

Aug XX, 2023

Dear residents living nearby

Marumi Corporation  
Representative Director Tokuma Yoshikawa

## Invitation to the 2nd Preliminary Information Meeting for the Development Plan of "Yamada 152 Villa Area (Tentative name)"

Greetings,

We hope this message finds you well. We deeply appreciate your continued support and cooperation.

We are pleased to announce that we will hold the 2nd preliminary information meeting for the development plan of "Yamada 152 Villa Area" (Tentative name) that our company has been progressing. Details of the meeting are provided below. We hope to use this occasion to explain the overview of our plan in advance for your understanding.

In addition, this information meeting will be held in accordance with "Provisions of Landscape Town Development Ordinance No. 11 that leads to the future of Kutchan" and the "Preliminary Information Meeting for Local Residents based on the Forest Land Development Permission System of Forest Act."

We kindly ask for your attendance.

Best regards.

### Details

Date: September 13th, 2023 (Wednesday) from 3:00 PM

Location: Kutchan Small and Medium Enterprise Center Hall, Minami 2-jo, 1-32, Kutchan-cho

- Please enter your contact information when entering.

### Contact:

Takushoku Design Co., Ltd., 23-2-7, Minami 5-jo nishi, Chuo Ward, Sapporo City,

Person in charge: Nakagawa Teruki Phone number: 011-561-1511 Fax: 011-562-5793

Information materials will be distributed at the venue on the day, but they will also be posted on the website in advance.

Please check the announcement section of <https://www.takushoku.co.jp>.

In addition, we plan to livestream the information meeting.

Details on how to participate will be posted on the website beforehand.

Changes from the previous information meeting:

- Consideration of the implementation of the new “Ordinance on Landscape” , we will design the layout based on the new criteria.
- The access road (main road) was initially planned to be 12 meters wide to meet the criteria of town road. However, since it has been changed to a developed road managed by the business operator, its width has been revised to 9 meters.
- The main road was originally connected to the Lower Village, but due to many objections, it will not be connected. However, pedestrians can pass through the green space.
- For the Hiyamizu River, we initially planned to perform land elevation using box culverts, as well as river improvement at the crossing part of the road. However, to keep the natural river intact as much as possible, only the minimum necessary revetment work will be carried out as a bridge for the crossing part of the road.
- We have decided to secure 5% of the total area for the square based on the new criteria.
- For rainwater from the Lower Village, a new drainage ditch will be established to discharge into the Hiyamizu River, and in terms of land management, the land will be attributed to the town.

Introduction of the project:

- Project Name: “Development plan of Yamada 152 Villa Area” (Tentative name)
- Location: Hirafu 3-152, Niseko, Kutchan-Cho, Abuta district and others
- Development Area: 9.92 hectares
- Developer: Marumi Corporation.

Business Concept and Overview:

In this area, which is a part of the valuable developable land of Niseko Hirafu, we will develop a villa site.

We will construct 39 villa plots, a center house for management purposes, and a shop building.

- a) Villa area: 39 plots. Buyers will build villas in accordance with the regulation values of the land.
- b) Center house building (machinery room, management office) and shop building (under the management of the business operator).
- c) A bridge will be installed over the Hiyamizu River.
- d) Pedestrian access will be established to connect with the Lower Village.
- e) The riverbed land, which is currently misregistered, will be relocated to match the current position of the river.

Project Schedule:

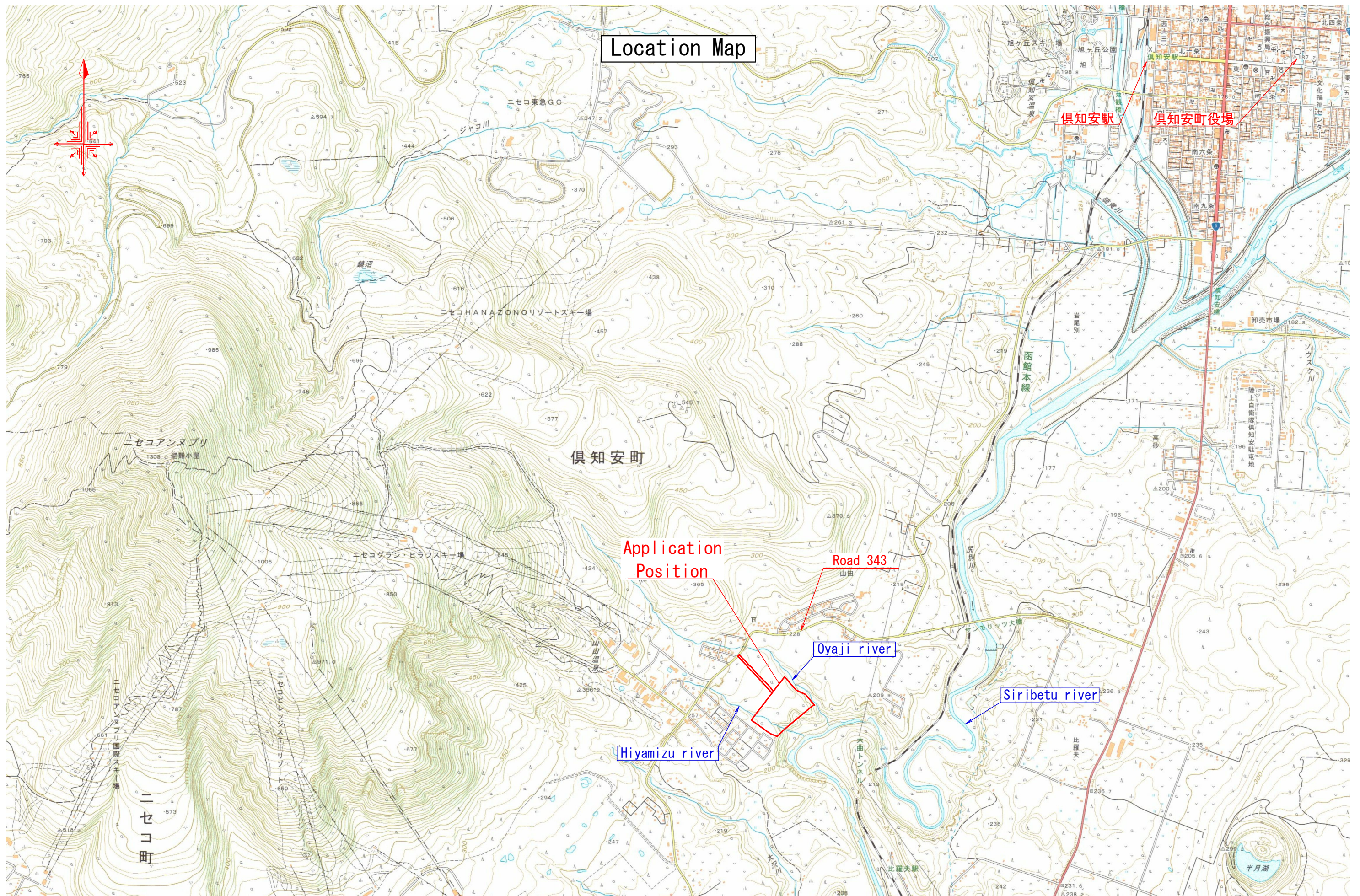
Development Approval: Scheduled for December 2023

Development Work: Scheduled from April 2024 to the end of November 2026

Construction Work: Scheduled from September 2024 to the end of November 2026

(for the Center House Management Building)





