

Please Note:

- Please turn off your mobile phones or set them to silent mode.
- During the Q&A session, please state your name before posing a question.
- For those participating in the web conference, please mute your microphones and use headphones or earphones to listen (to prevent feedback).
- For those participating in the Q&A session via the web conference, please wait until all in-person questions have been addressed. The host will then ask, “Are there any questions from those attending via the web conference?” At this point, please unmute your microphone and state your name. If you are called upon, please voice your question.

Please note that the audio of the meeting will be recorded in order to accurately record the minutes of the meeting

(Provisional Title) Yamada 152 Villa Land Development Plan – 2nd Local Briefing
Session

This briefing session is held in line with the “Landscape Town Planning Ordinance No. 11 for Connecting to the Future of Kutchan” and the “Forestry Act’s Forest Land Development Permit System Preliminary Meeting for Local Residents.”

Agenda:

1. Introduction of the Project Organizers and Relevant Parties
2. Presentation on the Project Plan
3. Question and Answer Session
4. Closing

(Provisional Title) Yamada 152 Villa Land Development Project Plan

1. Developer: Address: 8-1-38-3, Minami 16 Jonishi, Chuo-ku, Sapporo
 Company: Marumi Co., Ltd.
 Representative Director: Tokuma Yoshikawa

Project Overview: Real estate development of hotel condominiums and residential land, real estate buying and selling, leasing, management, and brokerage services.

Development History 2014: Ki Niseko,
 2016: AYA Niseko
 2018: Panorama Niseko

2. Development Project Location: 152, 154, 172-2, 172-5, 172-6, 174-1, 174-3, along with the riverbed (Hiyamizugawa) in Sanjo, Hirafu, Niseko, Kutchan-cho, Abuta-gun.

Within the Semi-Urban Planning Area.

- Classification of Landscape Zones: Yamada II Zone (Scheduled to change to Niseko Hirafu B Zone in October)
- Classification of Specific Use Restriction Zones: Tourism II District (Scheduled to change to Tourism III District in October)

Building Plan:

- Building Coverage Ratio: 40%, Floor Area Ratio: 300% (Scheduled to change to 40%, 200% in October)

- Maximum Building Height: 16m (22m) (Scheduled to change to 13m in October)
 - Minimum Land Area: 500 square meters (500 m²) (However, in accordance with the Forestry Act, it should be 1000 m² or more)
 - Setback from the front road: 6m or more
- Setback from adjacent land: 2m or more, and if it exceeds 14m, a separate calculation formula applies (Scheduled to change to 1.5m for heights below 7m and 2m or more for heights above 7m in October)

3. Development Zone Area: (Revised) 99,199.80 m² (Prior to Revision) 100,332.43 m²

4. Planned Buildings: Center House Management Building (Management Office, Restaurant, Machinery Room),
Shop Building, Villa Land 39 Residential Lots

5. Planned Construction Period: (Revised) From April 2024 (Reiwa Year 6) to November 30, 2025 (Reiwa Year 7)
(Prior to Revision) From the end of May 2023 (Reiwa Year 5) to November 30, 2024 (Reiwa Year 6)

6. Designer

Project Manager:

Mountain Side Palace 2F,

3-2-6, Ichijo, Hirafu, Niseko, Kutchan-cho

Niseko Real Estate Co., Ltd., Representative Director Ben Kerr

Architectural Design:

Pine Hill 4F, 17-18, Sarugakucho, Shibuya-Ku, Tokyo

ALA Co., Ltd., Representative Director Ryuya Umezawa

Civil Engineering Design:

23-2-7, Minami 5-jo Nishi, Chuo-Ku, Sapporo City

Takushoku Design Co., Ltd., Representative Director Yoshiaki Sato

7. Changes Since the Previous Information Session (January 10, 2023 [5th Year of Reiwa])

- Considering the implementation of the new landscape ordinance, we will conduct layout planning based on the new standards.
- The access road (main road) was originally planned to be 12 meters (12 m) wide, assuming it would be designated as a town road. However, it has been changed to a 9 m wide road as it will now be a development road under the responsibility of the developer.
- The main road was connecting to Lower Village, but to prevent traffic congestion within Lower Village, it has been decided not to connect the roads. However, pedestrians can pass through the green space plaza.
- For the Hiyamizugawa, the initial plan for the road crossing section was to carry out fill work using box culverts, as well as river improvement works. However, in order to preserve the natural river as much as possible, only the essential parts of the road crossing section will undergo protective embankment construction, and it will be structured as a bridge.

- The proportion of green spaces has been revised to ensure at least 5% is retained, adhering to the new standards in the Kutchan Town Landscape Plan.
- The rainwater currently being discharged into the Hiyamizugawa from Lower Village will now be channeled through a newly established drainage system. The land associated with this management will be under the town's jurisdiction.
- While the total count of individual villa lots remains unchanged (39 lots), alterations to their shapes and configurations have been made, stemming from the revisions in road and river plans.

8. Project Overview

▪ Concept

The region has a dense natural forest with trees that are over 80 years old. The plan is to position buildings among these trees, ensuring that when viewed from the surrounding areas, the buildings appear to be hidden behind the tree canopy.

The project site is situated 20–30 m below the elevation of the main road, ensuring no disruption to the panoramic views of Mount Yotei.

Furthermore, to minimize the amount of earthwork, the planned elevation of the road aligns with the natural ground level.

▪ Villa Sites (39 Residential Plots)

Villa plots are for sale, following the standards for forest land development activities. Each site will have an area of at least 1000 m², and the built-up area of the building will be designed to be no more than 30% of the

site area.

Owners will be responsible for designing and constructing their buildings in accordance with the land conditions.

- Center Houses (2 buildings)

The Center Houses are planned to be low-rise to minimize their impact on the landscape.

The facility within the Center House management building will include offices, a restaurant, and a machinery room.

The shop building will house stores that offer products for the convenience of residents.

- Road Plan (Revised)

In this plan, we are designing the main road to run from the Doudou Rankoshi Niseko Kutchan Line to the central area of the development.

The road is planned with a gradient of 6% or less, making it easily passable during the winter months.

Within the development area, roads will be established with a width of 9 m, designated as development roads.

(Prior to Revision) In the previous plan, we were designing a town road to cross the central part of the development area.

It was planned to connect from the Doudou Rankoshi Niseko Kutchan Line to the existing town road in Lower Hirafu and establish a 12 m wide road as a new access road for Lower Hirafu, planned to be designated as a town road. We have been in discussions with the town to create a road that contributes to everyone's convenience.

The road is designed with a gradient of 6% or less, ensuring easy passage during the winter months.

Other roads within the development area will be established as 9 m wide roads, designated as development roads.

▪ Green Space Greening Plan (Revised)

The planning area is predominantly designated as a forested zone, and in accordance with the Forestry Act, over 60% of its area will be retained as forested land.

Furthermore, we will establish three green spaces in areas where trees are preserved, undergrowth is cleared, and grassy spaces are created for recreational walking. This will ensure that over 5% of the development area is allocated for green spaces.

(Prior to Revision): The planning area is primarily designated as a forested zone, and in accordance with the Forestry Act's development activities, we intended to preserve over 60% of the area as forested land. Additionally, we planned to create three green spaces, including one tennis court and areas with preserved trees, where undergrowth would be cleared to make way for grassy areas suitable for recreational walking. These green spaces were intended to cover over 3% of the development area.

▪ Rainwater Drainage Plan:

Rainwater drainage planning will be conducted using rainfall intensity data with a 10-year recurrence interval based on Hokkaido's heavy rainfall records.

The drainage basin in the development area is divided between the Hiyamizugawa and Oyajigawa.

Sedimentation basins will be installed in each to prevent soil runoff downstream, and then the water will be discharged into the rivers.

▪ Sewage Drainage Plan:

Sewage drainage will involve the installation of septic tanks for each building, complying with river water quality standards, and combining with rainwater drainage before discharge into the rivers.◦

▪ Hot Spring Plan

A hot spring well will be drilled on the Center House site within the development area. The hot water will be stored in a reservoir and supplied to each building.

The hot spring usage plan will provide each building with a hot spring water supply of up to 100 liters per minute.

Wastewater from the hot spring will be combined with rainwater drainage and discharged into the river.

The components of the hot spring wastewater will be checked, and any components that could impact the ecosystem will be filtered out.

Additionally, the temperature of the hot spring wastewater will be adjusted to ensure it does not adversely affect the ecosystem before being discharged.

▪ Water Supply Plan:

In this area, which is outside the Kutchan Town water supply zone, water wells will be drilled within the development area. A reservoir will be set up in the Center House to supply water to each building.

Since the number of recipients exceeds 100 individuals, a dedicated water utility will ensure thorough water quality management and supply.

▪ Telecommunication:

Telecommunication facilities will be installed and supplied underground along the roads.

Electrical facilities will be managed by Hokkaido Electric Power Company, and each villa will sign contracts with Hokkaido Electric Power Company and NTT for their supply.

• Snow Removal Plan:

Snow removal within the area will be outsourced to a specialized contractor.

Accumulation spaces will be designated within the area, and snow will be removed as it accumulates.

• Waste Disposal Plan:

Waste collection will involve the installation of a waste collection facility on the management facility grounds, with outsourcing to local private waste disposal companies.

• Regarding the Hiyamizugawa (Revised):

Bridges will be installed at road crossing points, and a minimal amount of bank protection will be put in place.

Plans are being made to preserve the current natural state of the river.

Riverbank areas play a pivotal role in river management. They will be adjusted to ensure continuity with adjacent upstream riverbank areas. Additionally, land swaps will be carried out with former riverbank areas.

(Prior to Revision) Regarding the Hiyamizugawa, a regular river that cuts through the development area, the riverbank areas are currently set adjacent to the development area but are misaligned with the current river.

Inside the development area, the Hiyamizugawa will be renovated to ensure a safe flow even during rainfall events that have a 30-year return period.

Management roads will also be established on both sides of the river. At the town road crossing, box culverts will be placed following the alignment of the current

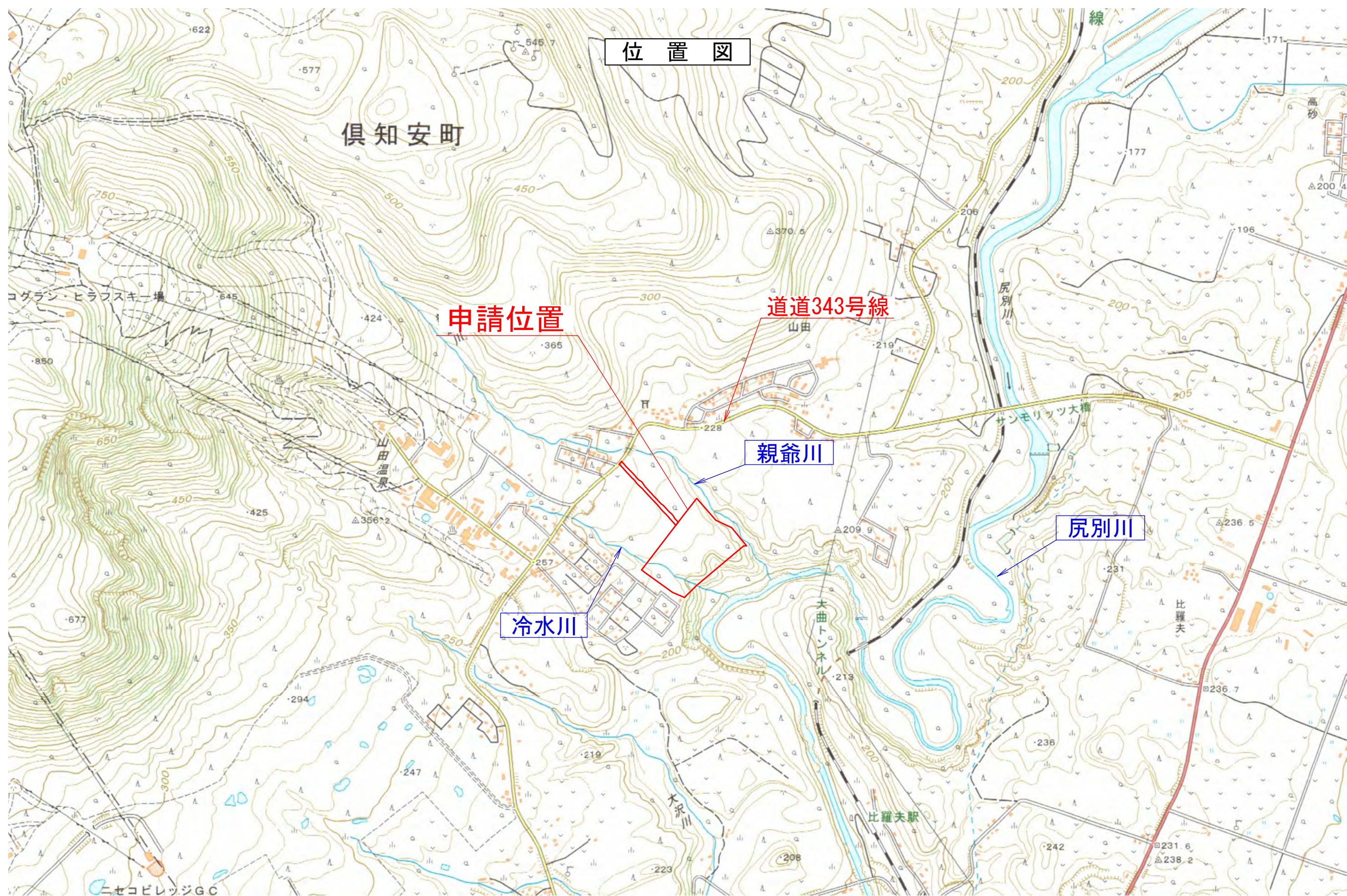
river, and renovation work will be carried out.

River facilities and river land will be owned by Kutchan Town, and the

maintenance and management of the river will be undertaken by the town.

The old riverbank areas will be discontinued due to the ownership of the new riverbank areas, and a land swap is planned.

The above.



