

Niseko Hirafu Hotel Project (Tentative Name)

This session will be conducted as an information session (about development activities only) under “Article 9, paragraph 4 of the Ordinance for Preserving Beautiful Landscapes of Kutchan-cho.”

The information session about buildings will be conducted around October 2023.

Program

1. Introduction of Developers and Other Parties Concerned: 5 minutes
 - Developers: Hirafu GK (Richesse Management, Inc. as agent)
World Brands Collection Hotels & Resorts, Inc.
 - Building Designer: NIHON SEKKEI, INC.
 - Development Permission Planner: Takushoku Sekkei Co.
2. Project Presentation: 25 minutes
3. Q&A Session: 30 minutes
4. Closing

Business Plan of Niseko Hirafu Hotel Project (Tentative Name)

1. Developer 1: Hirafu GK
Representative Partner: General Incorporated Association Hirafu
Function Manager: Takehisa Tei
3-2-5, Kasumigaseki, Chiyoda-ku, Tokyo
- Developer 2: World Brands Collection Hotels & Resorts, Inc.
Representative Director: Atsushi Chikamochi
ARK Mori Building 33rd floor, 1-12-32, Akasaka, Minato-ku, Tokyo

Project Outline: Hotel Construction

2. Planned Development Site: 37-75 and other eights parcels of land, Kabayama, Aza, 196-13 and 196-14 Yamada, Aza, Kutchan-cho, Abuta-gun
The area along the Osawa River located within the quasi-city planning area
Designated as "Sightseeing II District" of the special use restriction district
3. Development Area: 11,343.83 m²
4. Planned Building: One hotel building housing a hot spring spa, restaurants, shops, etc. (The hotel will be separated into the north and south buildings, providing a total of 76 guest rooms.)
Building Area: Approximately 3,740 m², Total Floor Area: Approximately 15,000 m², 5 floors above ground and 1 floor underground, Reinforced concrete structure.
Maximum Height: 21.80 m (according to the current plan)

5.Construction Period: June 2023 to September 30, 2026

6.Designers

Project Manager

NIHON SEKKEI, INC.

Toranomon Hills Mori Tower 34th floor, 1-23-1, Toranomom, Minato-ku, Tokyo

Building Design

NIHON SEKKEI, INC.

Toranomon Hills Mori Tower 34th floor, 1-23-1, Toranomom, Minato-ku, Tokyo

Civil Design

Takushoku Sekkei Co.

23-2-7, Minami 5 Jonishi, Chuo-ku, Sapporo

7. Project Outline

• Concept

The project area is a sloped forest adjoining a prefectural road. A branch stream of the Osawa River runs in the center of the area.

The hotel will be constructed in the center of the area after diverting the stream to the east side.

The building will be laid out so that the view of Mt. Yotei can be enjoyed from the hotel.

It is planned that the trees on the slope located east of the area will be left intact.

• Road Access Plan

A total of three accesses by car will be provided: one main access from the prefectural road and two accesses from the town-owned land.

On the prefectural road side: the main access (north parking lot and driveway apron), On the north of the town-owned land: the access mainly for guests (to secure their safety)

On the south of the town-owned land: the sub-access (south parking lot)

• Parking Plan

Outdoor parking lots for 45 cars will be provided on the premises of the hotel. Accommodations and parking lots for employees and a business-use car base will be constructed for hotel operation on different premises.

• Greenery Plan

Almost the entire project site is forest areas. Therefore, the trees on the slope located east of the site adjoining the cottage area will be left intact to converse the landscape.

An effort will be made to restore greenery by creating a pond in the courtyard and landscaping it with active planting.

- River Development Plan

It is planned that the branch stream of the Osawa River running through the development area will allow the river water to flow safely in case of a 30-year heavy rain.

The stream running through the development area will be diverted to the east side of the area using culvert pipes. It will join the current stream downstream and discharge the river water into the existing drainage facilities.

Rainwater on the developed land will be collected into the regulating reservoir. It will not be discharged into the existing stream.

- Rainwater Drainage Plan

The rainwater drainage plan will be made using a 7-year rainfall intensity in Kutchan-cho.

The rainfall in the development area other than the remaining forests on the east side will be collected into the regulating reservoir, where the flow will be adjusted according to the discharge capacity of the Osawa River. The rainfall will then be discharged into the Osawa River through the drainage pipes to be constructed on the town-owned land.

- Water Supply Plan

The development area is not covered by the water supply services of Kutchan-cho. Therefore, the water will be secured by digging a water well inside the area, and it will be supplied after being purified in the water storage tank.

The water service will be provided to more than 100 persons. Therefore, the water will be supplied under strict water quality control as a private water supplier.

- Sewage Drainage Plan

Sewage drainage will be treated in an underground septic tank to be installed below the south parking lot. It will then join the rainwater drainage and be discharged into the river in compliance with the water quality standards for discharge into rivers.

- Hot Spring Plan

A hot spring will be secured by digging a hot-spring well in the south parking lot in the area. The hot spring water will be supplied after being stored in the water storage tank in the basement of the hotel. The hot spring will be pumped up at the rate of 100L/min and supplied to each facility of the hotel. Hot spring drainage water will be drained after checking its water content and filtering out any substances harmful to the ecosystem.

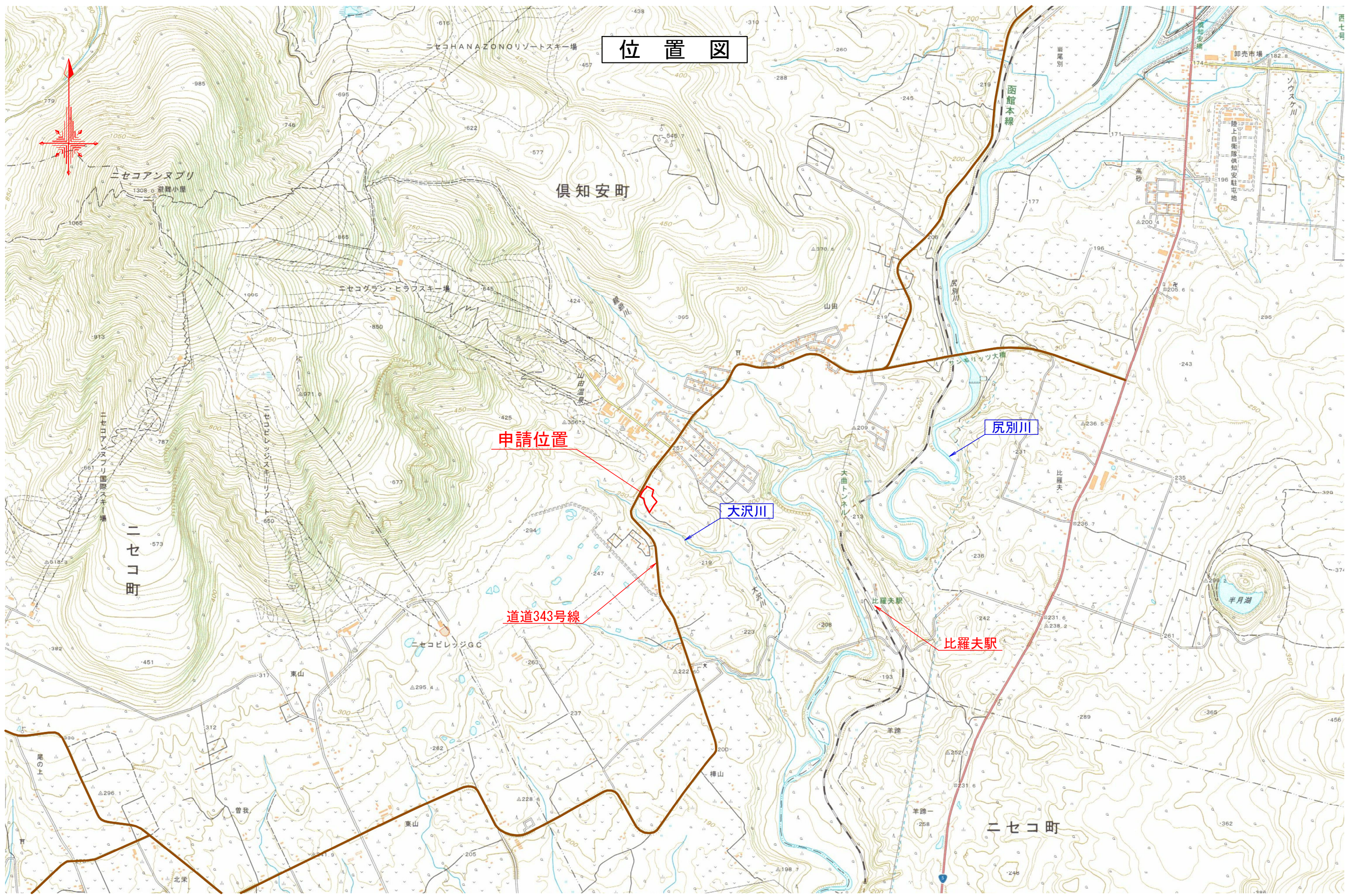
In regards to the hot water temperature, the hot spring drainage water will be discharged into the river after reducing its temperature to one that doesn't affect the ecosystem.