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

Location Map

SCALE

A1=1:12,500  
A3=1:25,000

No



# Land Usage plan

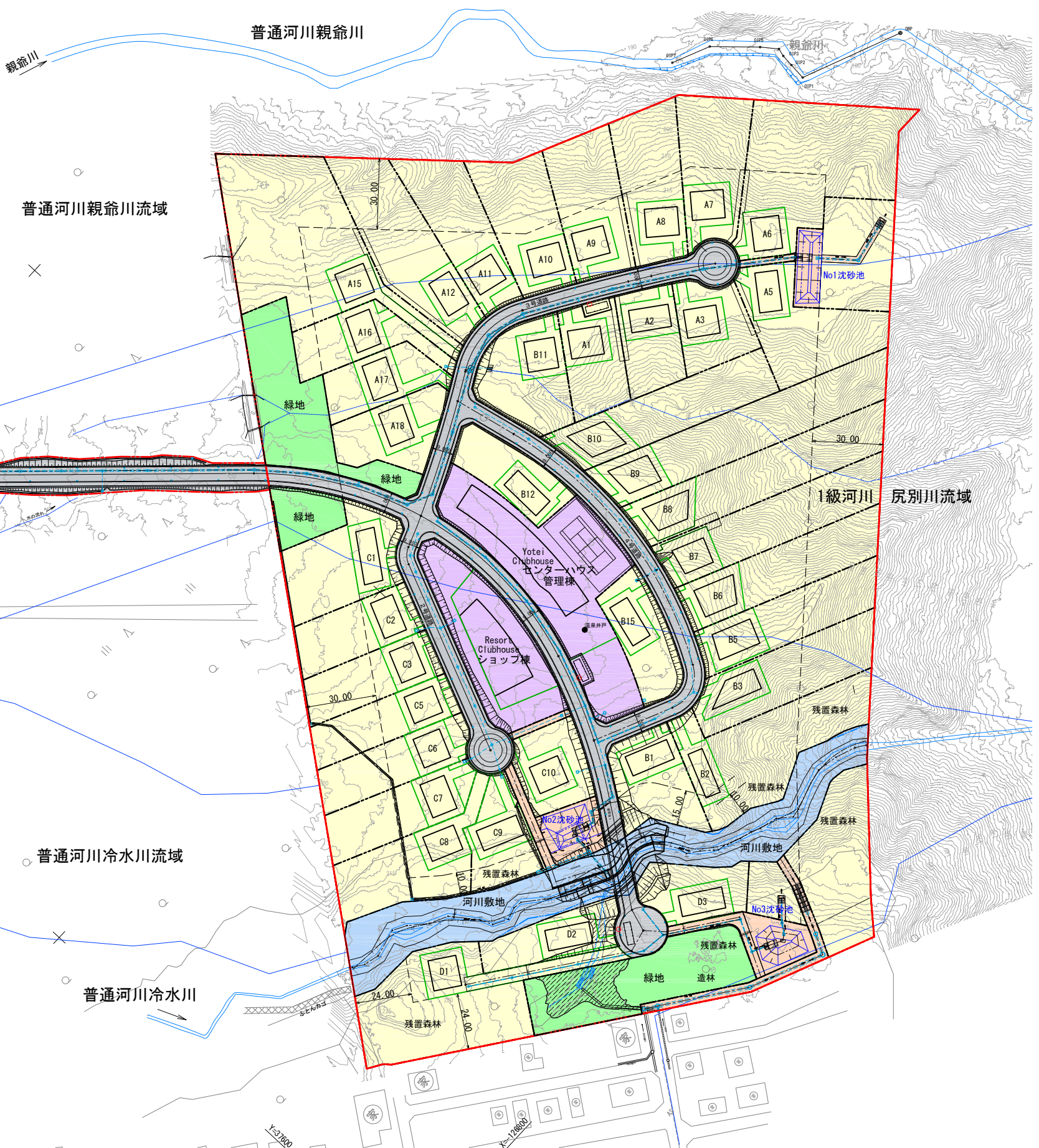
虻田郡倶知安町ニセコひらふ三条

Usage guide

--- Development area

Development area 99,199.80m<sup>2</sup>

Land use area table			備考
Road	12,211.85 m <sup>2</sup>	12.31 %	
Management facility site	5,973.78 m <sup>2</sup>	6.02 %	
Residential land (including residual forest)	68,508.61 m <sup>2</sup>	69.06 %	
Green space	5,018.96 m <sup>2</sup>	5.06 %	
Land for disaster prevention facilities	2,644.50 m <sup>2</sup>	2.67 %	
River area	4,842.10 m <sup>2</sup>	4.88 %	
<b>Total land use</b>	<b>99,199.80 m<sup>2</sup></b>	<b>100.00 %</b>	



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(仮称) 山田152別荘地開発計画  
事業者 株式会社 丸海