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

位置図

SCALE

A1=1: 7,500
A3=1:15,000

No

1

土地利用計画図

虻田郡倶知安町ニセコひらふ三条

凡例

--- 開発区域界

開発区域面積 99,199.80㎡

土地利用面積表			備考
道路	12,211.85㎡	12.31%	
管理施設用地	5,973.78㎡	6.02%	
宅地(残置森林を含む)	68,508.61㎡	69.06%	
緑地	5,018.96㎡	5.06%	
防災施設用地	2,644.50㎡	2.67%	
河川区域	4,842.10㎡	4.88%	
土地利用合計	99,199.80㎡	100.00%	

(CAD計測による)

開発区域全体面積
99,199.80㎡

普通河川親爺川流域

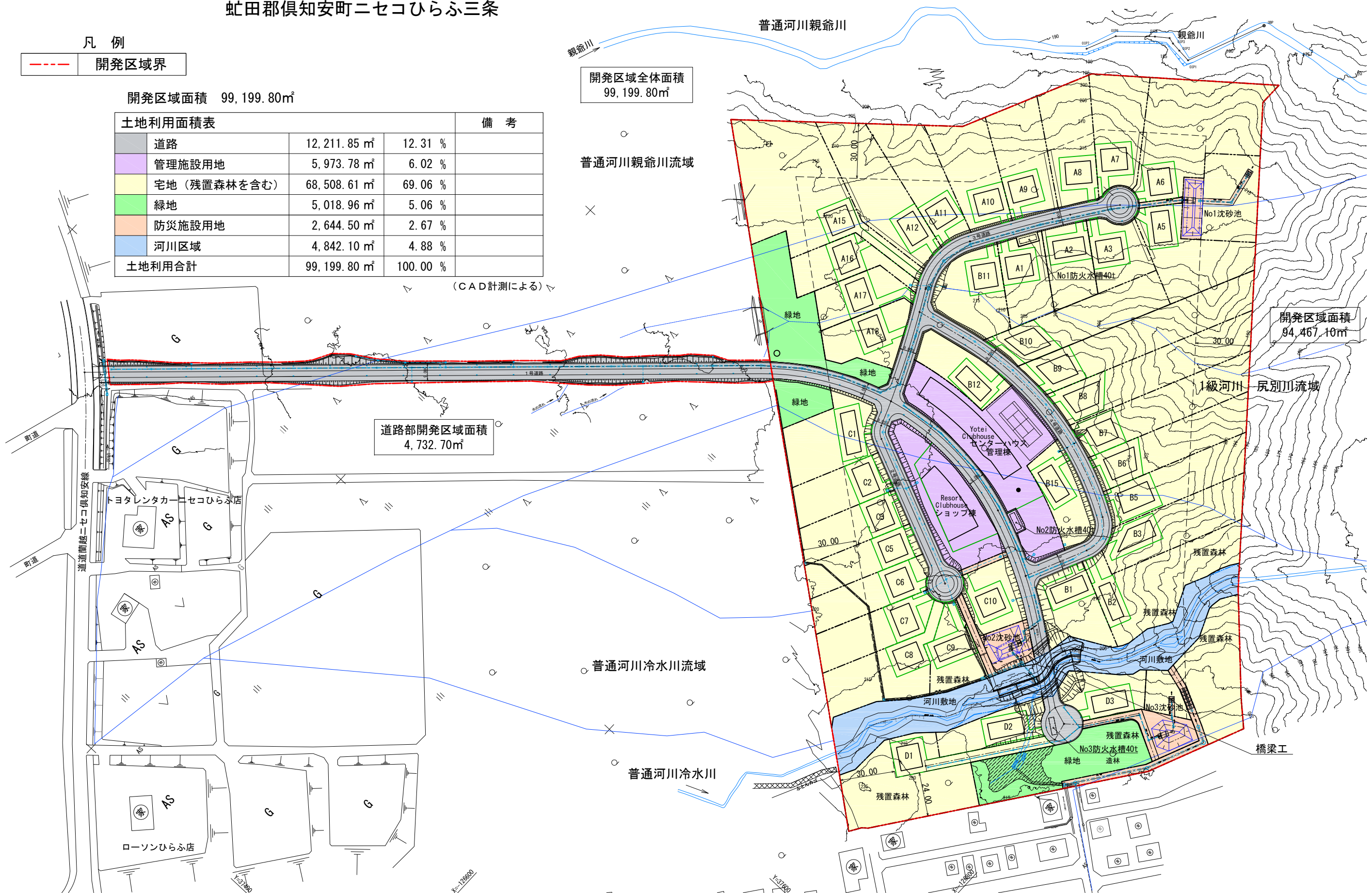
道路部開発区域面積
4,732.70㎡

開発区域面積
94,467.10㎡

1級河川 尻別川流域

普通河川冷水川流域

普通河川冷水川



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

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

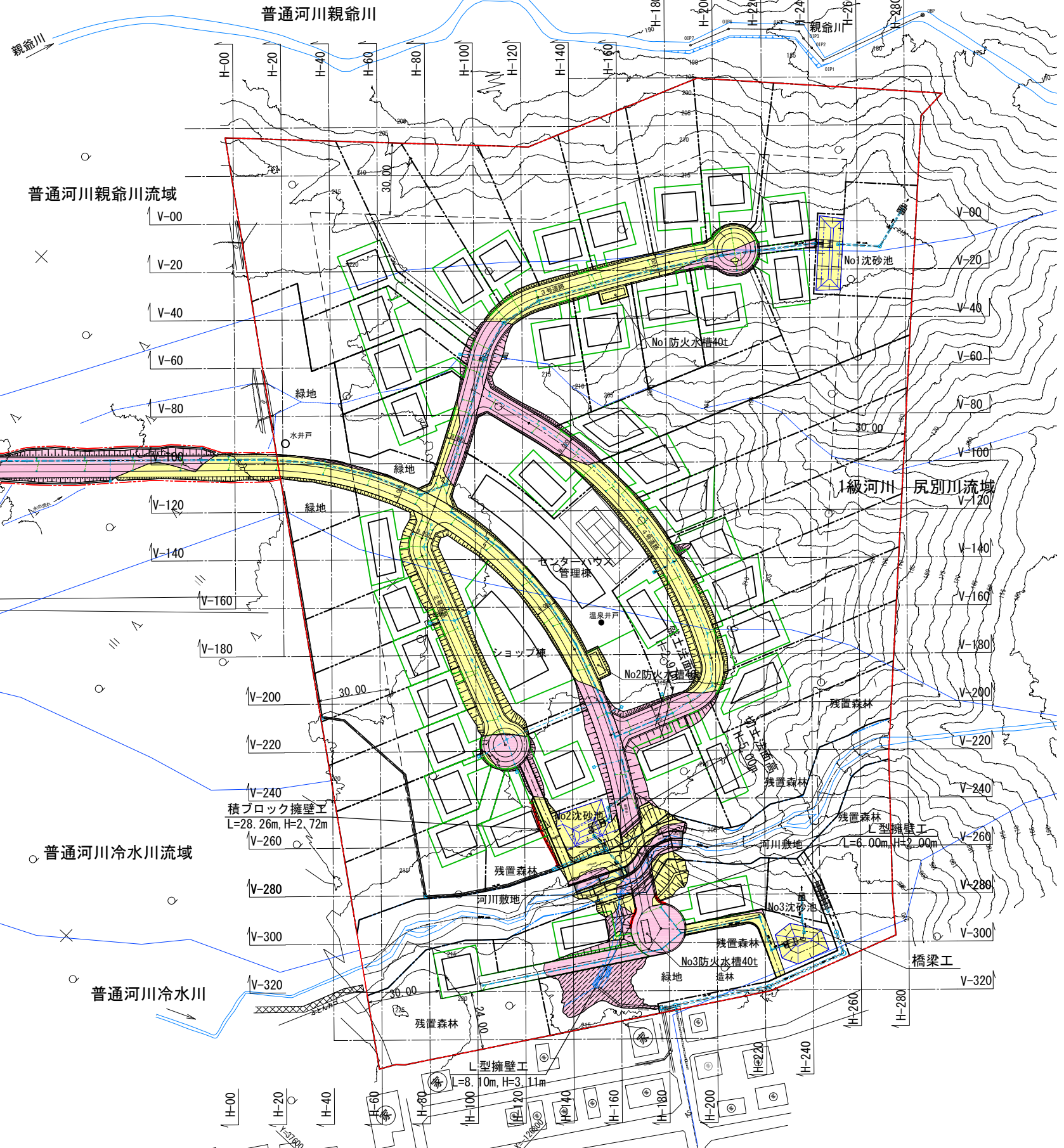
凡例

--- 開発区域界

切盛面積表

切土面積	10,276.60 (m ²)
盛土面積	7,820.88 (m ²)
切盛土合計面積	18,097.48 (m ²)

(CAD計測による)



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

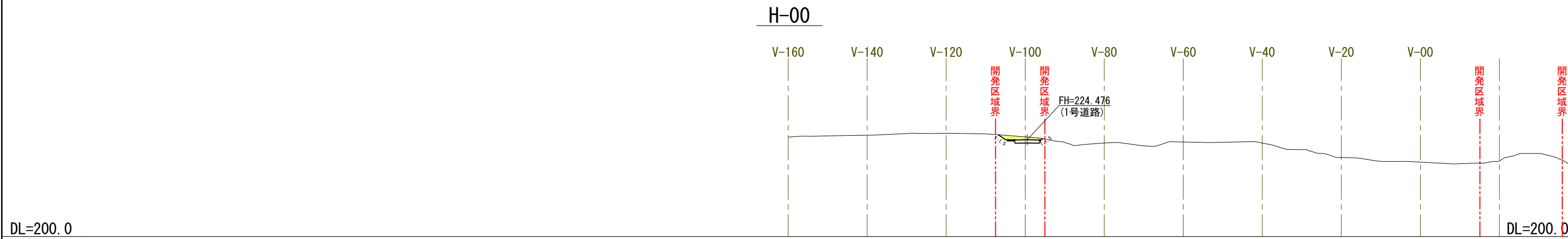
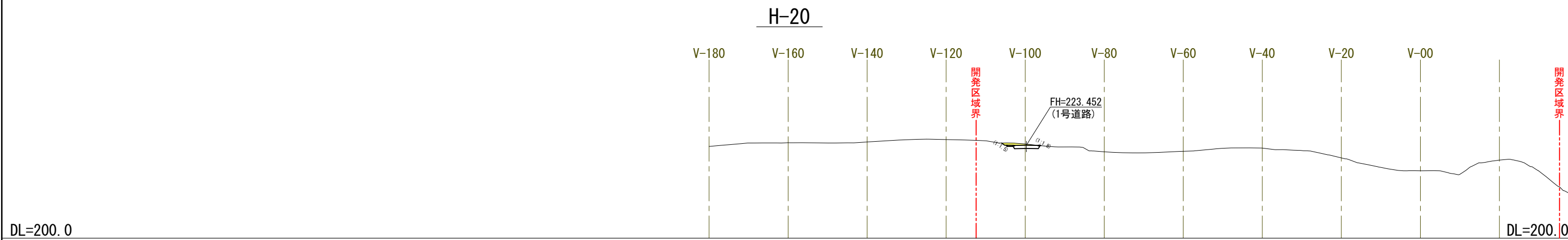
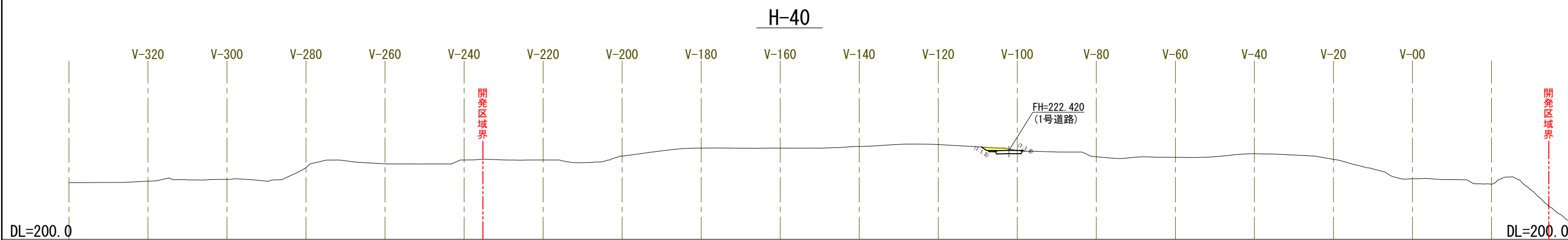
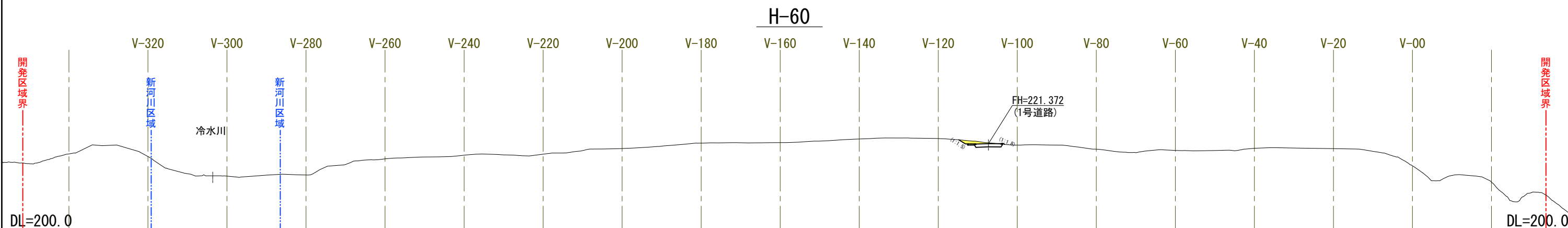
造成計画平面図

SCALE A1=1:1000
A3=1:2000

No 3

造成計画横断図(1)

切土範囲
盛土範囲



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

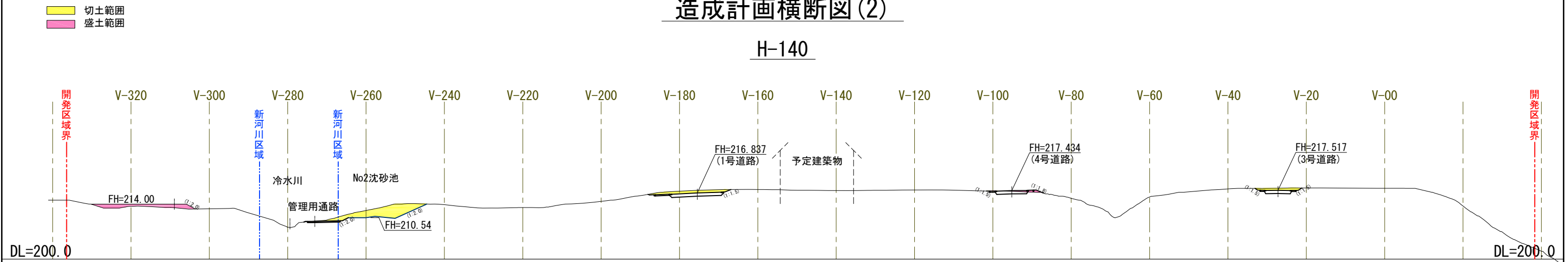
PROJECT
(仮称) 山田152別荘地開発計画
事業者 株式会社 丸海

TITLE
造成横断図(1)

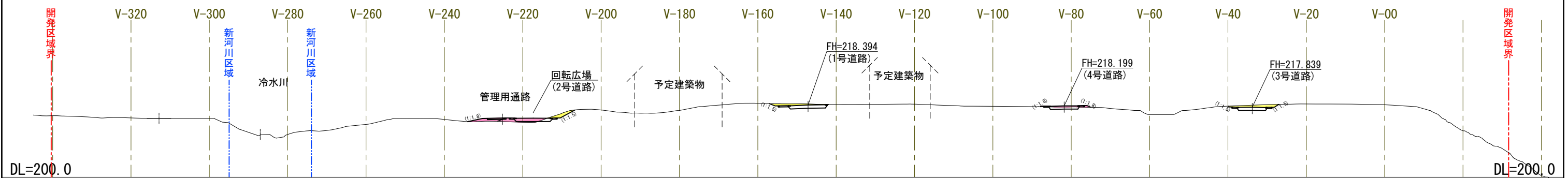
SCALE
A1=1:500
A3=1:1000
No
4-1

造成計画横断図(2)