- Snow Removal Plan

Road heating will be installed in every driveway and parking lot in the area. Snow on the entrance and exit roads will be removed by the hotel facility manager.

- Waste Disposal Plan

It is planned that garbage will be collected at the garbage collection site to be installed in the backyard of the hotel and the disposal of garbage will be entrusted to a local waste disposal company.



位置図

申請位置

道道343号線

大沢川

尻別川

比羅夫駅

NOTES



TAKUSHOKU
Takuboku Seisaku 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) ニセコヒラフホテル計画
事業者 合同会社 ヒラフ
ワールド・プランズ・コレクション 株式会社 & リゾート株式会社

TITLE 位置図

SCALE A1=1:12,500
A3=1:25,000
No

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	66.63	0.59	
ウッドデッキ	71.46	0.63	
緑地	3,417.97	30.13	
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



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事業者

(仮称) ニセコヒラフホテル計画
合同会社 ヒラフ
ワールド・プランズ・コレクション ホテルズ & リゾーツ株式会社

TITLE

土地利用計画図

SCALE

A1=1:300
A3=1:600

No

造成計画平面図

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

虻田郡倶知安町
字山田

至 蘭越

A140

一般道蘭越ニセコ倶知安線

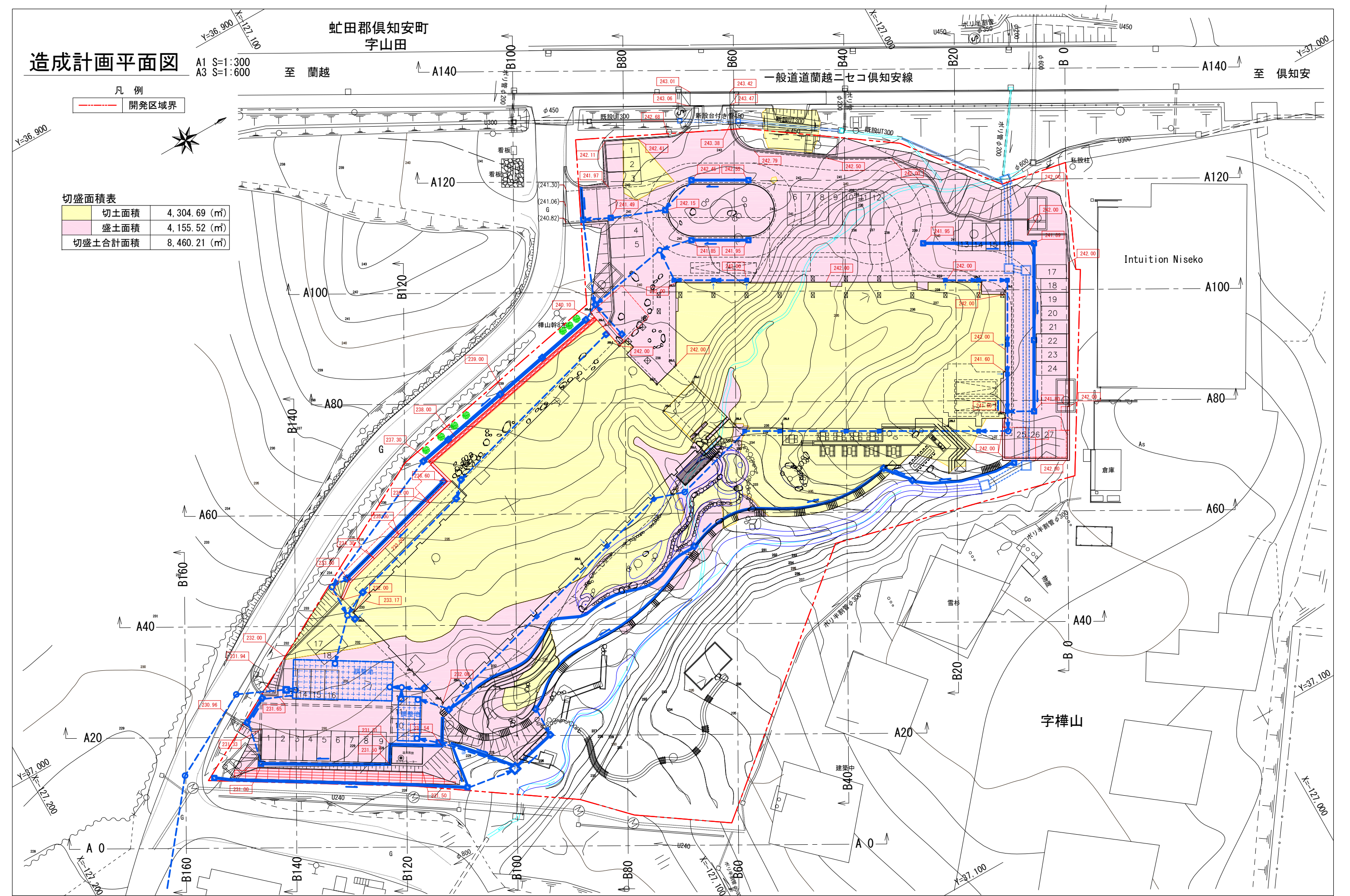
至 倶知安

凡例

--- 開発区域界

切盛面積表

切土面積	4,304.69 (㎡)
盛土面積	4,155.52 (㎡)
切盛土合計面積	8,460.21 (㎡)



NOTES



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(仮称) ニセコヒラフホテル計画
合同会社 ヒラフ
ワールド・プランズ・コレクション ホテルズ & リゾーツ株式会社

