Tomakomai International Resort Initiative -Towards Realization of Innovation Resort-

1.Tomakomai International Resort Initiative Background

- Recognition of Social Issues in Japan/Hokkaido/Tomakomai -

[4 Social Issues]

- ①Population decline problem
- 2 House vacancy problem
- 3Technological innovation & paradigm shift
- 4)Change in lifestyle

[Challenges for Hokkaido]

- Population decline/youth outflow
- Maintenance cost of transportation network

[Challenges for Tomakomai]

- Population decline/youth outflow
- Necessity of new industry
- Hollowing out of urban area

(Strength of Hokkaido)

- Abundant nature/tourism resources
- Food storehouse of Japan

[Strength of Tomakomai]

- Gateway of Hokkaido Double "port": Airport/Seaport
- Manufacturing base

Necessary to have countermeasures to solve problems by utilizing the strength of Hokkaido/Tomakomai

①Aim for self independence by private vitality (know-how/funds of private sector) departing from dependence on public investment

②Tomakomai is suitable for Hokkaido IR site from the viewpoint of attracting inbound visitors/promoting travel around Hokkaido

Challenge to Tomakomai International Resort Initiative with IR as engine

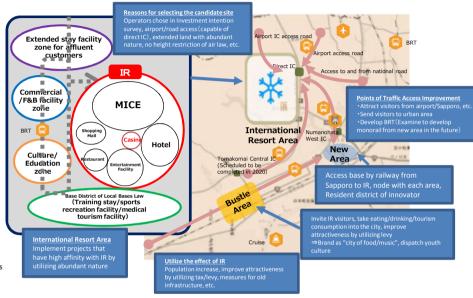
2.Tomakomai International Resort Initiative

-Overcome social issues by utilizing the effect of IR-

7 Articles of Synergetic effect of IR Tomakomai International Resort Initiative Strengthen Hokkaido Town planning gateway function Attractive town, public transportation Transport access improvement Improvement, population increase from outside and within Hokkaido Setting goals Effect of IR as engine for each Opportunity Creation effects Aim to Funding Creation achieve Value food, art, music, sports, etc Tourism PDCA cycle promotion Aim for "innovation" place rather than a simple resort Industry/Innovation Increase in number of inbound Aim to minimize social loss such as addiction New growth, fostering the visitors/tourism revenue player of next innovation (Domestic/within Hokkaido/ nearby tourism destination)

4. Town Planning in Line with International Resort Initiative - Realization of Innovation Resort -

Zoning and Access Improvement (Whole City & International Resort Area)



Innovation Resort

Create opportunities and financial resources by IR, and utilize exchange function to foster player for new growth/next innovation.

3. Contribution to Tourism Promotion by Strengthening **Hokkaido Gateway Function**

Sapporo Metropolitan Area









gateway access



Utilize gateway area, interact with all resources from home and abroad, and revitalize whole Hokkaido.

ion of Airport, new utilization of Tomakomai port, logistic



In addition to the existing access or air, land and sea, and manufacturing/logistics, utilize the functioning IR as Hokkaido gateway hub to strengthen the exchange function of whole Hokkaido.

Direct Inbound



Hokkaido wide area

such as East/North

(Privatization of

Hokkaido airport,

tourism network

Hokkaido, etc.,

Focus Area : Tohoku (Recovery support/Hokkaido Shinkansen)



Focus Area: East Hokkaido tourism area World natural tourism area

Smart City

Aim to overcome urban issues by utilizing IoT/AI, etc. Improve comfort/convenience of residents and IR visitors, and secure safety & security. Try to develop models into Hokkaido/domestic cities, and centralize revenue by utilizing



Health Care

Negative

Impact

Commercia Energy

Policy Plannir

Create New Industry

Based on Tomakomai's manufacturing and air, land and sea access, utilize hypothesis verification in IR/smart city, and create innovation/new industry originate Hokkaido/Tomakomai,



Others

Promotion of Education

Implement educational promotion measures to constantly create new types of human resources who will be the leaders of future innovation with creativity

International School Educational Facilities related to

Hospitality/Cooking/Entertainment **Educational MICE Programs**

5. The Core of the International Resort Initiative WHITE IR

Basic Concept and Facility Composition

Construction Design

Iconic design of Hokkaido tourism that embodies the concept

Technology & coexistence with the environment

ECO construction/operation with the latest technology, etc., perform harmonious coexistence with environment