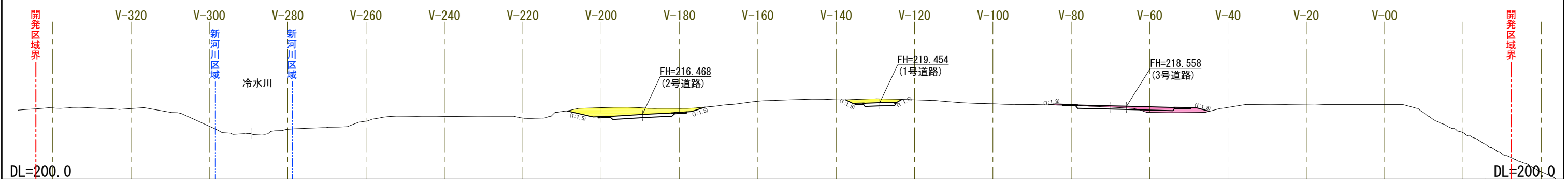
H-140



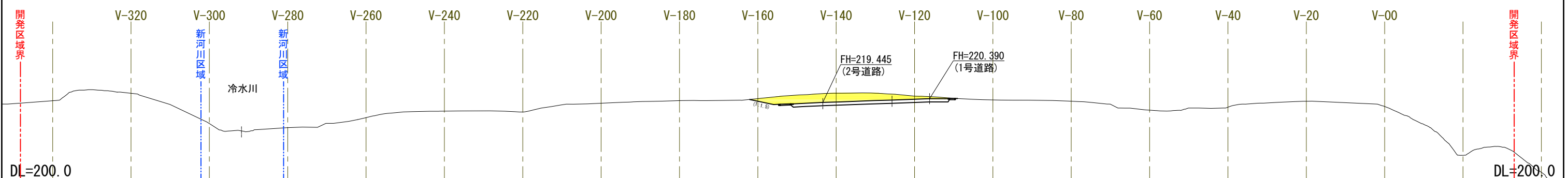
H-120




H-100



H-80



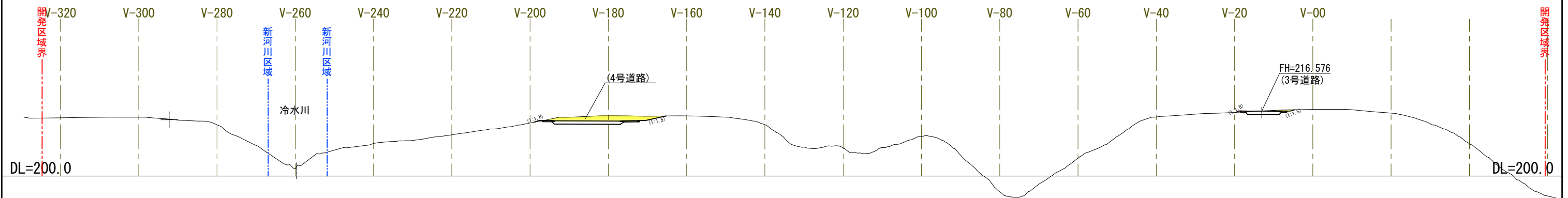
NOTES	 TAKUSHOKU. <small>Takuhoku Sekkei Co.</small>	株式会社 拓殖設計 代表取締役 佐藤 義昭	JOB NO	PROJECT (仮称) 山田152別荘地開発計画 事業者 株式会社 丸海	TITLE 造成横断図(2)	SCALE A1=1:500 A3=1:1000
			DWG NO		No 4-2	

造成計画横断図(3)

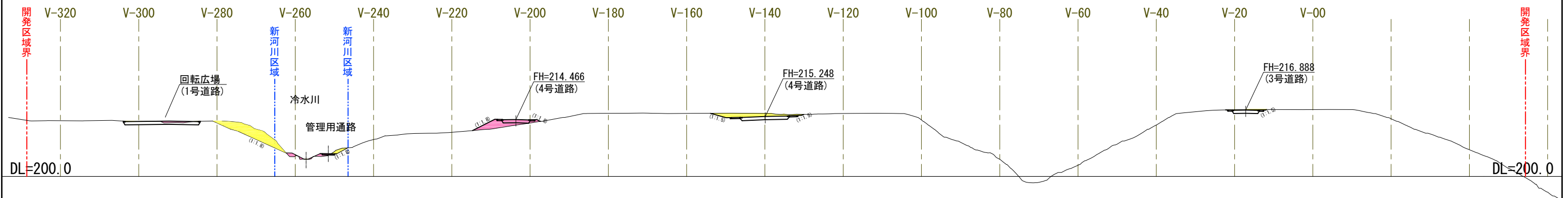
H-220



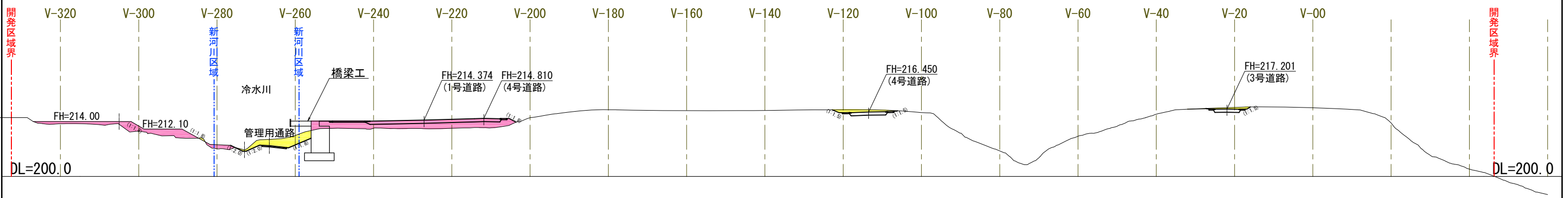
H-200




H-180



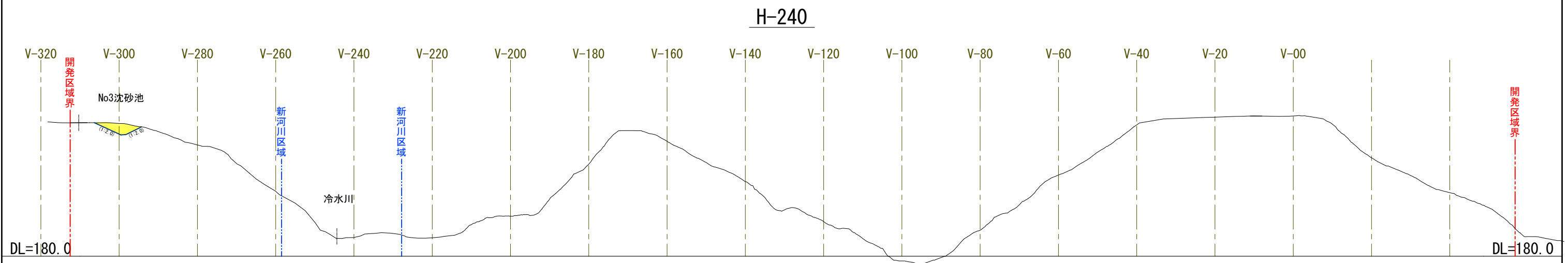
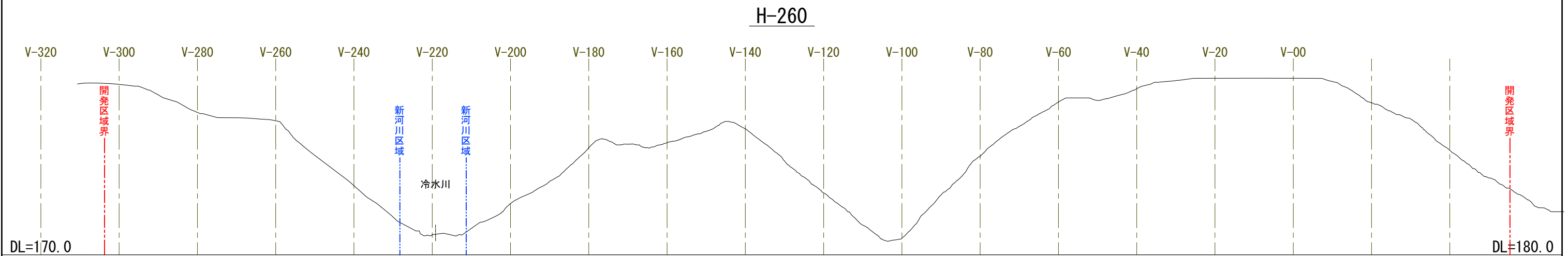
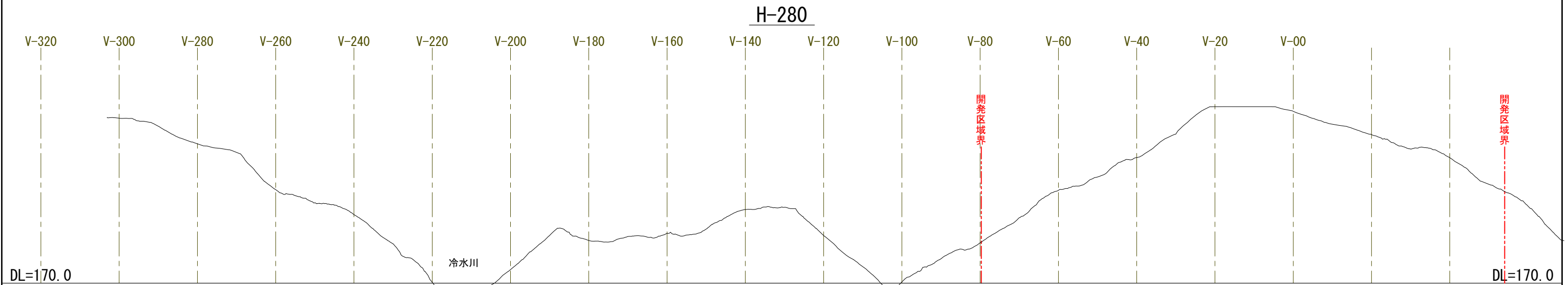
H-160




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) 山田152別荘地開発計画 事業者 株式会社 丸海	TITLE 造成横断図(3)	SCALE A1=1:500 A3=1:1000
		DWG NO	No 4-3			

造成計画横断図(4)

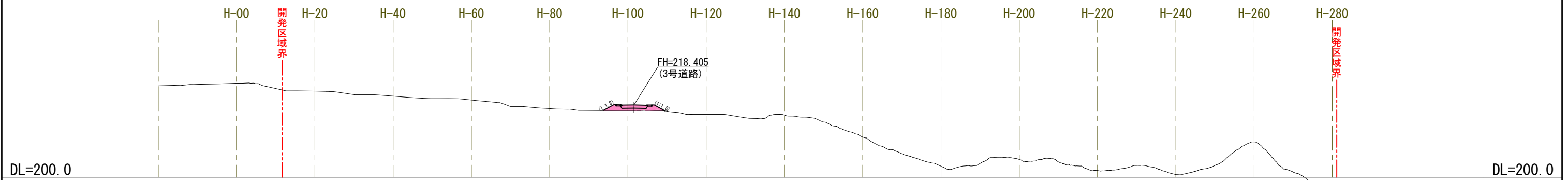
切土範囲
盛土範囲



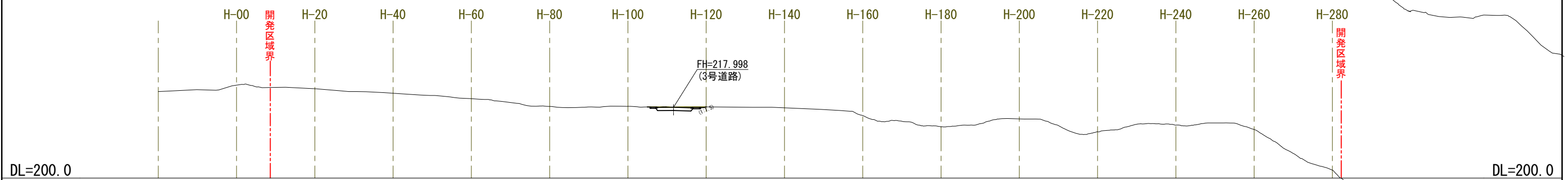
NOTES	 TAKUSHOKU. <small>Takuhoku Sekkei Co.</small>	株式会社 拓殖設計 代表取締役 佐藤 義昭	JOB NO	PROJECT (仮称) 山田152別荘地開発計画 事業者 株式会社 丸海	TITLE	SCALE A1=1:500 A3=1:1000 No 4-4
			DWG NO		造成横断図(4)	

造成計画横断図(5)

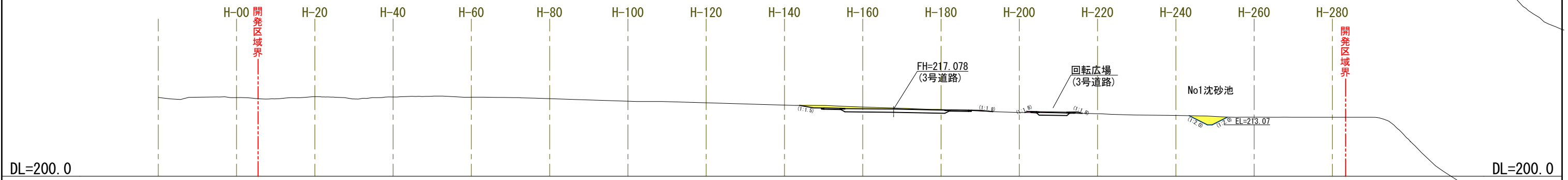
V-60



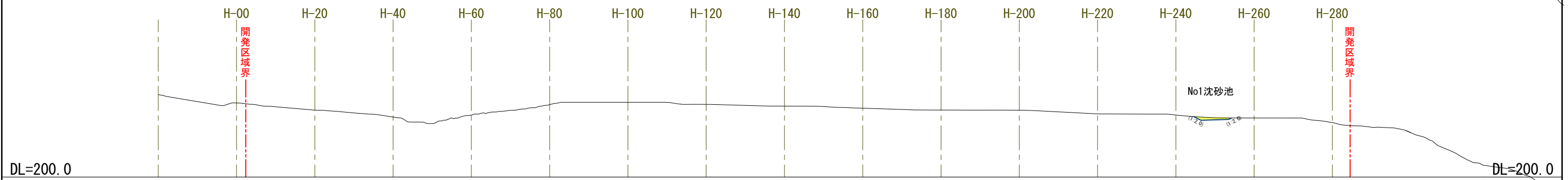
V-40




V-20



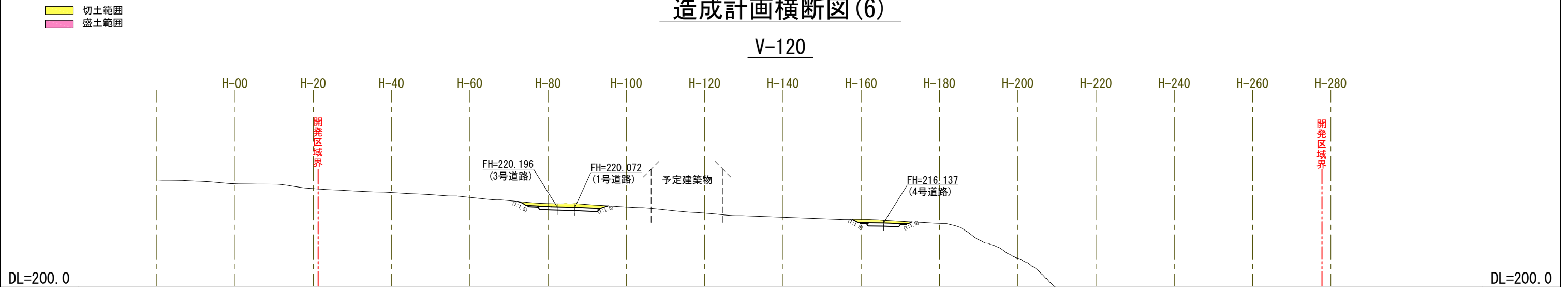
V-00



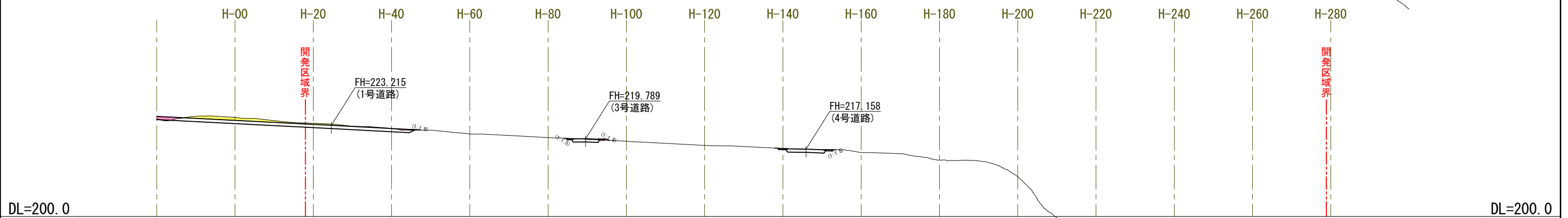
NOTES	 TAKUSHOKU. Takuhoku Sekkei Co.	株式会社 拓殖設計 代表取締役 佐藤 義昭	JOB NO	PROJECT （仮称）山田152別荘地開発計画 事業者 株式会社 丸海	TITLE 造成横断図(5)	SCALE A1=1:500 A3=1:1000
			DWG NO		No 4-5	

造成計画横断図(6)