TITLE

造成計画平面図

SCALE

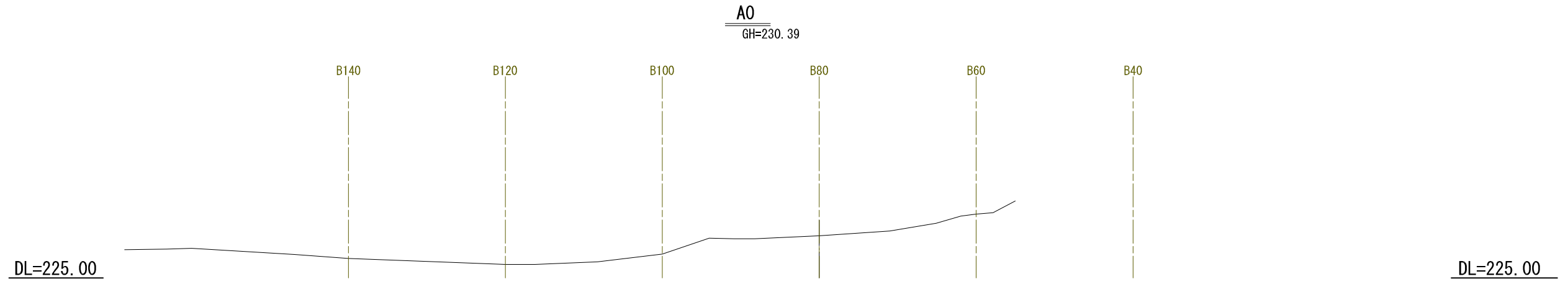
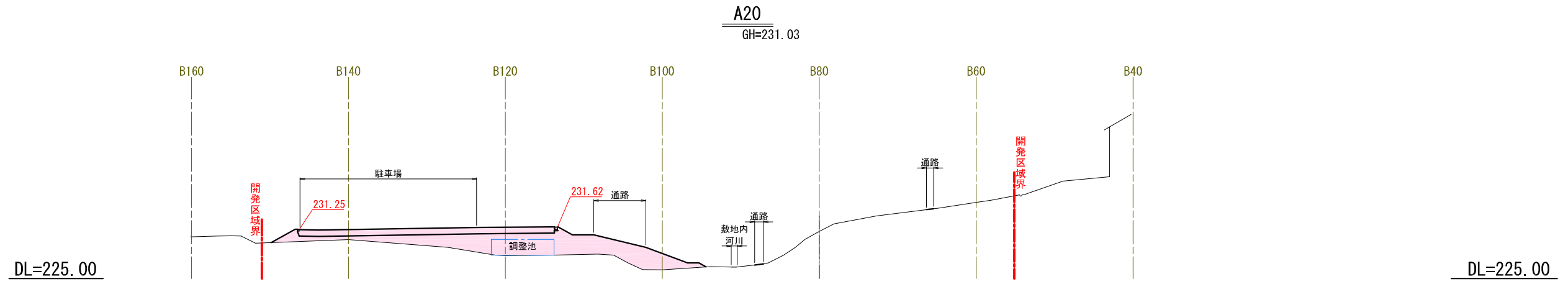
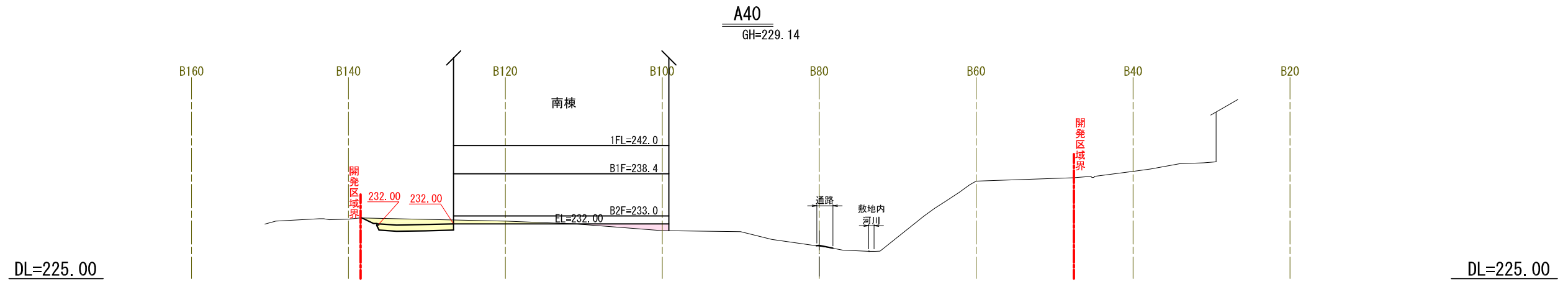
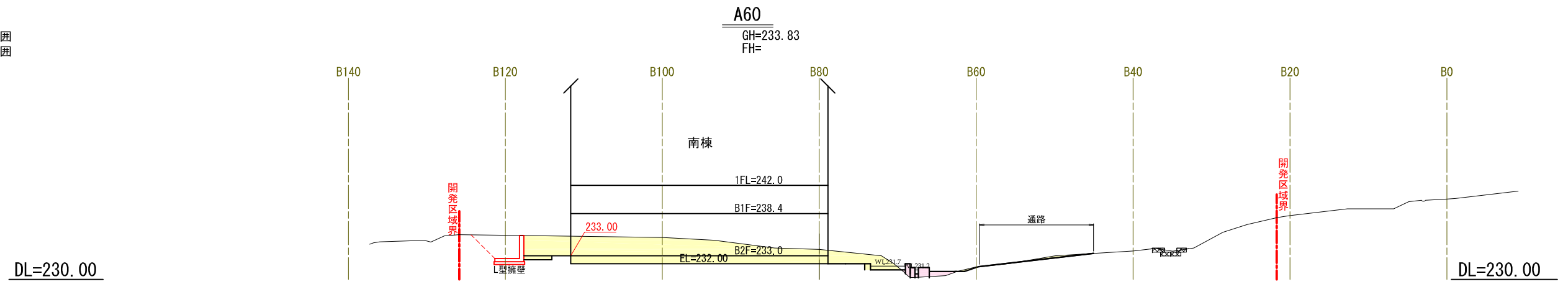
A1=1:300
A3=1:600

No

造成計画断面図-A(1)

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

切土範囲
盛土範囲



NOTES



TAKUSHOKU 株式会社 拓殖設計
代表取締役 佐藤 義昭

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ワールド・フランス・コレクション ホテルズ & リゾーツ株式会社

