

February 2023

Dear All Neighborhood Residents

Hirafu GK

World Brands Collection Hotels & Resorts, Inc.

Notice of Information Session on Niseko Hirafu Hotel Development Project (Tentative Name)

Dear Sir or Madam,

We are pleased to announce that we will hold an information session on the Niseko Hirafu Hotel Project (tentative name) that we are planning as follows. We would like to take this opportunity to give you a preliminary overview of our project and would appreciate it if we could gain your understanding of it. This session will be conducted as an information session for community residents under “Article 9, paragraph 4 of the Ordinance for Preserving Beautiful Landscapes of Kutchan-cho.”

We would truly appreciate your participation in the information session.

Sincerely yours

<Information>

Date and Time: Tuesday, February 28, 2023, 5:30 p.m. ~ 6:30 p.m.

Place: Mid-sized hall (Naka-hall) at Kutchan Public Hall, 4-2-2, Minami 3 Johigashi, Kutchan-cho

- As a preventive measure against COVID-19, the information session will be held at a venue whose capacity is up to 50 people, including explainers. Please come with as few accompanying people as possible.
- In the event of clusters of COVID-19 cases at the venue, please write down your contact information for your safety (address, name, and telephone number)

Contact Information

Takushoku Sekkei Co. 23-2-7, Minami 5 Jonishi, Chuo-ku, Sapporo

Contact Person Terumi Nakagawa Tel 011-561-1511 Fax 011-562-5793

The explanatory materials will be handed over at the venue on the day of the session. However, you can see them in advance on the home page of Takushoku Sekkei Co. Please see the INFORMATION section at <https://www.takushoku.co.jp>