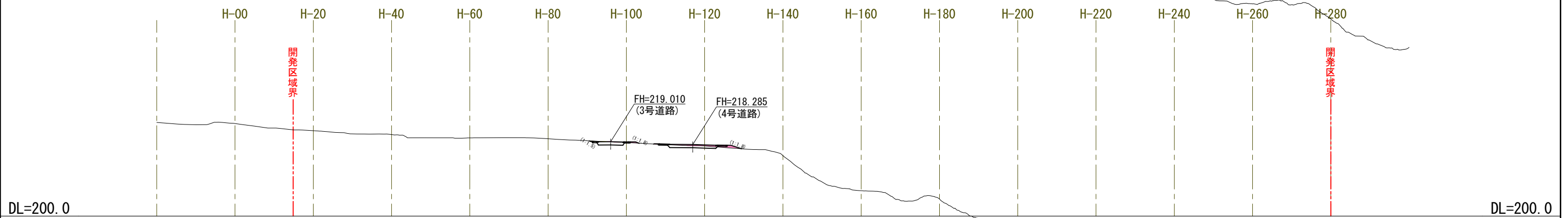
V-120



V-100



V-80



NOTES



TAKUSHOKU.
Takuhoku Sankai 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

造成横断図(6)

SCALE A1=1:500
A3=1:1000

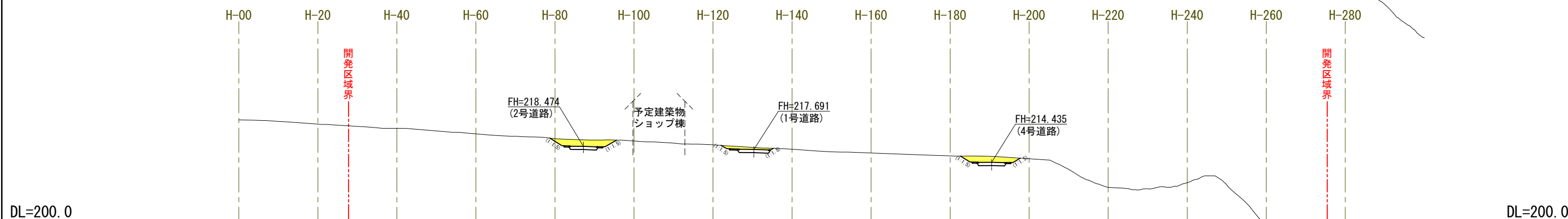
No 4-6

造成計画横断図(7)

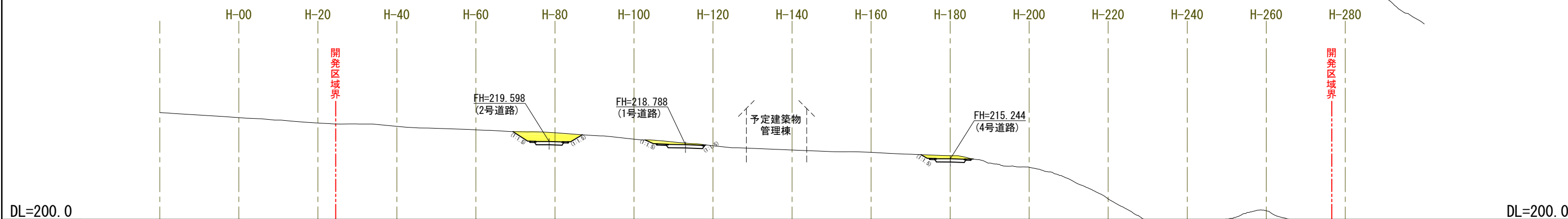
V-180



V-160



V-140



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

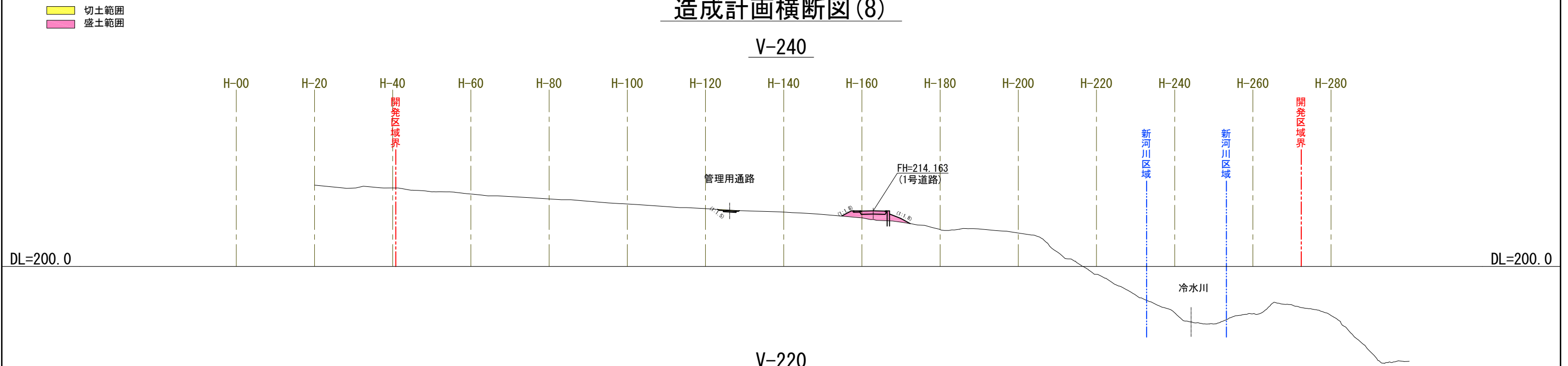
PROJECT
(仮称) 山田152別荘地開発計画
事業者 株式会社 丸海

TITLE	造成横断図(7)
-------	----------

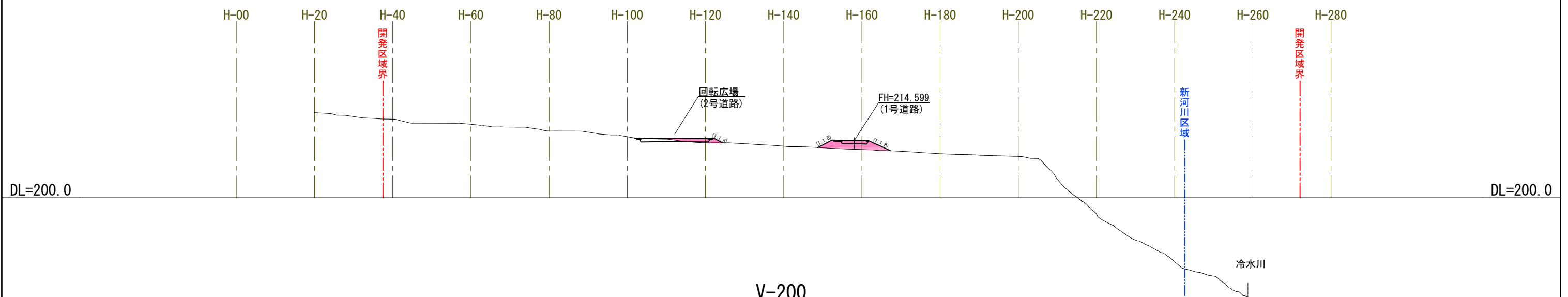
SCALE	A1=1:500 A3=1:1000
No	4-7

造成計画横断図(8)

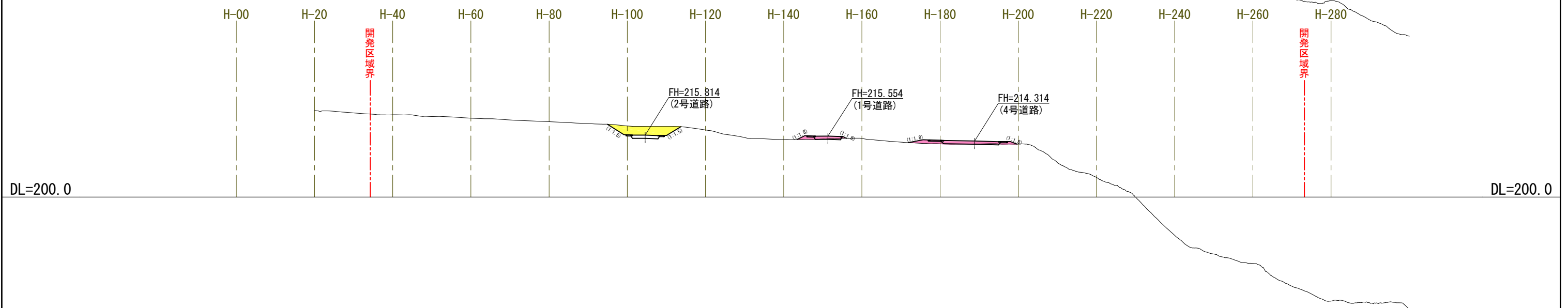
V-240




V-220



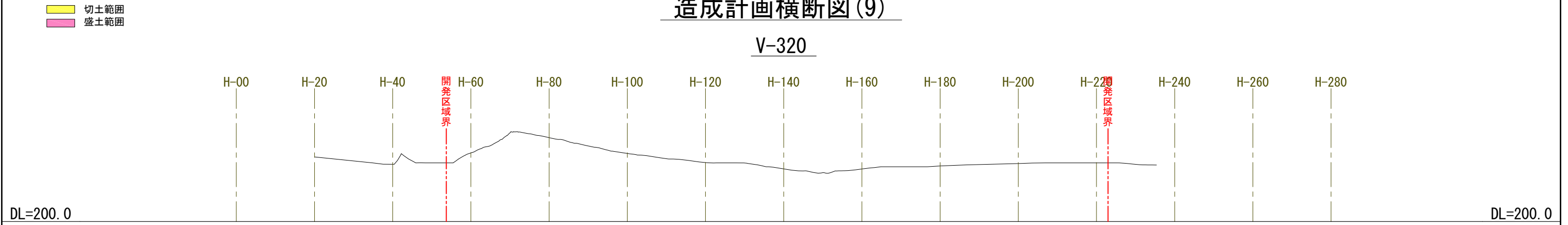
V-200



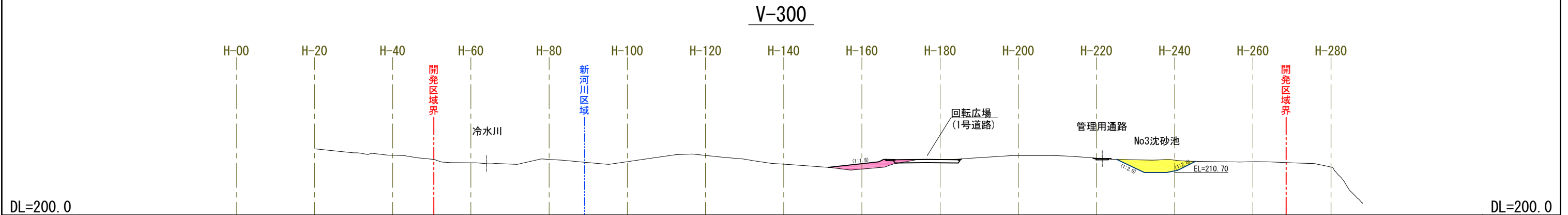
NOTES	 TAKUSHOKU. <small>Takuhoku Seisaku Co.</small>	株式会社 拓殖設計 代表取締役 佐藤 義昭	JOB NO	PROJECT (仮称) 山田152別荘地開発計画 事業者 株式会社 丸海	TITLE 造成横断図(8)	SCALE A1=1:500 A3=1:1000
			DWG NO		No 4-8	

造成計画横断図(9)

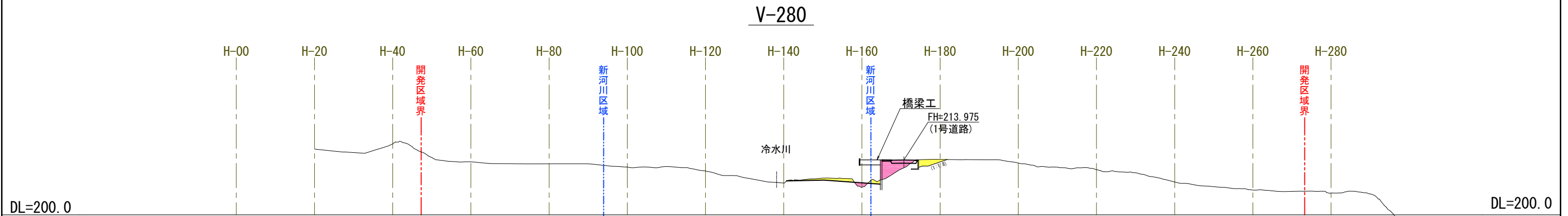
V-320



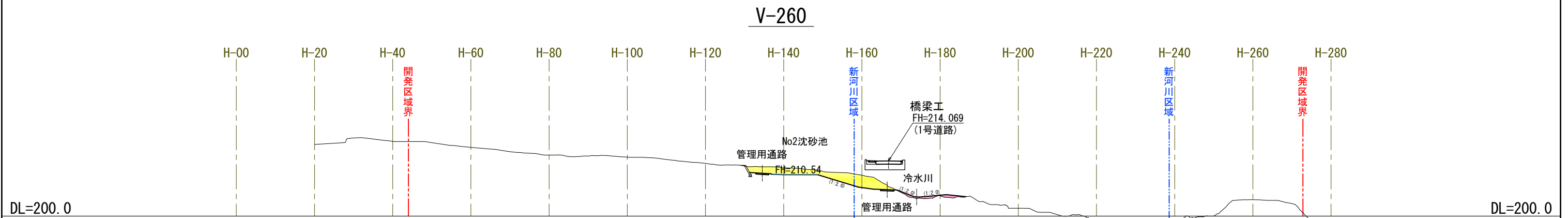
V-300




V-280



V-260

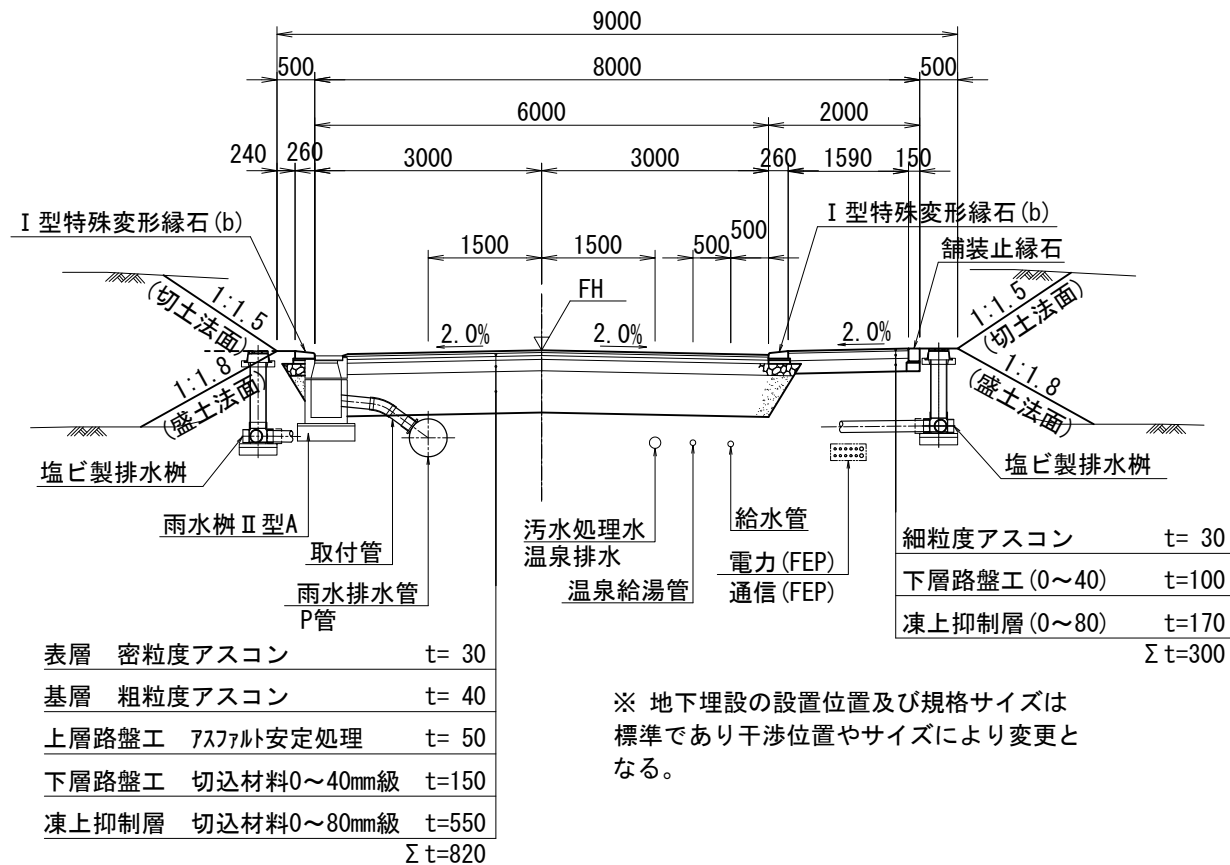


NOTES	 TAKUSHOKU. <small>Takuhoku Sekkei Co.</small>	株式会社 拓殖設計 代表取締役 佐藤 義昭	JOB NO	PROJECT	TITLE	SCALE
			DWG NO	(仮称) 山田152別荘地開発計画 事業者 株式会社 丸海	造成横断図(9)	A1=1:500 A3=1:1000 No 4-9