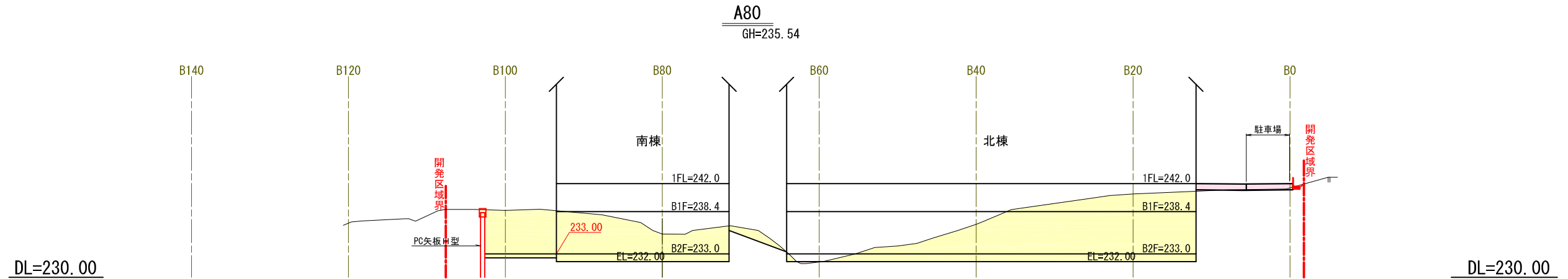
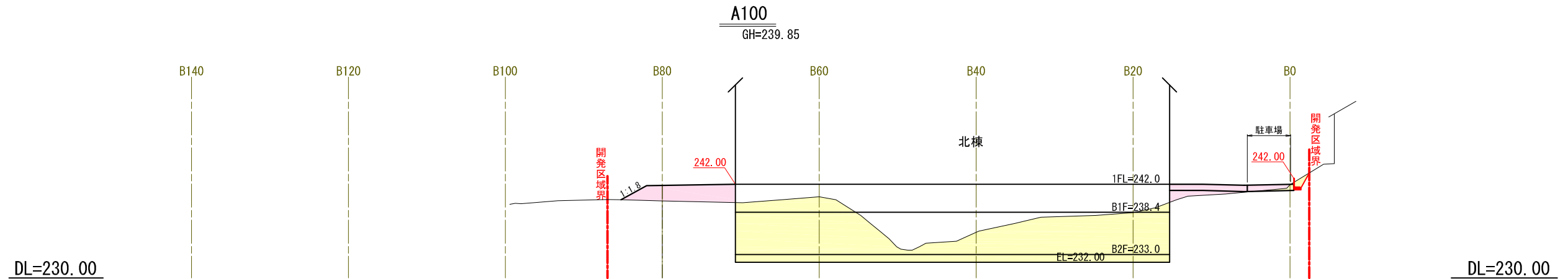
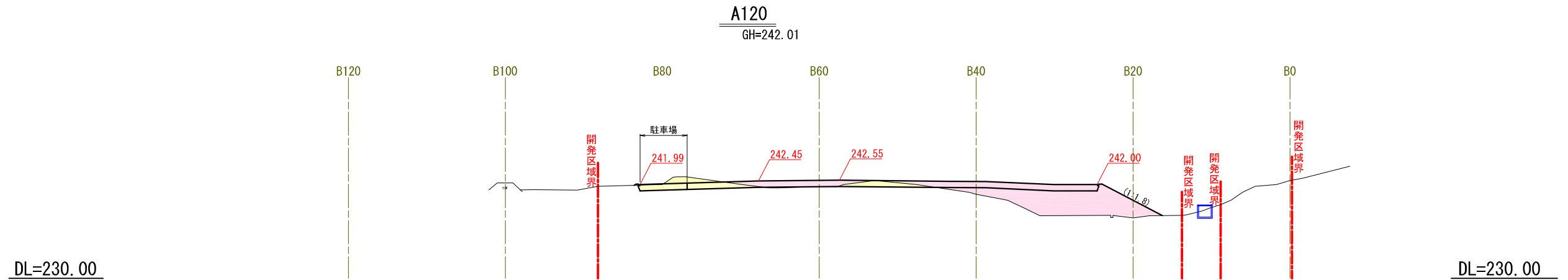
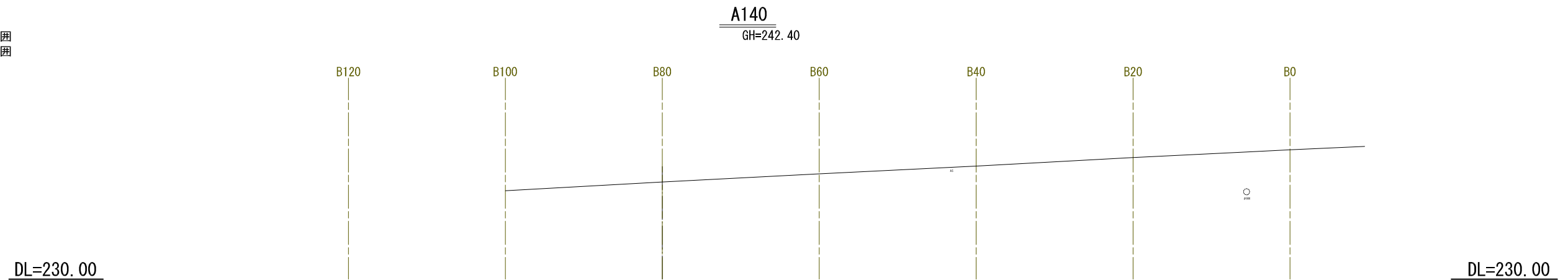
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SCALE A1=1:300
A3=1:600
No.

造成計画断面図-A(2)

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

切土範囲
盛土範囲



NOTES



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JOB NO.
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ワールド・フランス・コレクション ホテルズ & リゾート株式会社

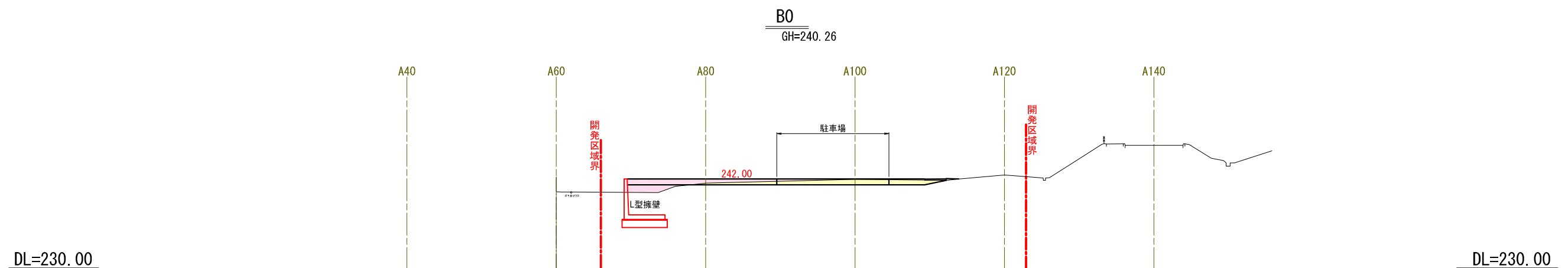
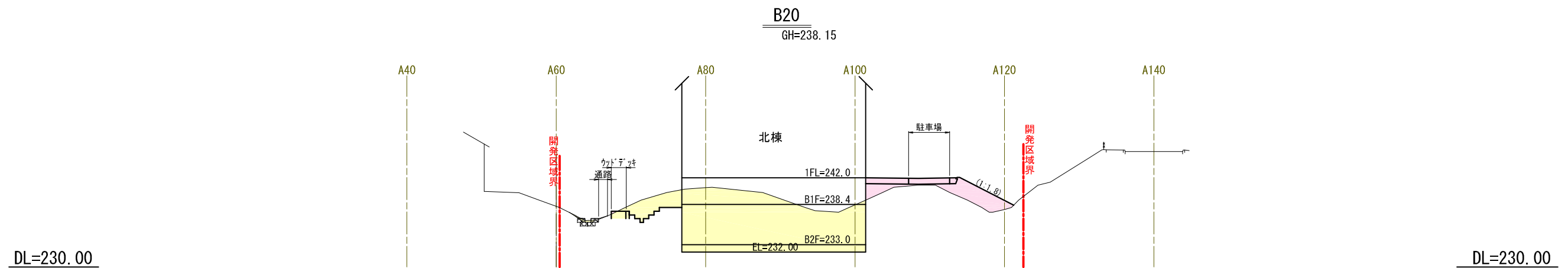
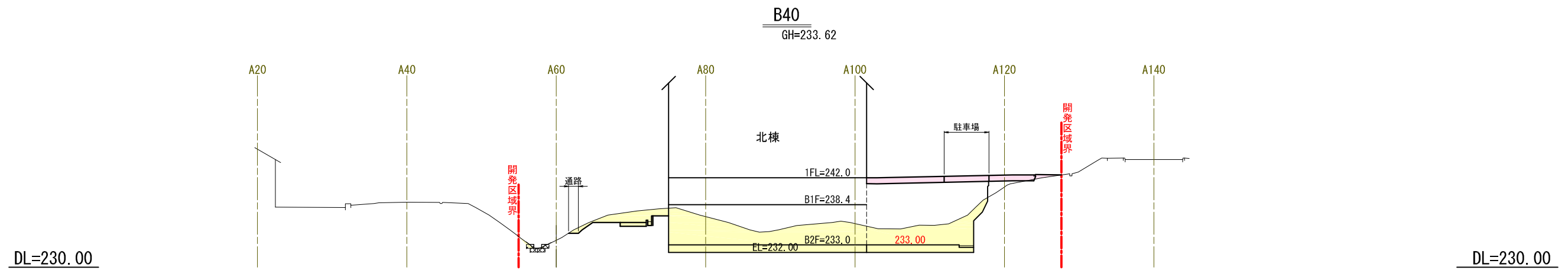
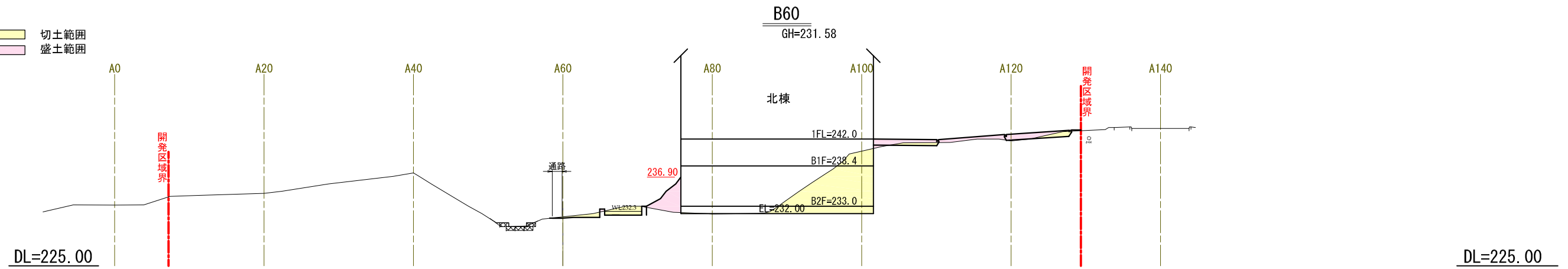
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SCALE A1=1:300
A3=1:600

