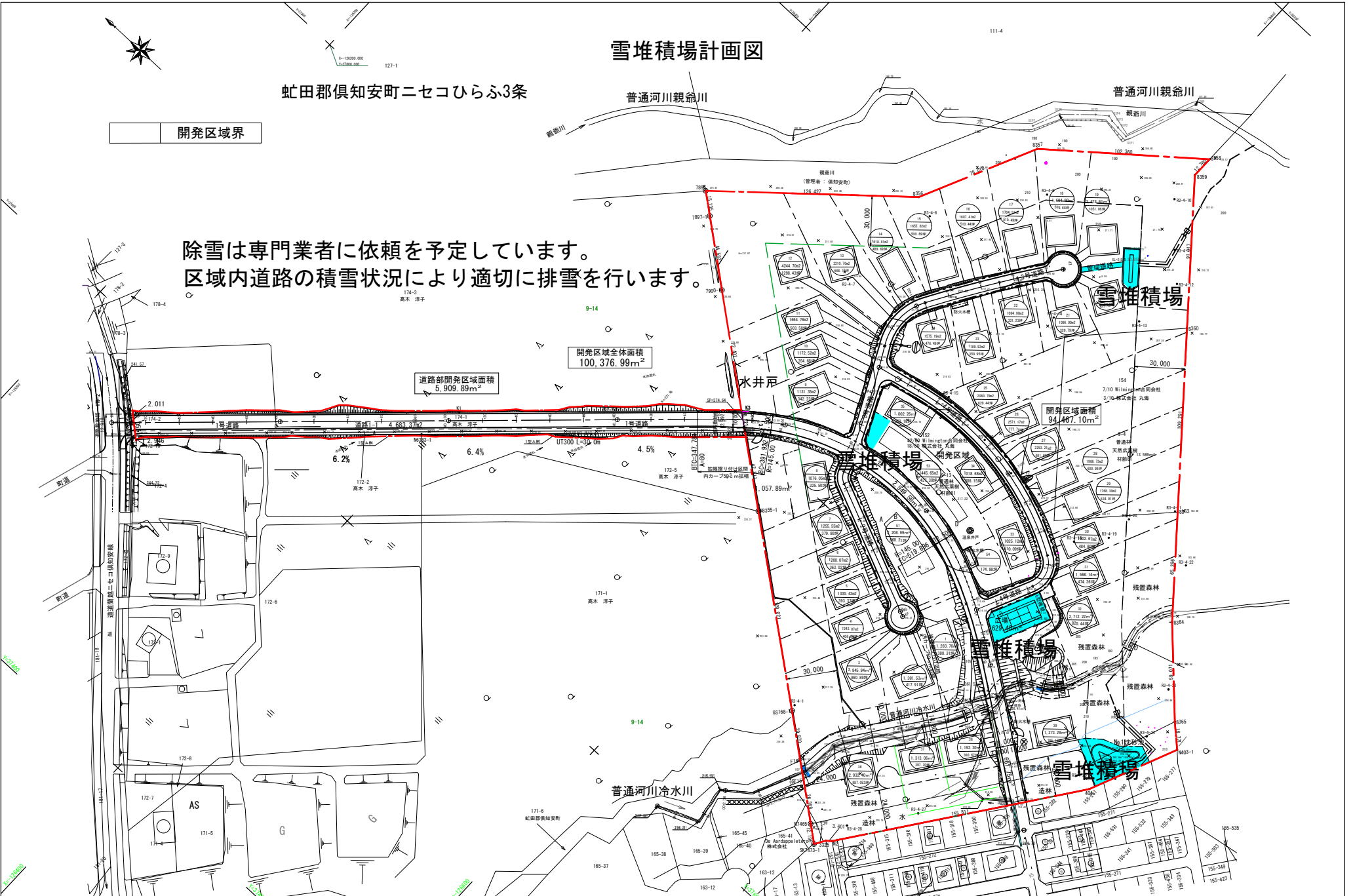
開発区域面積
94,467.10m²


雪堆積場

雪堆積場

雪堆積場

雪堆積場



NOTES	設計者  TAKUSHOKU 株式会社 拓殖設計 代表取締役 佐藤 義昭	JOB NO	PROJECT	TITLE	SCALE A1=1:1000 A3=1:2000 No
		DWG NO	(仮称) 山田152別荘地開発計画 事業者 株式会社 丸海	雪堆積場計画図	