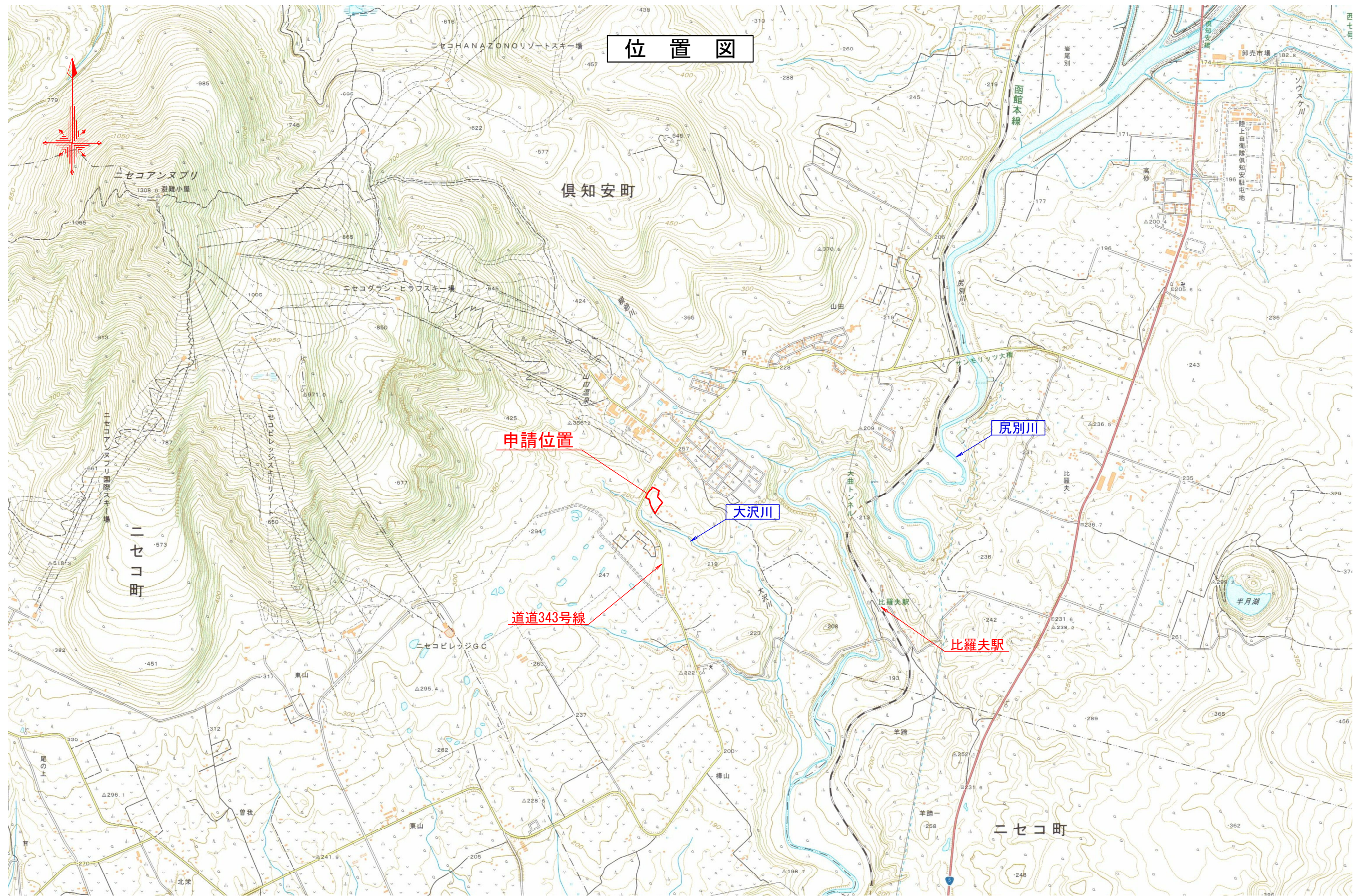
Introduction of Project Outline

- Project Name: Niseko Hirafu Hotel Project (tentative name)
- Location: 37-75 Kabayama, Aza, Kutchan-cho, Abuta-gun, and other eights parcels of land, 196-13 and 196-14 Yamada, Aza
- Development Area: 1.13ha
- Developers: Hirafu GK
World Brands Collection Hotels & Resorts, Inc.


- Project Concept and Project Outline
The project involves the construction of a luxury hotel (Six Senses Hotel) on the precious land near the Hirafu Ski Resort.

- Planned Building and Number of Building
The construction of one hotel building is scheduled. (It will be separated into the north and south buildings, providing a total of 76 guest rooms.)
As facilities available to non-guests, “restaurants and shops,” etc., are under consideration.
a) Building Area: Approx. 3,740 m², Total Floor Area: Approx. 15,000 m²
b) 5 floors above ground and 1 floor underground, Reinforced concrete structure

- Project Schedule
Development Work: June 2023 ~ End of September 2026
Building Work: April 2024 ~ End of September 2026



位置図

NOTES	 TAKUSHOKU. Takuhoku Sekkei Co.	株式会社 拓殖設計 代表取締役 佐藤 義昭	JOB NO	PROJECT (仮称) ニセコヒラフホテル計画 事業者 合同会社 ヒラフ	TITLE	SCALE
			DWG NO		位置図	A1=1:12,500 A3=1:25,000 No 01

土地利用計画図

A1 S=1:300
A3 S=1:600

虻田郡倶知安町
字山田

至 蘭越

一般道道蘭越ニセコ倶知安線

至 倶知安

凡例

--- 開発区域界

○土地利用計画表 (CAD求積による)

開発区域	名称	面積(m ²)	率(%)
予定建築物	3,078.07	27.13	
舗装	2,688.22	23.70	
歩道舗装	475.34	4.19	
擁壁	68.28	0.60	
ウッドデッキ	71.46	0.63	
緑地	3,416.32	30.12	
池	231.16	2.04	
河川	194.98	1.72	
残置森林	1,120.00	9.87	
合計	11,343.83	100.00	