1号道路

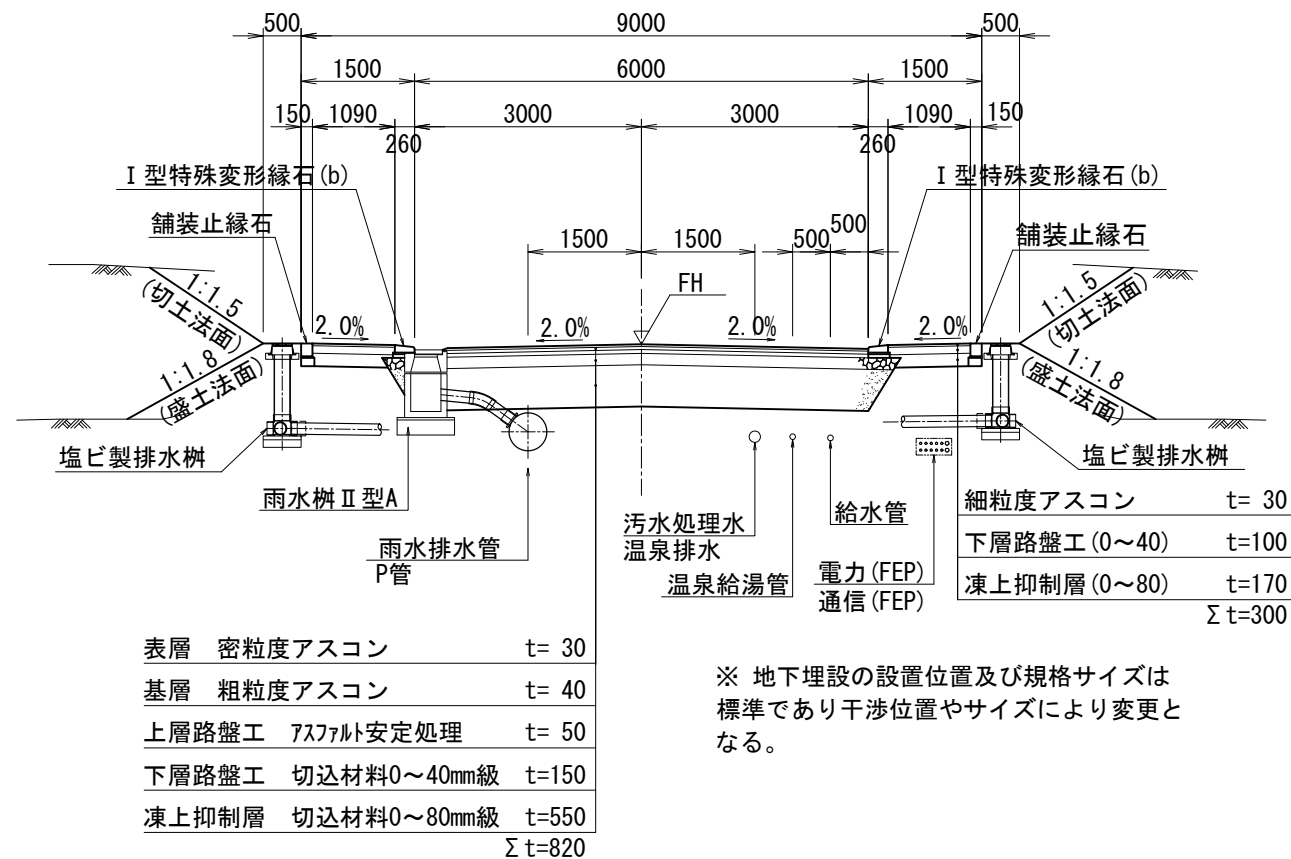
A1 S=1:50
A3 S=1:100

始点～終点

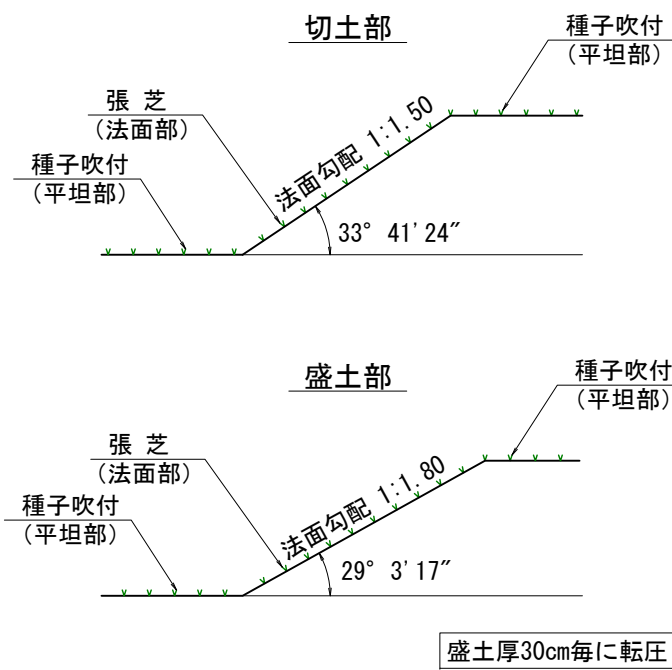


2号・3号・4号道路

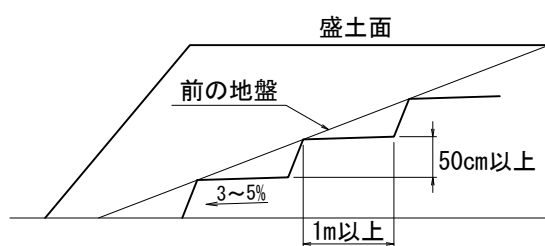
A1 S=1:50
A3 S=1:100



法覆工標準図

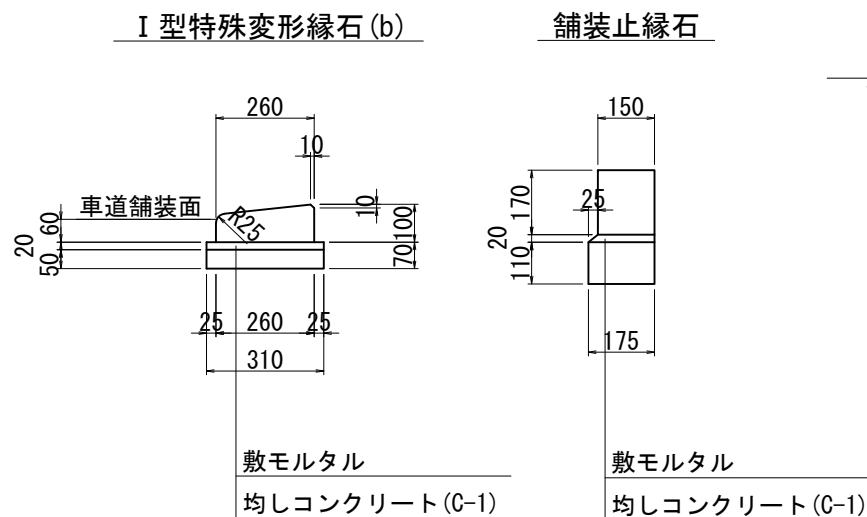


段切り標準図



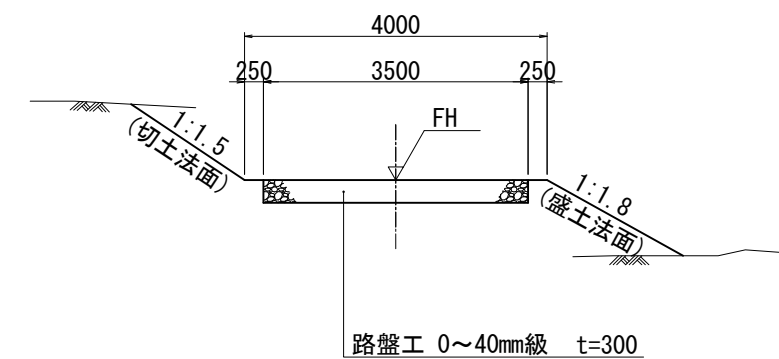
車道用縁石

A1 S=1:10
A3 S=1:20



管理道路

A1 S=1:50
A3 S=1:100



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

道路定規図

SCALE

図示

No

5

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

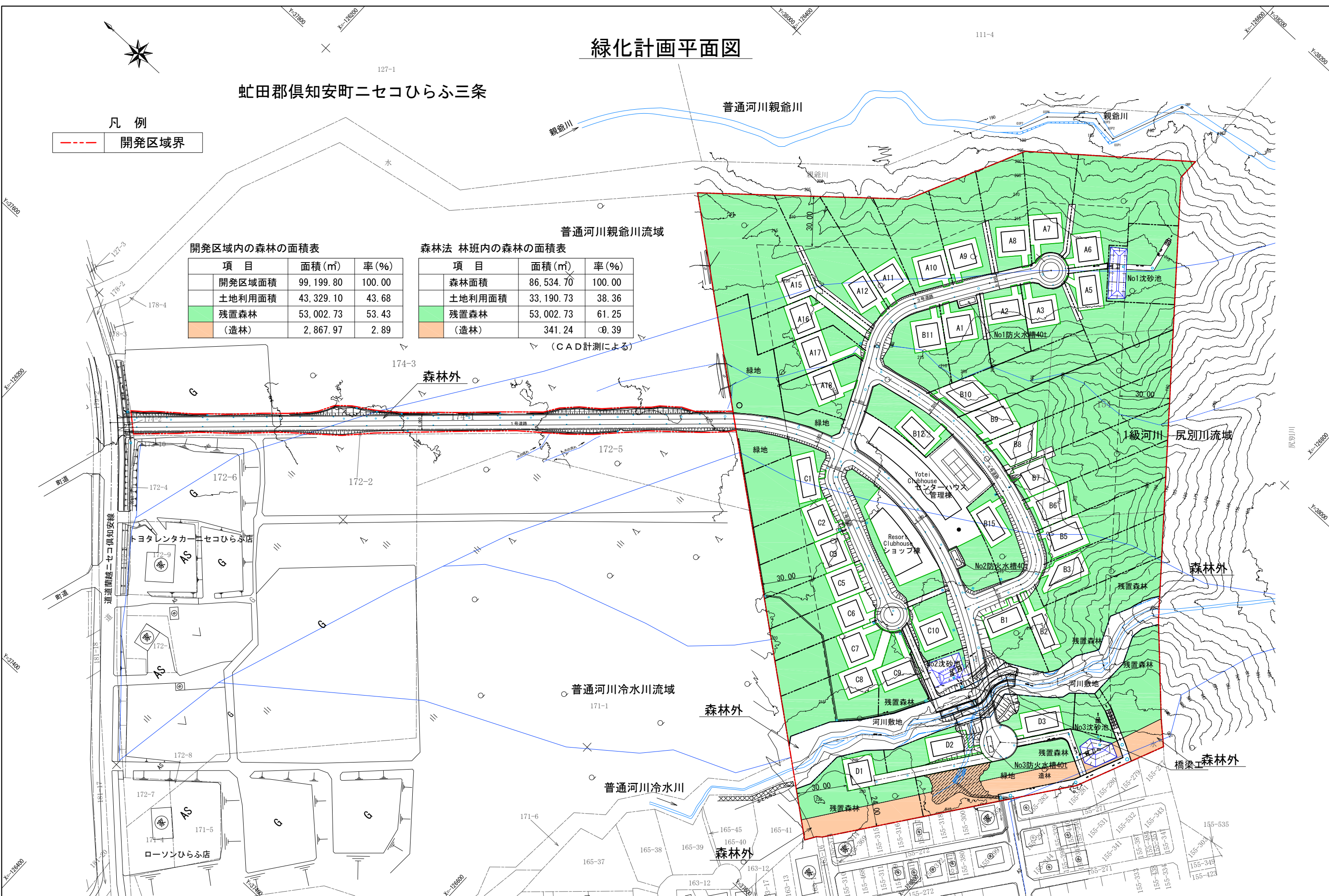
項目	面積(m ²)	率(%)
開発区域面積	99,199.80	100.00
土地利用面積	43,329.10	43.68
残置森林	53,002.73	53.43
(造林)	2,867.97	2.89

森林法 林班内の森林の面積表

項目	面積(m ²)	率(%)
森林面積	86,534.70	100.00
土地利用面積	33,190.73	38.36
残置森林	53,002.73	61.25
(造林)	341.24	0.39

普通河川親爺川流域

(CAD計測による)