造成計画断面図-B(1)

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

切土範囲
盛土範囲



NOTES



TAKUSHOKU
Takushoku Eng'g. Co., Ltd.

株式会社 拓殖設計
代表取締役 佐藤 義昭

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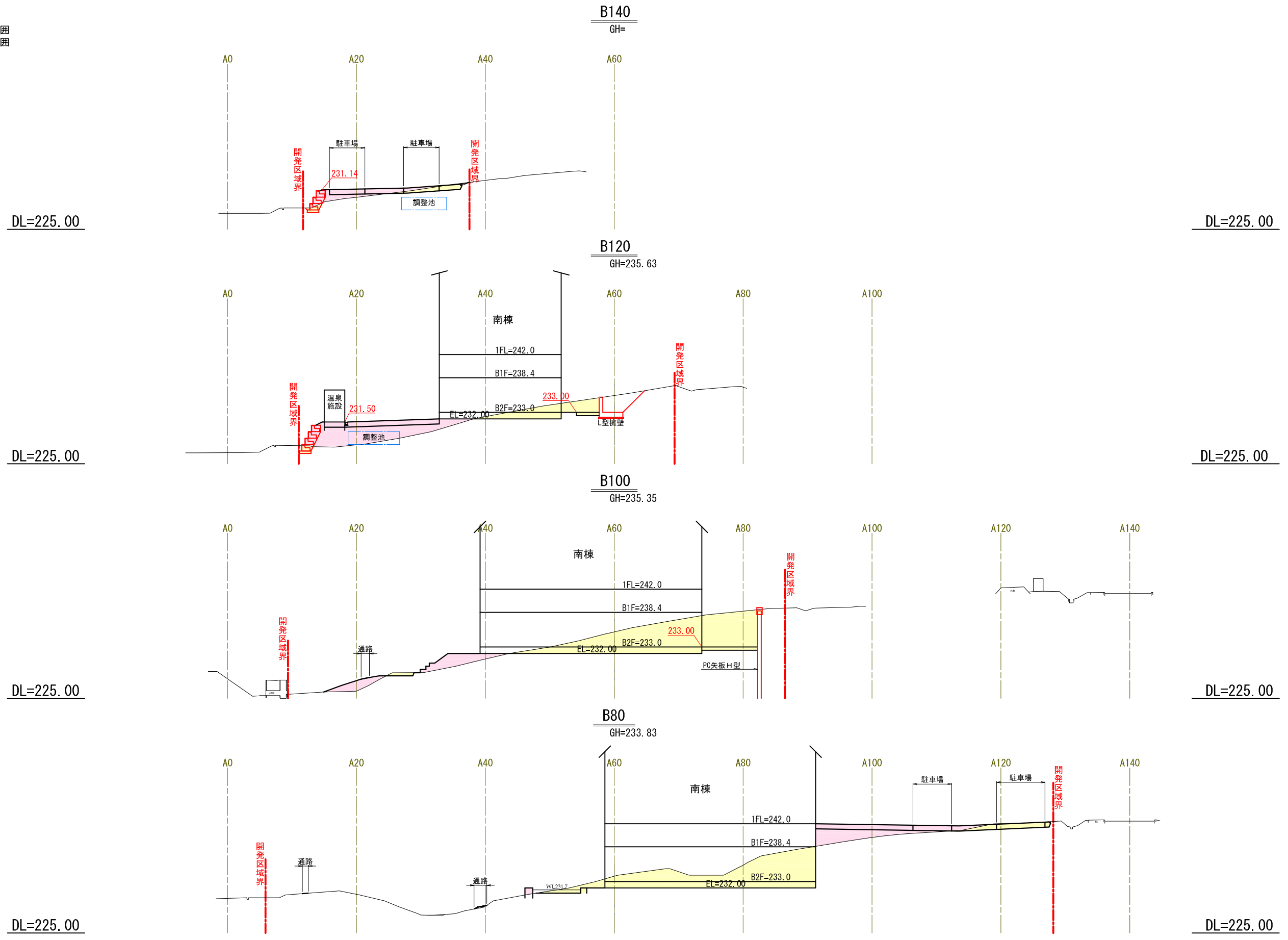
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SCALE A1=1:300
A3=1:600
No.