TITLE

Land Usage plan

SCALE

A1=1:1000  
A3=1:2000

No



# Land modification Area Plan

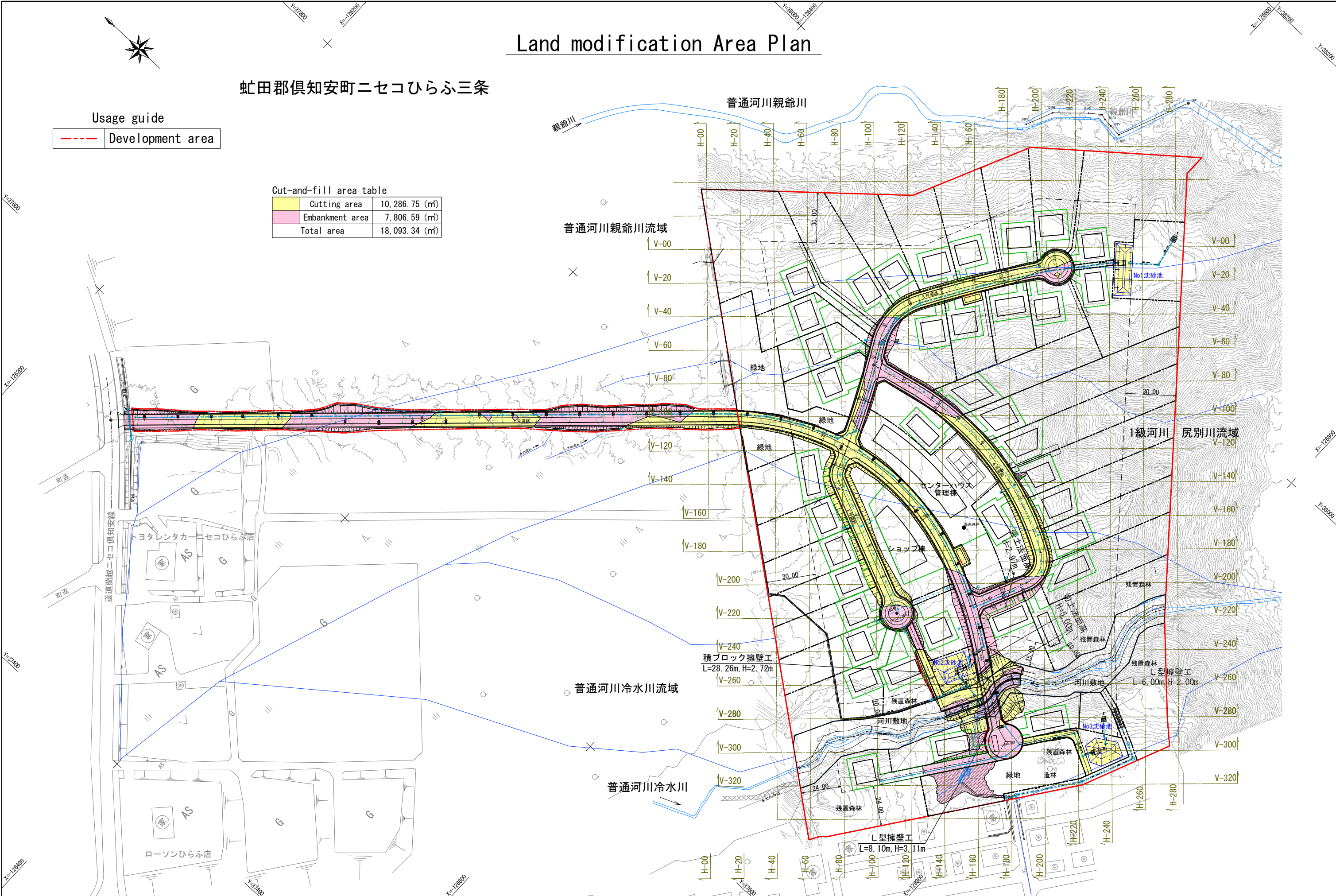
虻田郡倶知安町ニセコひらふ三条

Usage guide

--- Development area

Cut-and-fill area table

Cutting area	10,286.75 (m <sup>2</sup> )
Embankment area	7,806.59 (m <sup>2</sup> )
Total area	18,093.34 (m <sup>2</sup> )



NOTES



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Takuboku 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

Land modification Area  
Plan

SCALE

A1=1:1000  
A3=1:2000

No