町に提案中

冷水川改修計画平面図



(提案中)
新河川敷地
3,301.92m²

河川敷地
3,091.39m²

NOTES

設計者  **TAKUSHOKU** 株式会社 拓殖設計
代表取締役 佐藤 義昭

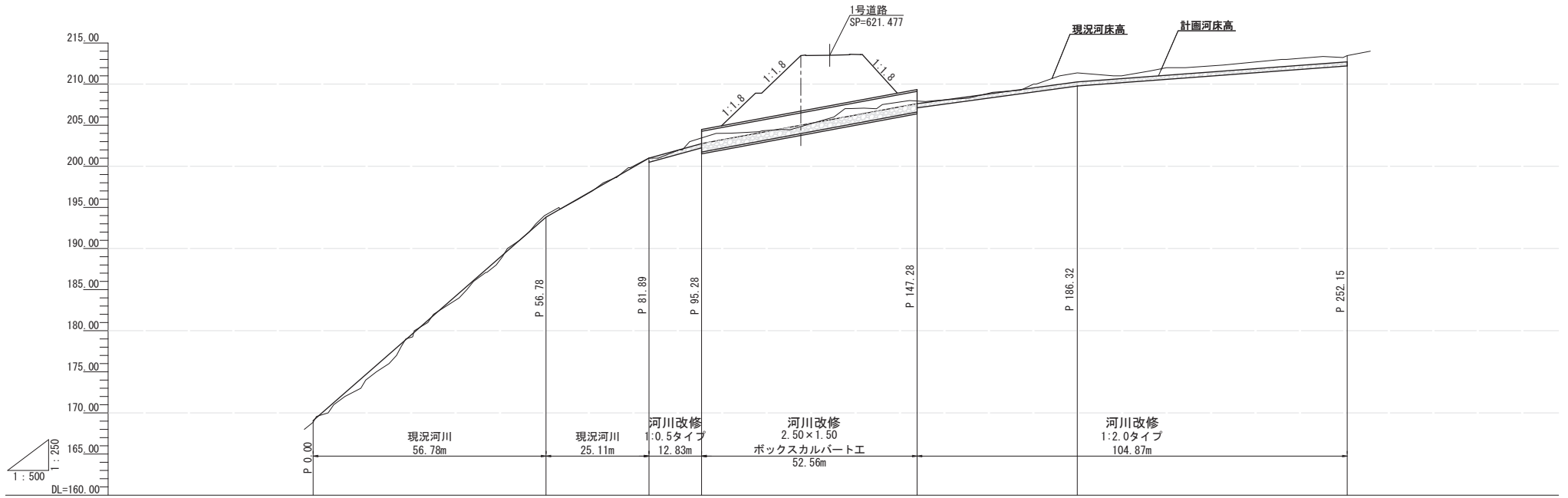
JOB NO.
DWG NO.

PROJECT (仮称) 山田152別荘地開発計画
事業者 株式会社 丸海

TITLE 冷水川改修計画平面図

SCALE A1=1:500
A3=1:1000
No.

冷水川縦断面図



勾配	i=43.59% L=56.78m		i=28.59% L=28.11m		i=13.52% L=12.83m		i=9.25% L=52.56m		i=6.79% L=39.04m		i=3.71% L=86.83m	
計画河床高	169.07	169.57	179.85	183.28	193.82	201.00	207.76	205.40	207.62	210.27	211.48	212.71
現況河床高	168.96	169.57	179.25	183.04	194.10	201.12	204.02	205.51	207.94	211.36	212.51	214.35
累加距離	0.00	0.80	24.74	31.44	56.78	85.44	100.89	132.99	147.28	180.52	212.09	212.71
単距離	0.00	0.80	23.94	7.86	10.19	4.00	6.17	5.60	8.49	13.77	13.64	1.03
測点	HBP-		HIP4-		HIP9-		HIP13-		HIP21-		HIP29-	
曲線		R=35 L=31.80	R=10 L=6.67	R=∞ L=7.32	R=∞ L=26.96	R=30 L=9.89	R=15 L=6.08	R=15 L=8.91	R=∞ L=21.56	R=30 L=3.33	R=∞ L=59.21	R=30 L=16.12

NOTES



TAKUSHOKU
Takushoku Co.

株式会社 拓殖設計
代表取締役 佐藤 義昭

JOB NO

DWG NO

PROJECT

(仮称) 山田152別荘地開発計画
事業者 株式会社 丸海

TITLE

冷水川縦断面図

SCALE A1 H=1:500, V=250
A3 H=1:1000, V=500
No