造成計画断面図-B(2)

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

切土範囲
盛土範囲



NOTES



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JOB NO.
DWG 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
ワールド・フランス・コレクション ホテルズ & リゾーツ株式会社

TITLE 造成計画断面図-B(2)

SCALE A1=1:300
A3=1:600

緑化計画平面図



排水計画平面図

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

虹田郡倶知安町
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

凡例

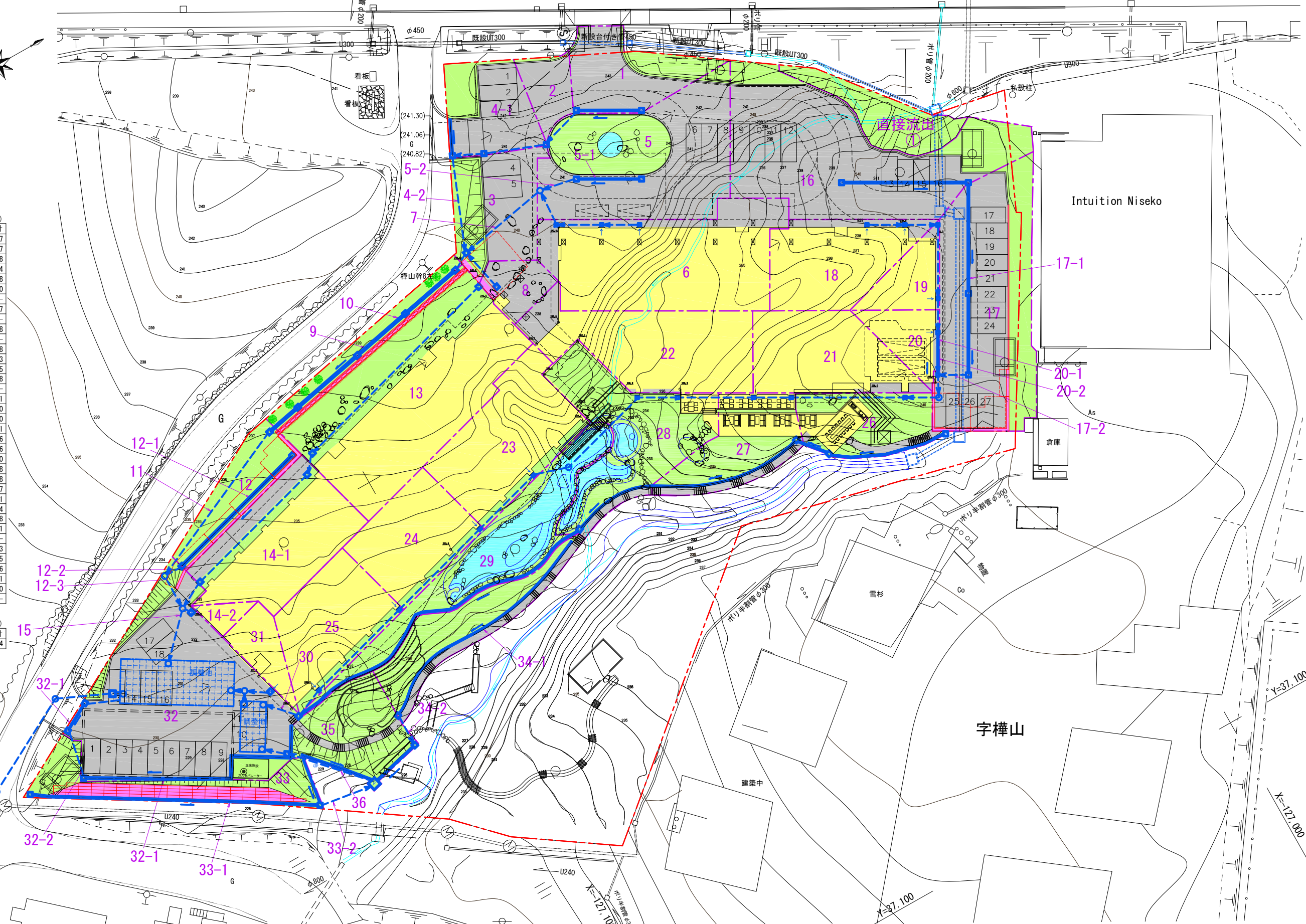
土地利用	流出係数
建築物	0.90
擁壁(建築物)	0.90
舗装	0.85
緑地	0.20
池	1.00

集水面積表

No.	建築物	擁壁	舗装	緑地	池	合計
1			0.0154	0.0053		0.0207
2			0.0073	0.0004		0.0077
3	0.0004		0.0152	0.0082		0.0238
4			0.0146	0.0048		0.0194
5			0.0378	0.0157	0.0013	0.0548
6	0.0442		0.0108			0.0550
7						-
8	0.0004	0.0003	0.0070			0.0077
9						-
10				0.0078		0.0078
11						-
12	0.0013			0.0145		0.0158
13	0.0441	0.0027		0.0275		0.0743
14-1	0.0260		0.0064	0.0041		0.0365
14-2			0.0001	0.0027		0.0028
15						-
16			0.0557	0.0124		0.0681
17	0.0015		0.0419	0.0166		0.0600
18	0.0247		0.0033			0.0280
19	0.0090		0.0011			0.0101
20	0.0086		0.0010			0.0096
21	0.0272		0.0014			0.0286
22	0.0353		0.0037			0.0390
23	0.0314			0.0034		0.0348
24	0.0223			0.0025		0.0248
25	0.0235			0.0032		0.0267
26	0.0053		0.0019	0.0129		0.0201
27	0.0079		0.0031	0.0114		0.0224
28	0.0034		0.0016	0.0279	0.0049	0.0378
29			0.0172	0.0179		0.0351
30						-
31	0.0082			0.0001		0.0083
32	0.0006	0.0001	0.0675	0.0083		0.0765
33		0.0072		0.0134		0.0206
34			0.0050	0.0171		0.0221
35			0.0023	0.0187		0.0210
36						-

直接流出面積表

No.	建築物	擁壁	舗装	緑地	池	合計
①				0.0144		0.0144



NOTES



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Takushoku Seisaku Co.