NOTES



株式会社 拓殖設計
代表取締役 佐藤 義昭

JOB NO

PROJECT (仮称) ニセコヒラフホテル計画
事業者 合同会社 ヒラフ

TITLE 土地利用計画図

SCALE A1=1:300
A3=1:600
No 03

切盛平面図

A1 S=1:300
A3 S=1:600

虻田郡倶知安町
字山田

至 蘭越

一般道道蘭越ニセコ倶知安線

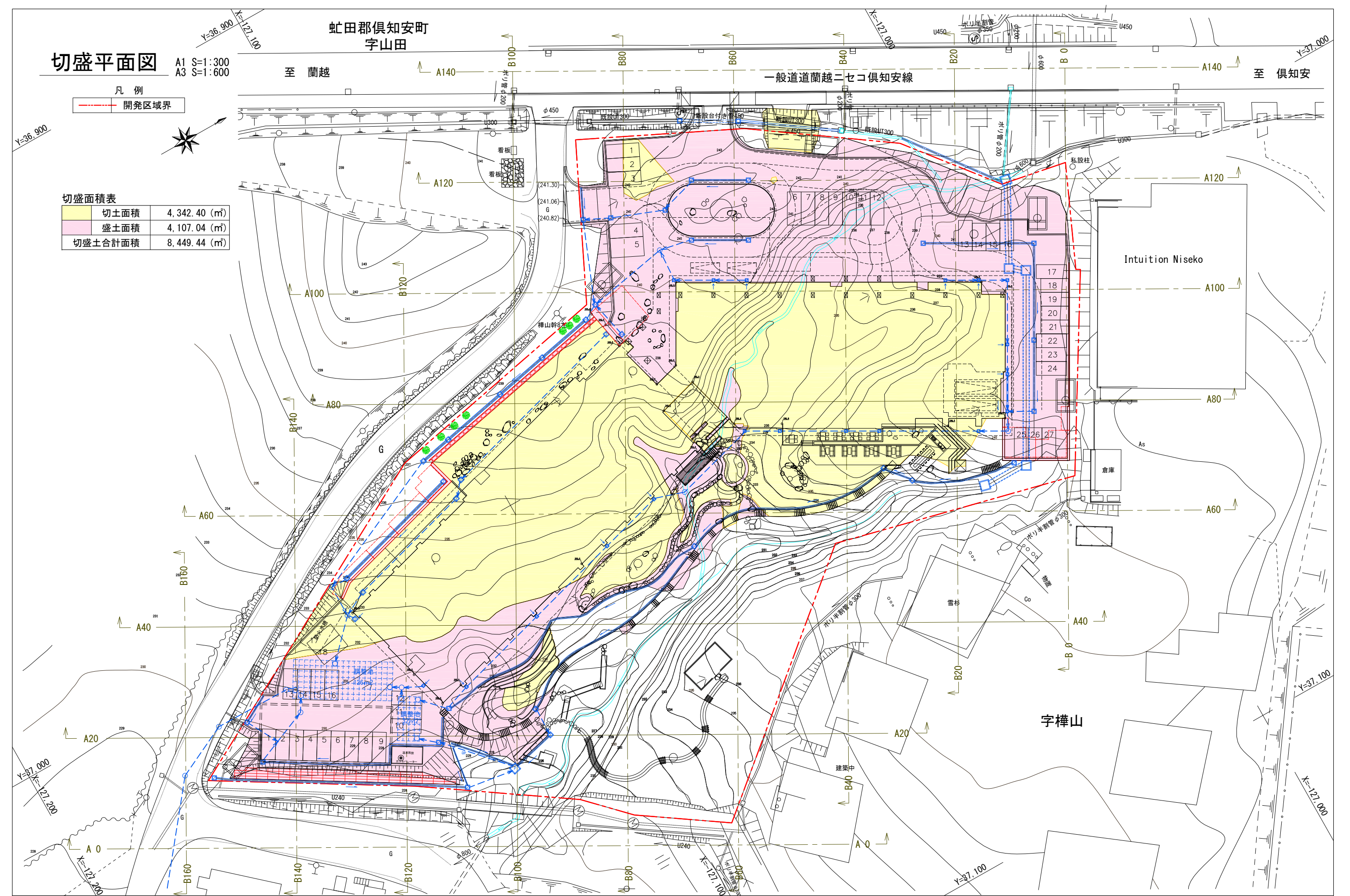
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凡例

--- 開発区域界

切盛面積表

切土面積	4,342.40 (㎡)
盛土面積	4,107.04 (㎡)
切盛土合計面積	8,449.44 (㎡)



NOTES



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代表取締役 佐藤 義昭

JOB NO

PROJECT (仮称) ニセコヒラフホテル計画
事業者 合同会社 ヒラフ

TITLE 切盛平面図

SCALE A1=1:300
A3=1:600
No 05