Gateway

(Utilize VR tech, etc.), Concierge for tour arrangement, Hokkaido round trip of IR visitors. Send inbound directly to domestic tourism destination

Gaming floor installation area: within 3%, Largest revenue source of IR management

Sales of Hokkaido products Pursue gastronomy



Showcase of Hokkaido nature/food/culture

Create a world's first attractive nature. Showcase functions of Hokkaido tourism/industry

with IR



Introduce Hokkaido/Japan tourism

Nature experience tourist facility Ainu culture experience facility World class show, theme park Museum/art facility Sports hub, Multi-purpose stadium

World class entertainment



Utilize overseas operators' know-how, Provide a world class show/performance Strengthen the night entertainment, the weak point of Hokkaido tourism

The Effect of WHITE IR (Capital Available) * The numbers were estimated based on operators' investment intention survey. **Employment/Procurement**

approx. 10.6-14.2

City) : approx. 2.5-3.5

Large amount of levy/tax collection,

Tourism promotion, utilization for

Countermeasures against negative impact such as addiction

Capital Creation

town planning

Creation New business opportunities Employment increase, create construction/operation demands by ordering to local related businesses entities

Demand Creation

Opportunity Creation

Attract large scale customers, such as inbound visitors

Uniqueness of MICE

Pursue unique international competitiveness with access convenient resort type MICE adjacent to international airport

International conference hall accommodating 5,000 people

International exhibition hall: 30,000~50,000m Capacity of wide variety of conferences/events



Accommodation facilities for VIP/MASS,

Extended stay facility. Room number:1,000~2,000, Spa related facility

Wellness Resort

Provide health promotion & healing with real fresh nature/forest. Sports tourism, etc.



Challenges Related to Employment (Human Capital)

Labor population decline of whole Hokkaido

Serious manpower shortage in tourism/accommodation industry (Treatment Problems)

Aim to improve labor productivity/ treatment of whole Hokkaido tourism by implementing IR

Measures Gather People

Good treatment/Challenging Job/Hire people from abroad and outside Hokkaido by attracting with naturerich job/residency

Educate People

Treatment/

Challenging

Job

Aim for securing human resources by installing educational facilities related to hospitality/ cocking/entertainment with practical education

Improve treatment/motivation by adding vale and efficiency. Contribute to tourism productivity of whole Hokkaido

Challenges Related to Development Site/Infrastructure Improvement (Resources)

Infrastructure improvement

Examine the improvement of infrastructure (transport access/water supply system, etc.) and the cost burden (Consider conditions that operators can accept)

Development regulation

Develop study under urbanization coordination area

Aim to complete corresponding until the beginning of operators selection

Land Usage/condition

Leasing or Owning, Examine transfer price/rent standard, Examine together with infrastructure burden, Reduce operators burden and promote investment

Environmental regulation

Plan thoroughly to reduce the environmental burden by environmental survey,

Examine to advance in work schedule/shorten the period when law assessment is required

6. Countermeasures against negative impact such as gambling addiction, etc.

Gambling Addiction Countermeasures (as municipality)

[Points]

- Minimization of addiction loss including the existing gambling addiction, etc.
- Substantial addiction countermeasures using levy/entry fee

[Measures]

- Early consultation/intervention/treatment, Develop social recovery support system, Establish cooperation system of related organizations, Support self-help group
- Implement gambling education for students
- RFP, etc. (mandatory measures: addiction)
- Establish addiction research institution, Develop practical countermeasures base on the fact of Japan/Hokkaido

Surrounding Environmental Measures

[Points]

Prevent security/moral deterioration (Utilizing casino levy, etc.)

[Measures]

- Prevent unregulated surrounding/urban area development
- Thoroughly eliminate anti-social forces Crime prevention measures with the latest technologies
- Wholesome growth of young generation
- Correspond to Law Regulating Adult Entertainment Businesses

7. Toward an International Resort Initiative

Estimated schedule for Realization (Municipality)

2021 201807 Decide an Authorize Operator Arrea plementati of Area of IR Examine

[Promotion System]

- · Cooperation with Hokkaido government and Tomakomai city
- · Composition of professional project team
- · Promotion meeting by experts
- Hearing opinions from operators

[Regional Collaboration]

Realize a resort initiative which truly contribute to the region by collaborating with local entities/citizens