株式会社 拓殖設計
代表取締役 佐藤 義昭

JOB NO

DWG NO

PROJECT

事業者

(仮称) ニセコヒラフホテル計画
合同会社 ヒラフ
ワールド・プランズ・コレクション ホテル & リゾート株式会社

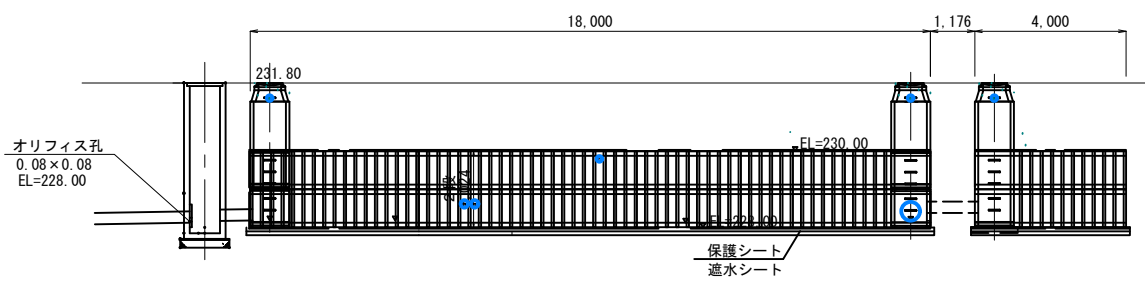
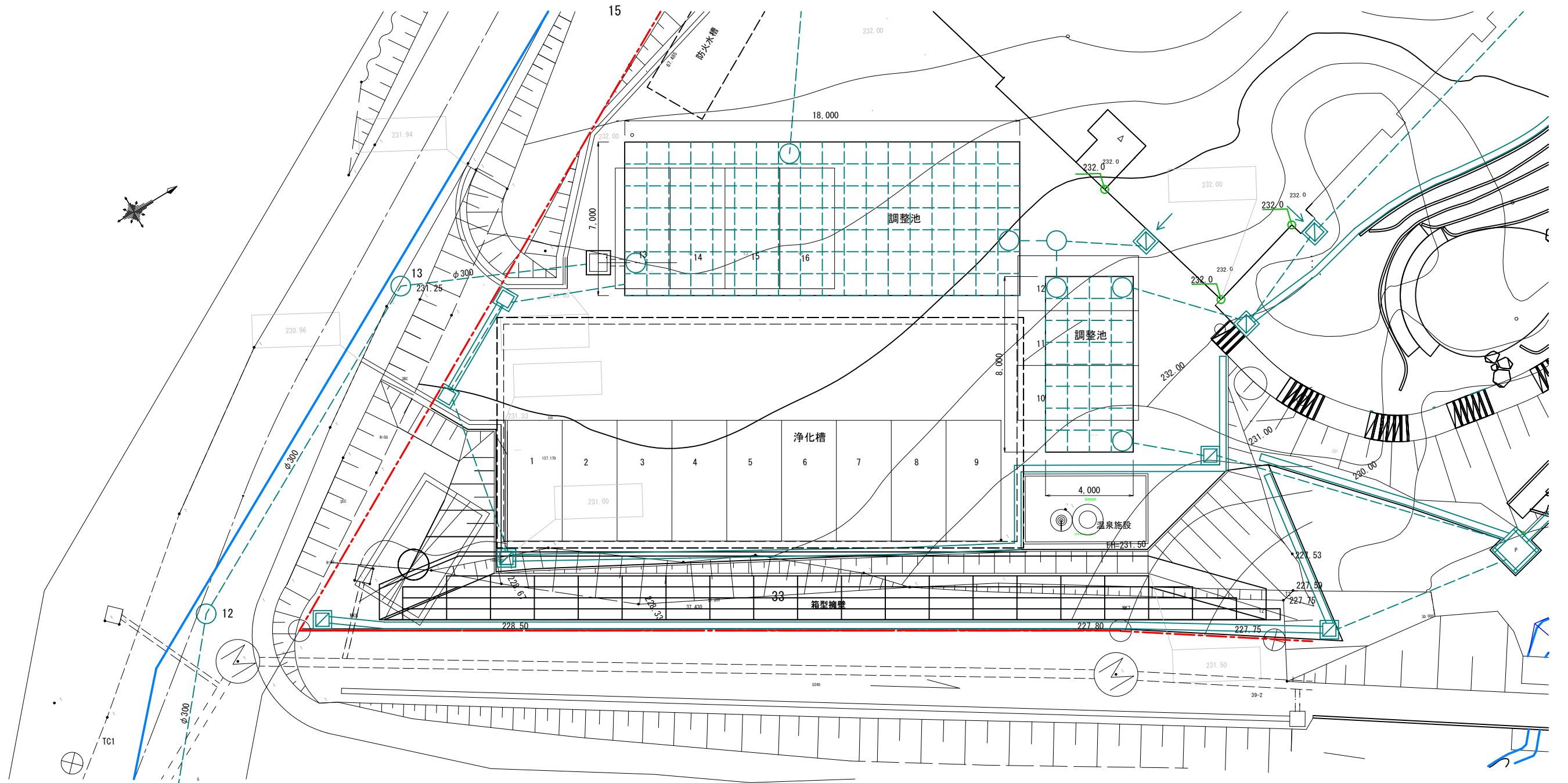
TITLE

排水計画平面図

SCALE

No

A1=1:300
A3=1:600



NOTES


TAKUSHOKU.
 Takushoku Seimei Co.

株式会社 拓殖設計
 代表取締役 佐藤 義昭

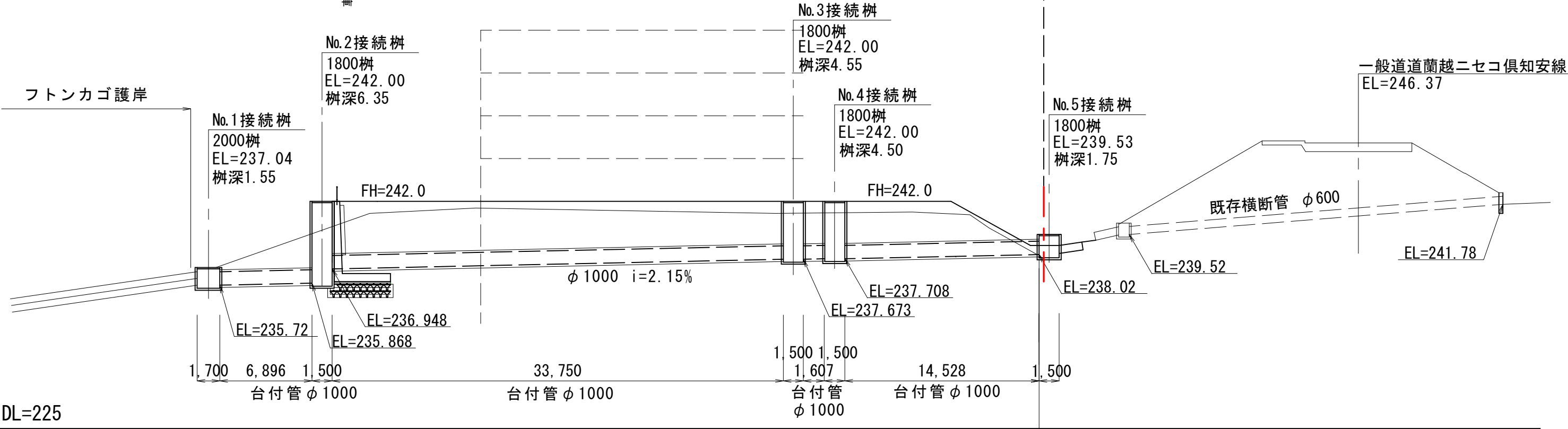
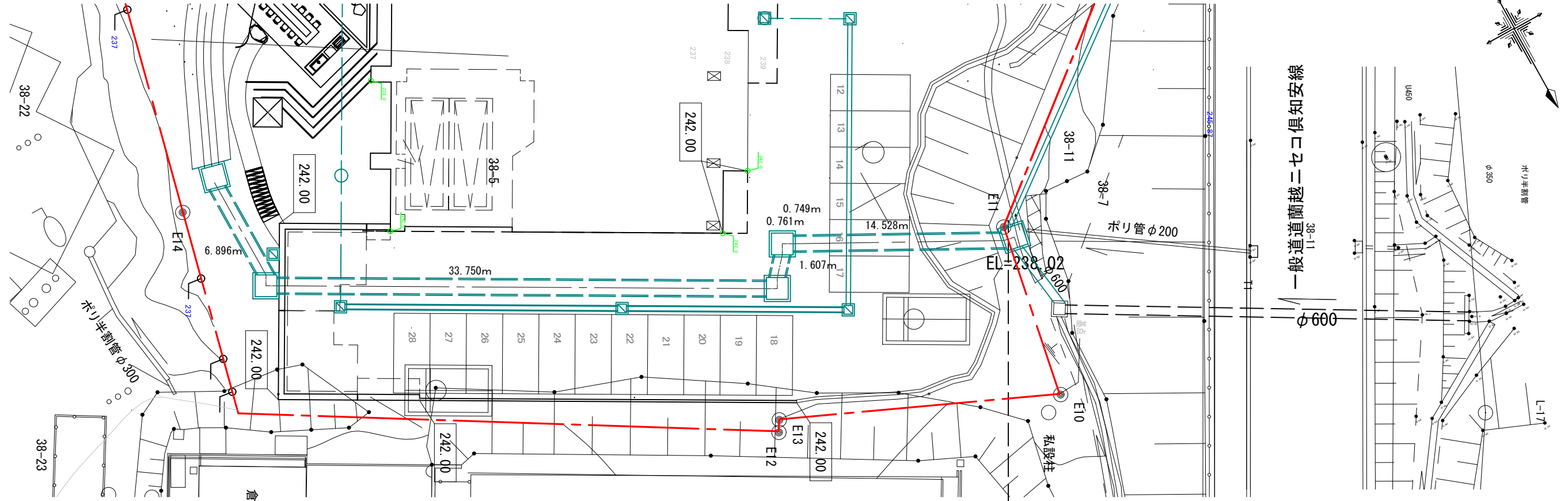
JOB NO