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

凡例

開発区域界

雨水排水計画平面図

虻田郡倶知安町ニセコひらふ三条

普通河川親爺川

親爺川

普通河川親爺川流域

吐口

1級河川 尻別川流域

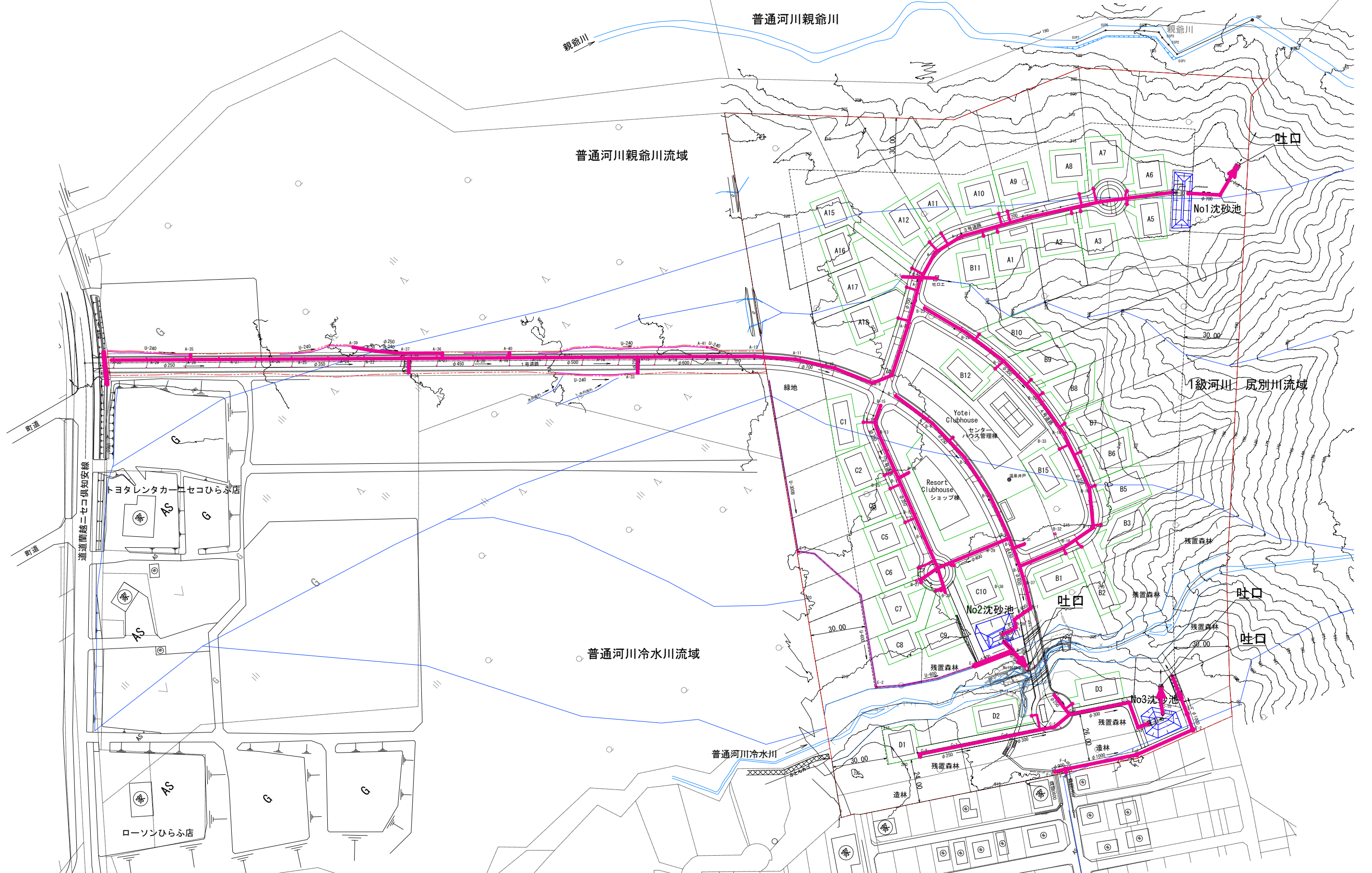
普通河川冷水川流域

普通河川冷水川

吐口

吐口

吐口



NOTES



TAKUSHOKU.
Takuhoku Soken 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

雨水排水計画平面図

SCALE A1=1:1000
A3=1:2000

No 8

凡例

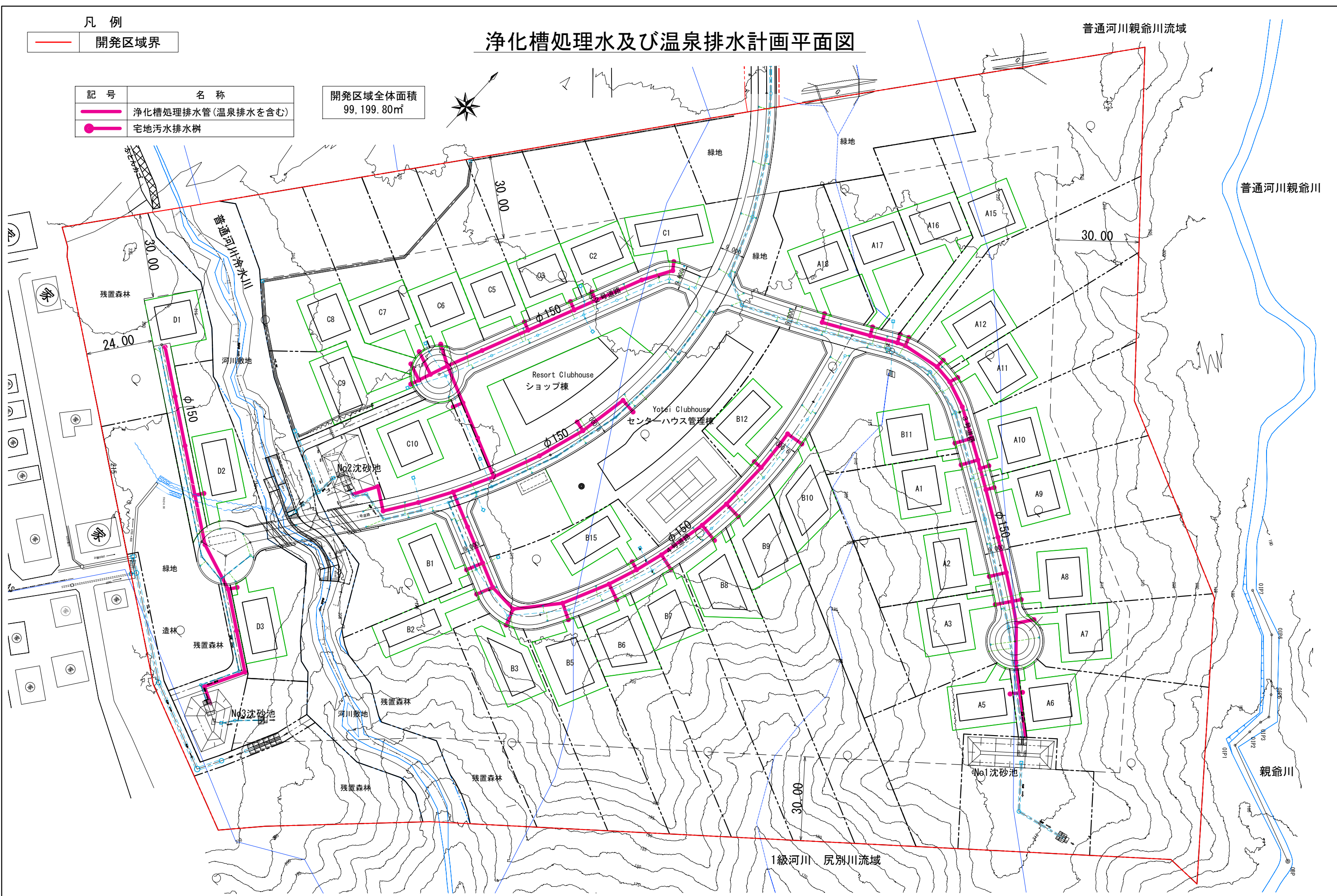
— 開発区域界

浄化槽処理水及び温泉排水計画平面図

普通河川親爺川流域

記号	名称
	浄化槽処理排水管(温泉排水を含む)
	宅地汚水排水樹

開発区域全体面積
99,199.80㎡



NOTES



TAKUSHOKU.
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
浄化槽処理水
及び温泉排水計画平面図