PROJECT 事業者 合同会社 ヒラフ
 (仮称) ヒラフホテル建設計画

TITEL 調整池計画図
 No

SCALE A3=1:200
 No

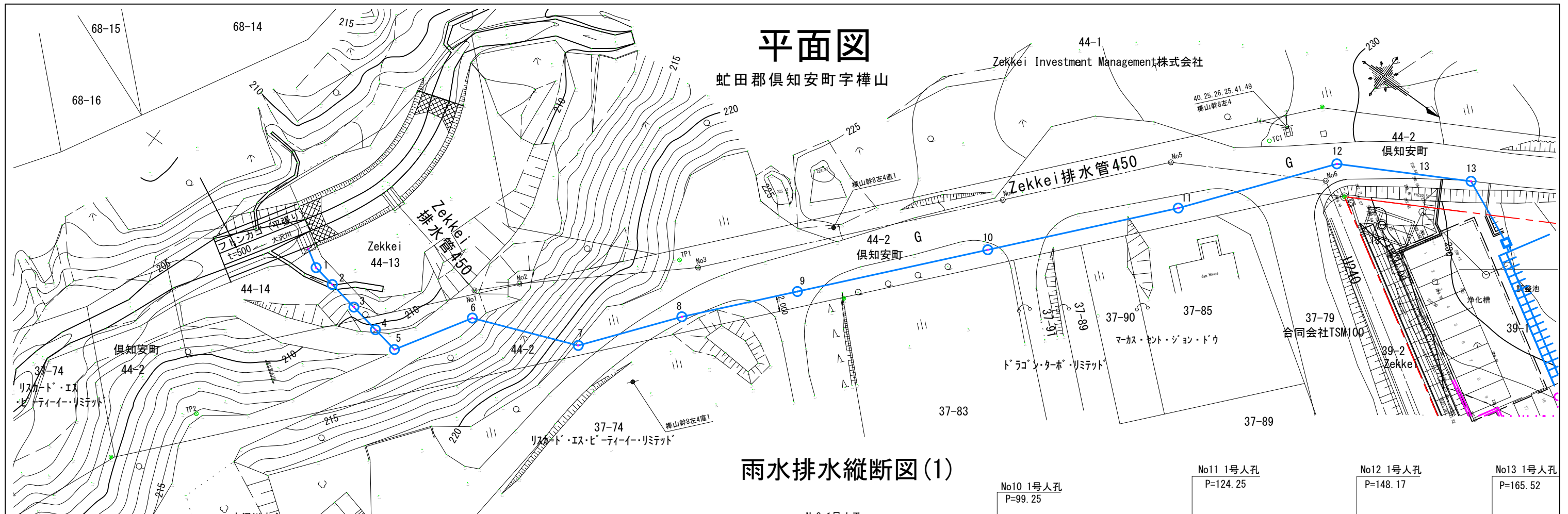
河川改修暗渠部計画図



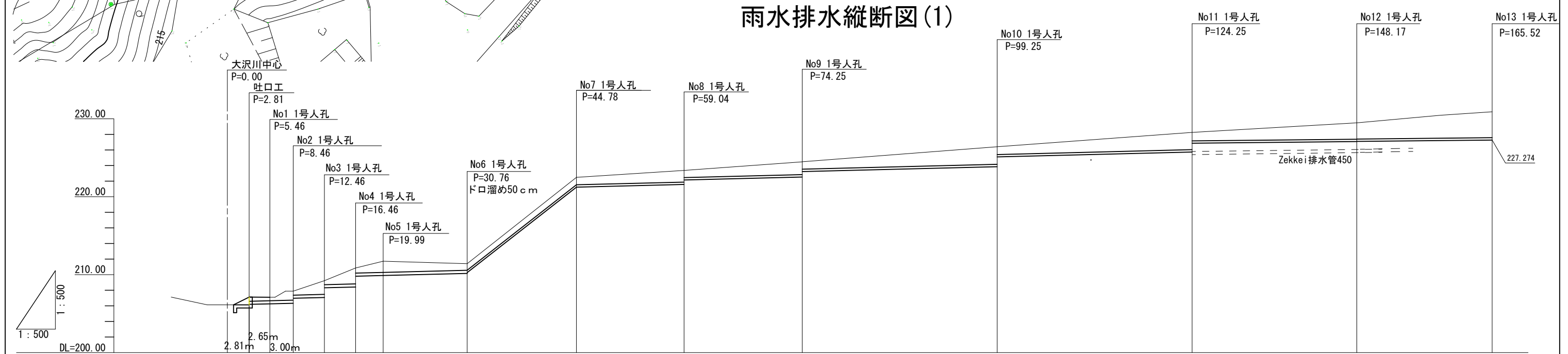
NOTES	 株式会社 拓殖設計 代表取締役 佐藤 義昭 <small>Takushoku Sekkei Co.</small>	JOB NO	PROJECT (仮称) ニセコヒラフホテル計画 事業者 合同会社 ヒラフ ワールド・プランズ・コレクションホテルズ & リゾーツ株式会社	TITEL 河川改修暗渠部計画図	SCALE A3=1:600 No
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平面図

虻田郡倶知安町字樺山



雨水排水縦断図(1)



管種	I=2.50% VP400 L=5.65m		I=2.50% VP400 L=4.0m		I=2.50% VP400 L=3.53		I=2.50% VP400 L=10.77m		I=78.28% VP300 L=14.02m		I=2.50% VU300 L=13.79m		I=2.50% VU300 L=15.17m		I=2.50% VU300 L=25.00m		I=2.50% VU300 L=25.00m		I=1.00% VU300 L=21.12m		I=1.00% VU300 L=17.35m			
土被高	0.53	0.44	1.13	0.50	1.74	0.50	2.03	0.64	1.42	0.83	0.94	1.51	0.94	1.64	0.94	2.24	0.98	2.20	1.07	2.10	2.07	3.32		
管底高	206.175	206.250	206.325	206.965	207.065	208.310	208.410	208.798	209.886	210.155	210.255	221.230	221.230	221.575	222.150	222.529	223.230	223.855	225.111	225.736	226.863	227.074	227.100	227.274
地盤高	206.12	206.12	207.10	207.87	209.22	210.85	209.798	209.886	211.40	211.40	222.48	223.40	223.40	224.48	224.48	226.41	226.41	228.25	228.25	229.48	229.48	230.90	230.90	230.90
測点	0.00	2.81	5.46	8.46	12.46	16.46	19.99	30.76	44.78	59.04	74.25	99.25	124.25	148.17	165.52									

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	TITLE 下流放流管縦断図	SCALE A3=1:500
			事業者 合同会社 ヒラフ ワールド・プランズ・コレクションホテルズ & リゾート株式会社		

1. 計画ホテルパース / Hotel perspective