SCALE
A1=1: 600
A3=1: 1200
No. 9

凡例

— 開発区域界

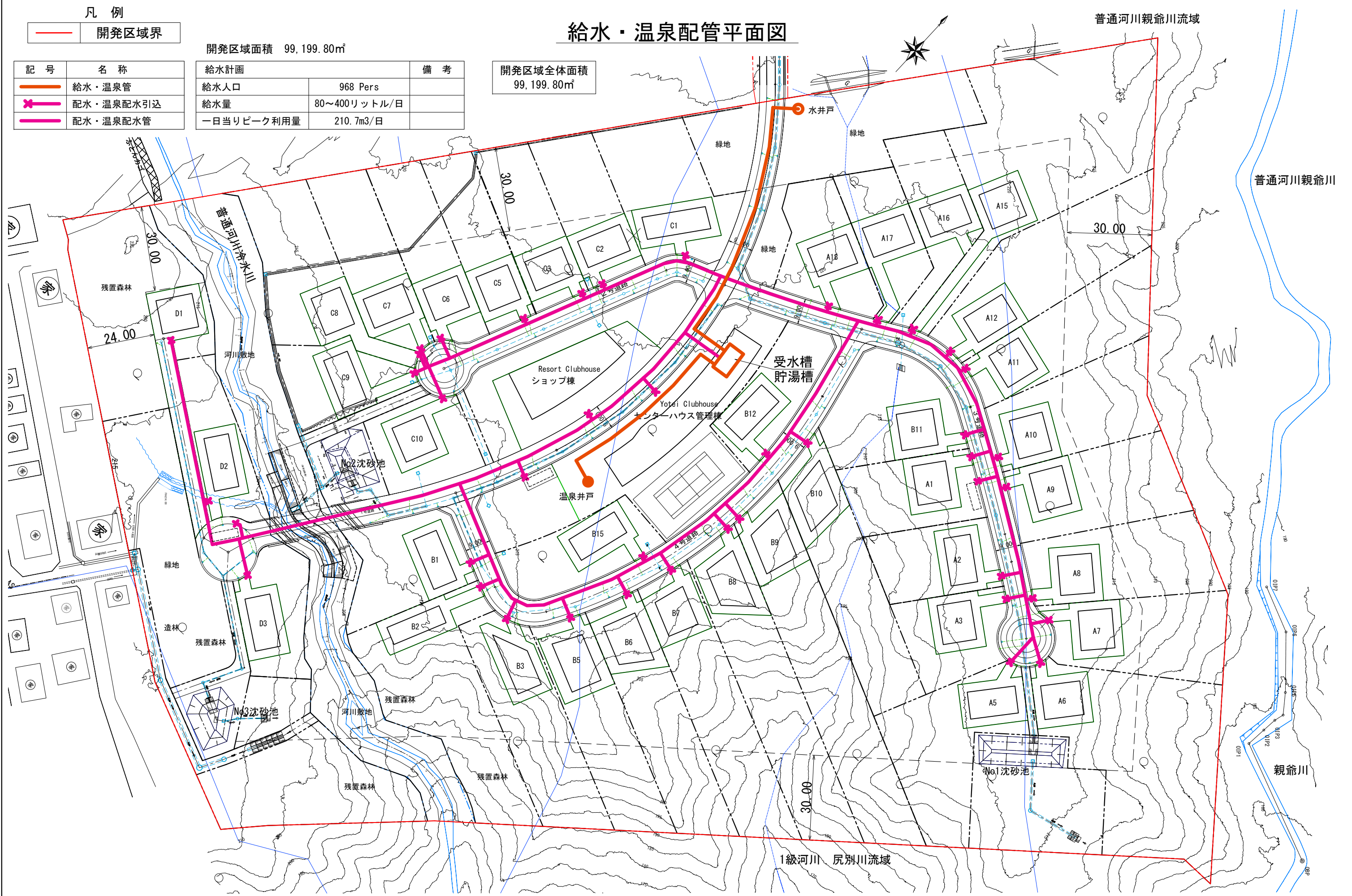
記号	名称
	給水・温泉管
	配水・温泉配水引込
	配水・温泉配水管

開発区域面積 99,199.80㎡

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	

開発区域全体面積
99,199.80㎡

給水・温泉配管平面図



NOTES



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
給水・温泉配管平面図

SCALE
A1=1: 600
A3=1: 1200
No 10

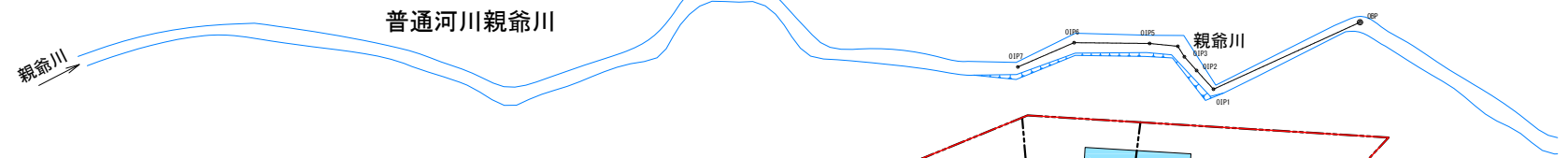
雪堆積場計画図

虻田郡倶知安町ニセコひらふ三条

凡例

--- 開発区域界

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



NOTES



TAKUSHOKU.
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

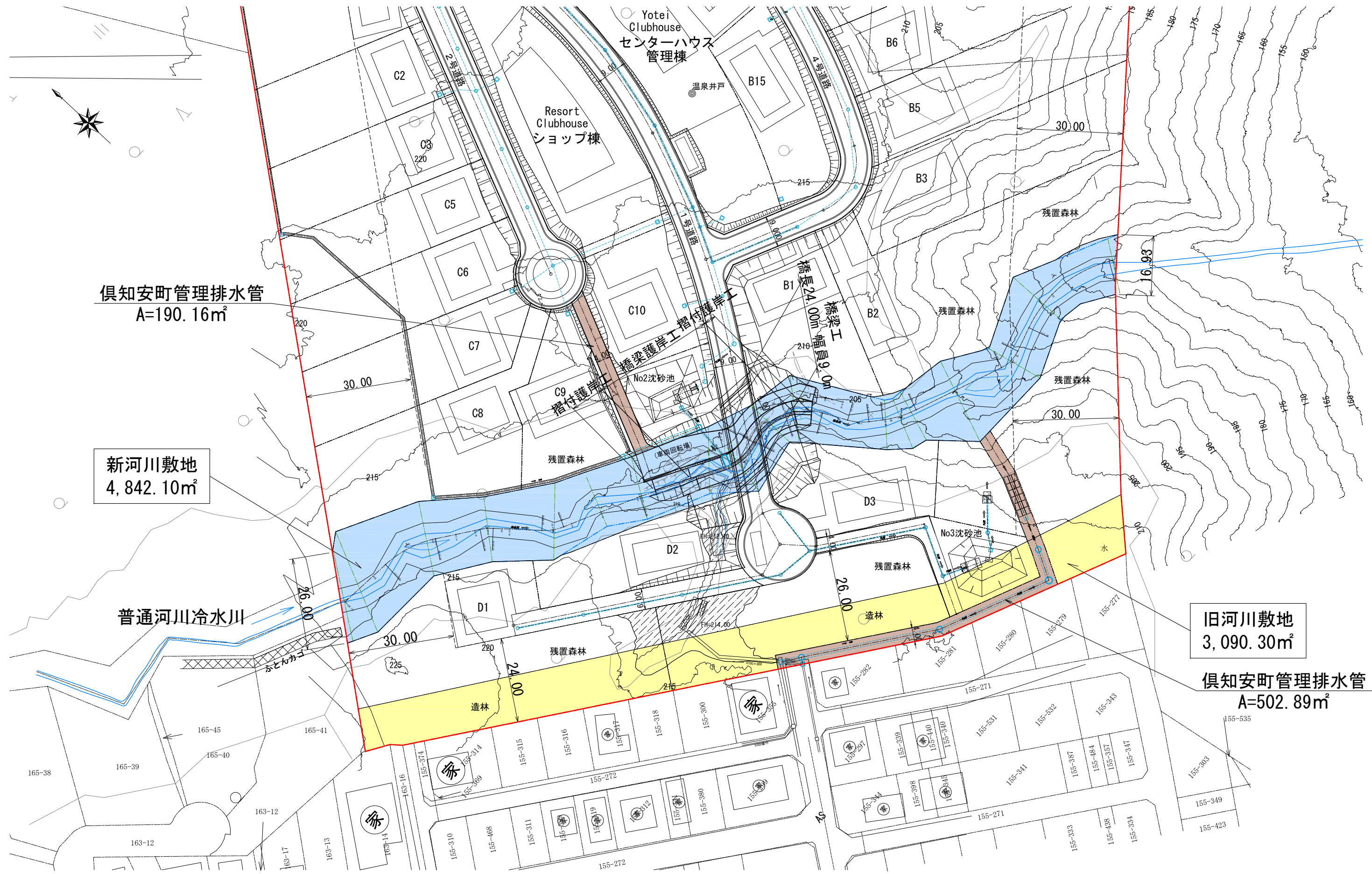
TITLE


雪堆積場計画図

SCALE A1=1:1000
A3=1:2000

No 11

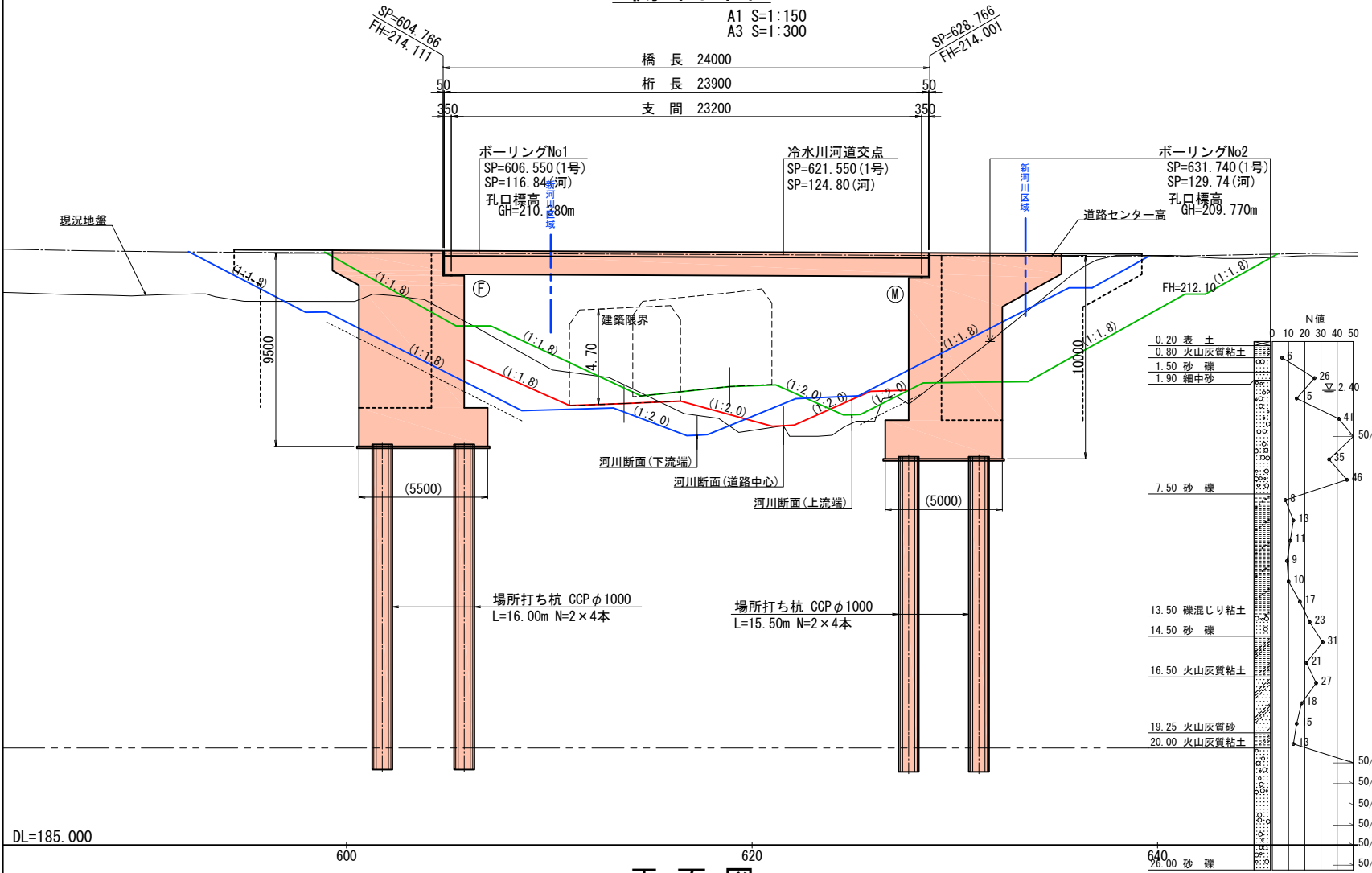
冷水川計画平面図



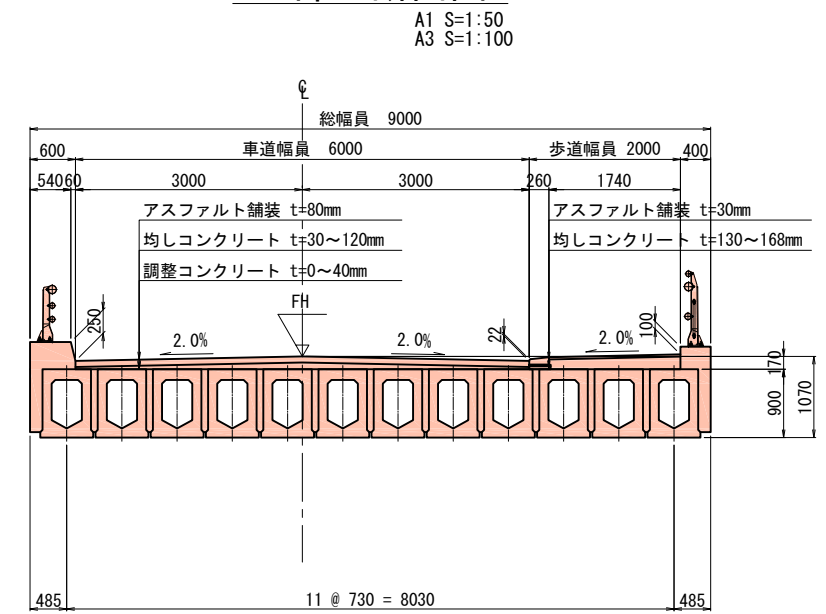
NOTES	 TAKUSHOKU. Takuhoku Sekkei Co.	株式会社 拓殖設計 代表取締役 佐藤 義昭	JOB NO	PROJECT (仮称) 山田152別荘地開発計画 事業者 株式会社 丸海	TITLE 冷水川計画平面図	SCALE A1=1: 500 A3=1: 1000
			DWG NO		No 12	

橋梁一般図

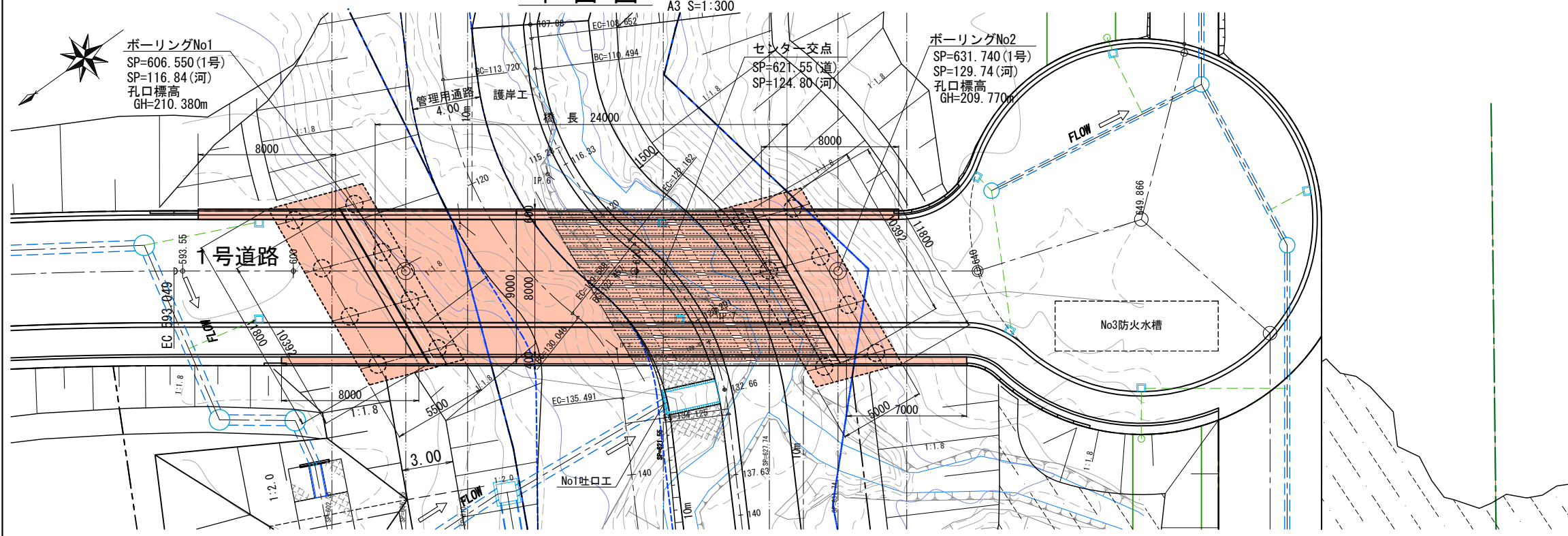
側面図



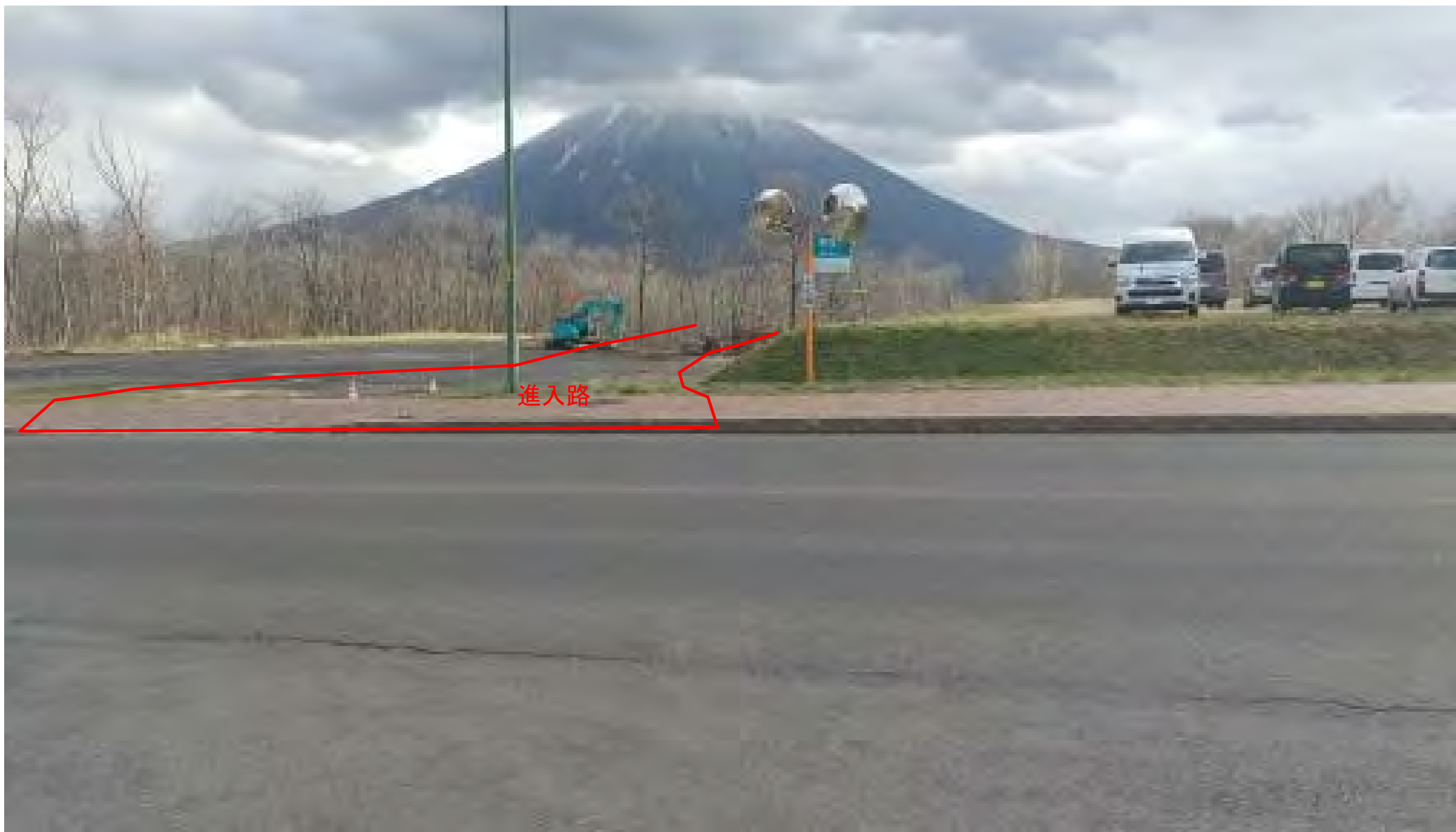
上部工断面図



平面図



設計条件			
橋長	24.000 m	斜角	(右) 60° 00' 00"
支間長	1 @ 23.000 m	歩道幅員	2.000 m
車道幅員	6.000 m	活荷重	A 活荷重
構造規格	---	設計速度	V= --- km/h
設計震度	Kh= 0.21		
雪荷重	積雪荷重 1.0 kN/m ²		
上部構造型式	単純プレテンPC中空床版橋		
下部構造型式	逆T式橋台(場所打ち杭基礎)		
許容構造力度	コンクリート σ _{ok}	50 N/mm ²	--- N/mm ²
	許容曲げ 導入直後	-1.8 N/mm ²	--- N/mm ²
	引張強度 設計荷重時	-1.8 N/mm ²	--- N/mm ²
	P C 鋼材	SWPR7BL φ15.2	---
	引張強度	1850 N/mm ²	---
下部構造	降伏点強度	1600 N/mm ²	---
	鉄筋	σ _{sa} =180 N/mm ² (SD345)	---
	コンクリート	σ _{ck} =24 N/mm ² σ _{ca} =8.0 N/mm ²	---
許容支持力	鉄筋	σ _{sa} =180 N/mm ² (空中 SD345)	---
	鉄筋	σ _{sa} =160 N/mm ² (土中・水中 SD345)	---
適用示方書 指針名	Ra= 4600 kN/本 (A-1橋台~耐荷性能)		
	Ra= 4500 kN/本 (A-2橋台~耐荷性能)		
適用示方書 指針名		道路橋示方書・同解説(日本道路協会) 道路設計要領[技術編](北海道土木部)	



土地利用計画図

虻田郡倶知安町ニセコひらふ三条

凡例
----- 開発区域界

開発区域面積 99,199.80㎡

土地利用面積表			備考
道路	12,211.85 ㎡	12.31 %	
管理施設用地	5,973.78 ㎡	6.02 %	
宅地（残置森林を含む）	68,508.61 ㎡	69.06 %	
緑地	5,018.96 ㎡	5.06 %	
防災施設用地	2,644.50 ㎡	2.67 %	
河川区域	4,842.10 ㎡	4.88 %	
土地利用合計	99,199.80 ㎡	100.00 %	

(CAD計測による)

開発区域全体面積
99,199.80㎡

普通河川親爺川流域

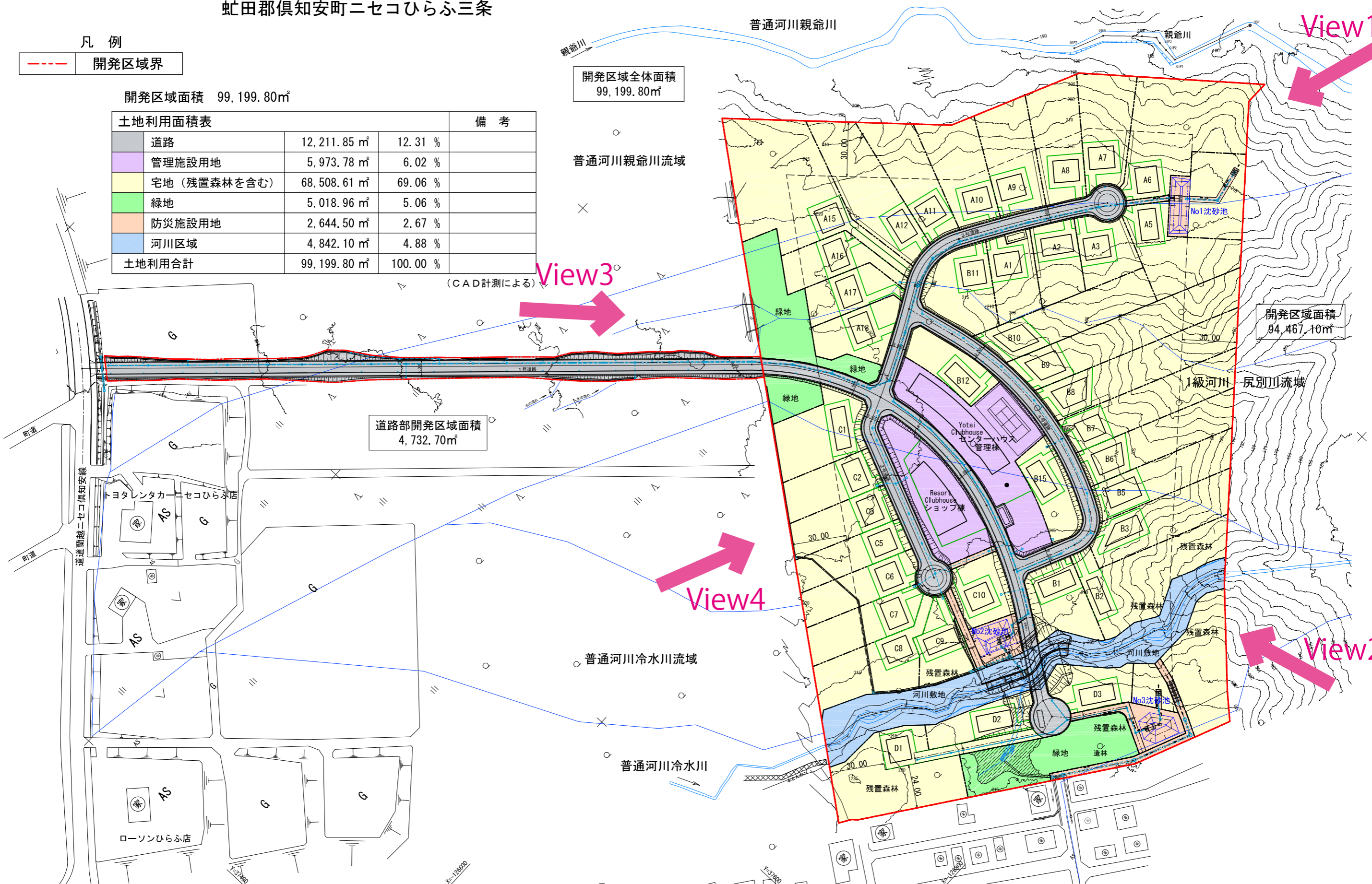
道路部開発区域面積
4,732.70㎡

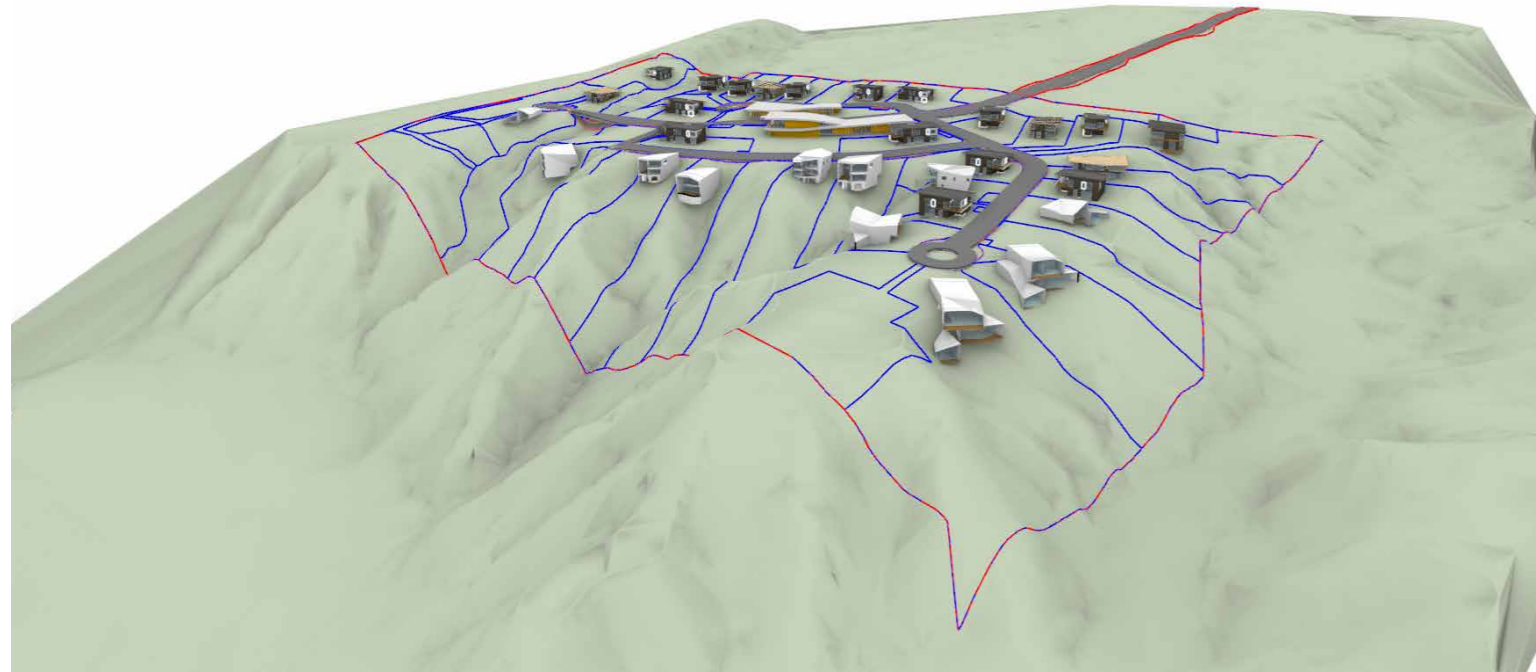
開発区域面積
94,467.10㎡

1級河川 尻別川流域

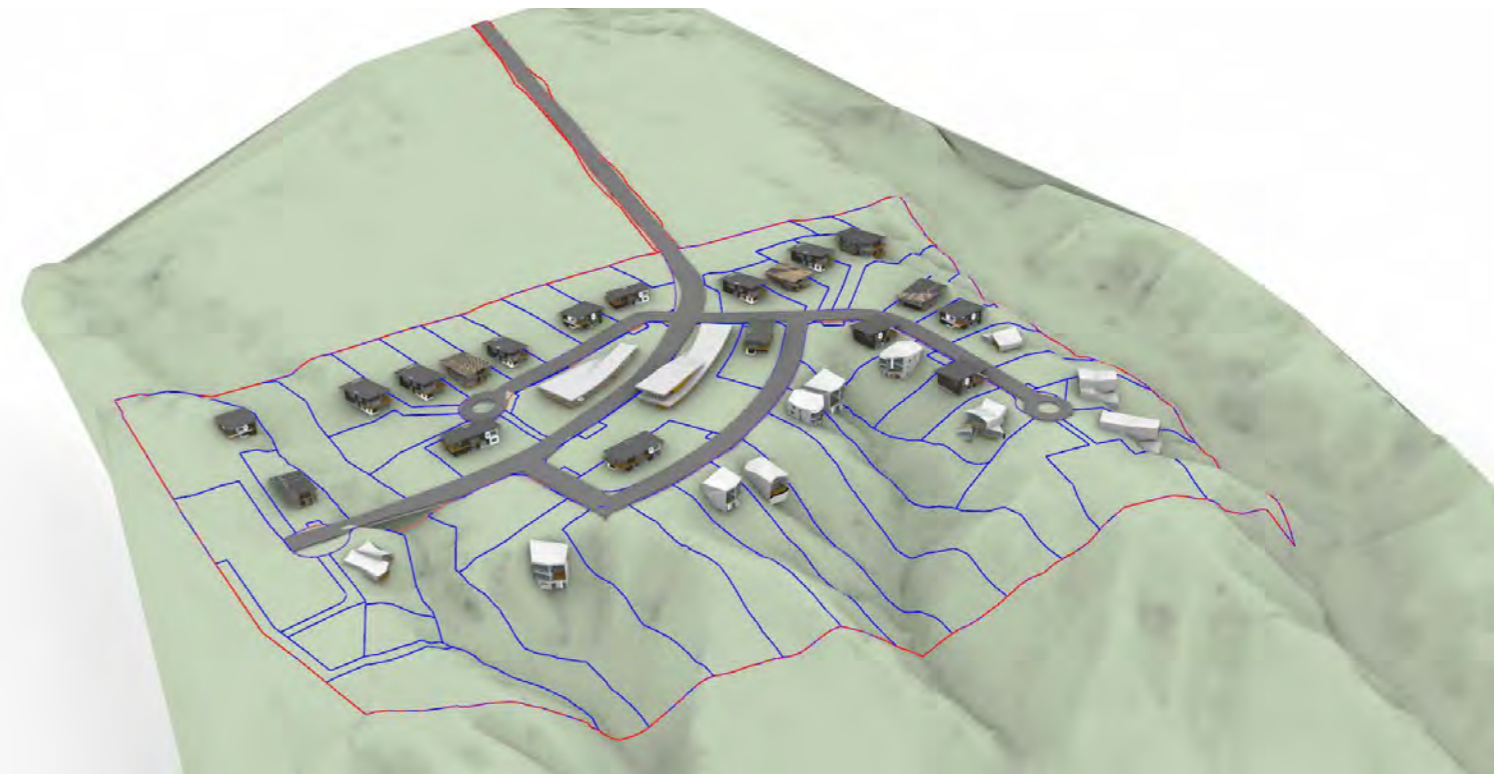
普通河川冷水川流域

普通河川冷水川

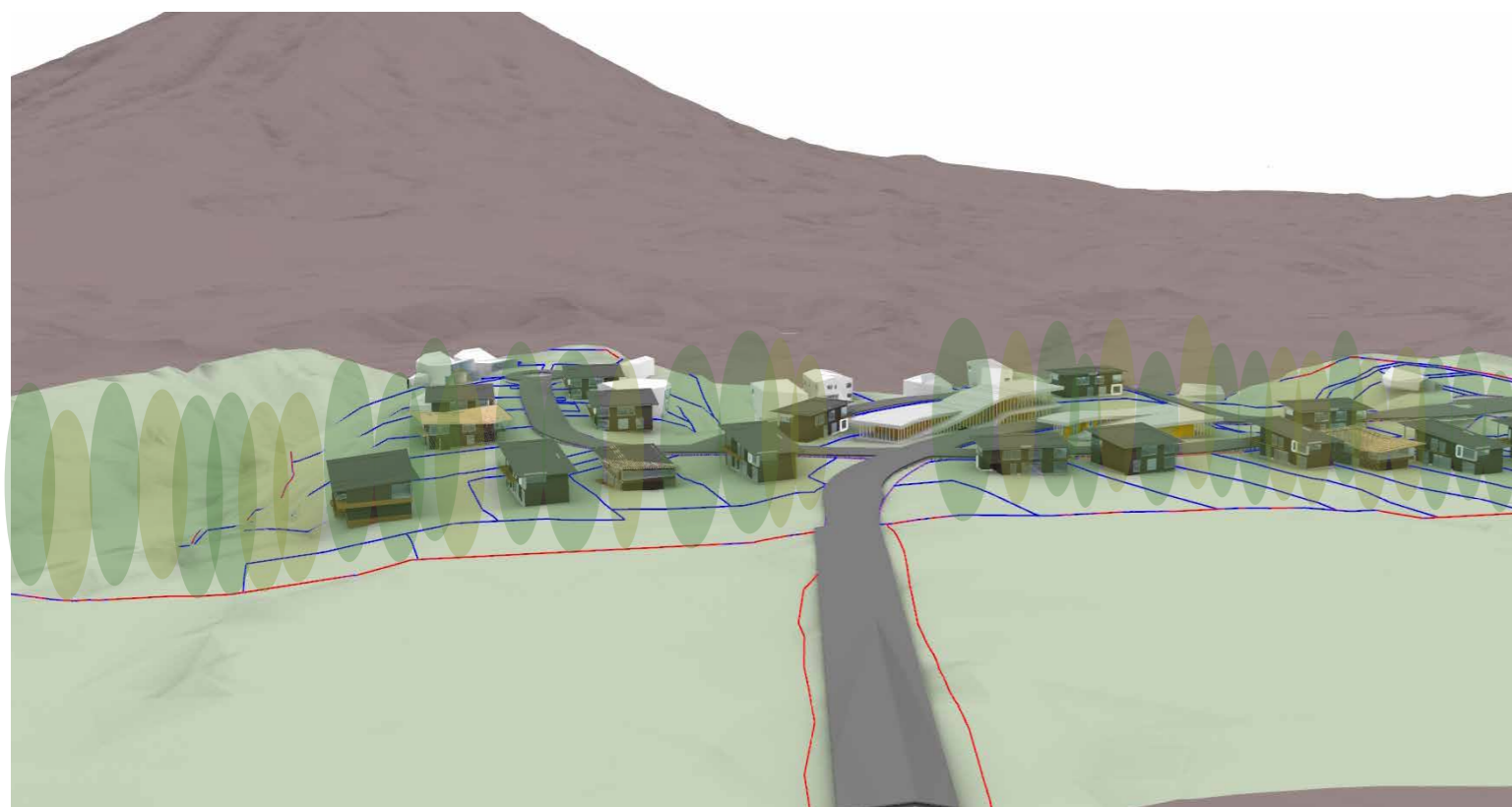




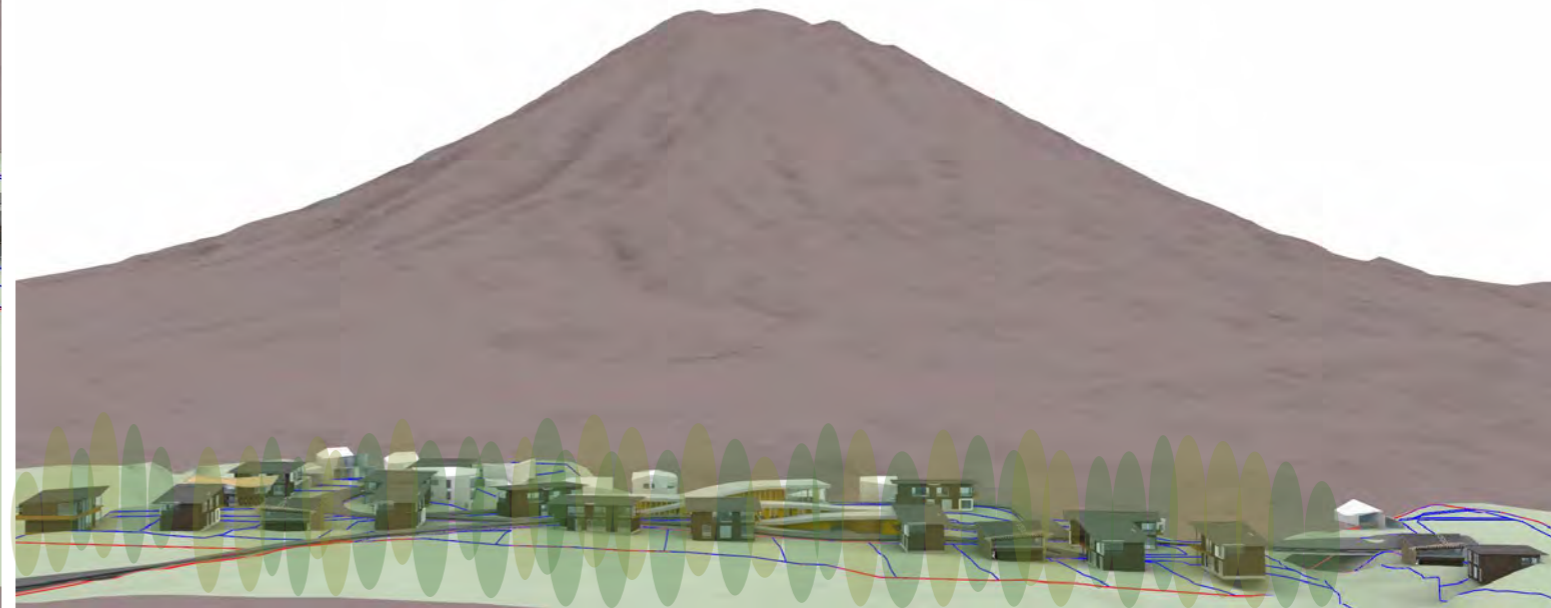
View1




View2



View3



View4

 樹木イメージ (16m 程度)