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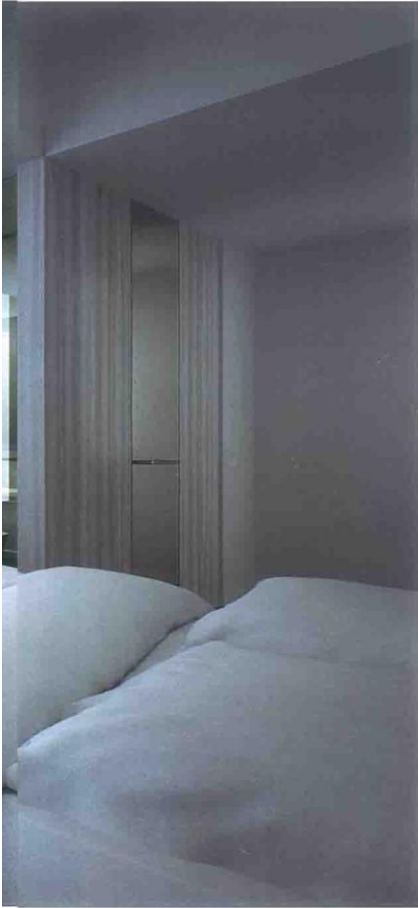


# Rocky mountain high

*Niseko Hirafu, on Japan's northern island of Hokkaido, is a ski and snowboarding mecca famous for some of the world's most pristine powder snow — which the eco-conscious new Rocks Niseko Resort will be careful to preserve*

TEXT: PHOEBE LIU  
PHOTOGRAPHY: COURTESY OF THE ROCKS NISEKO RESORT



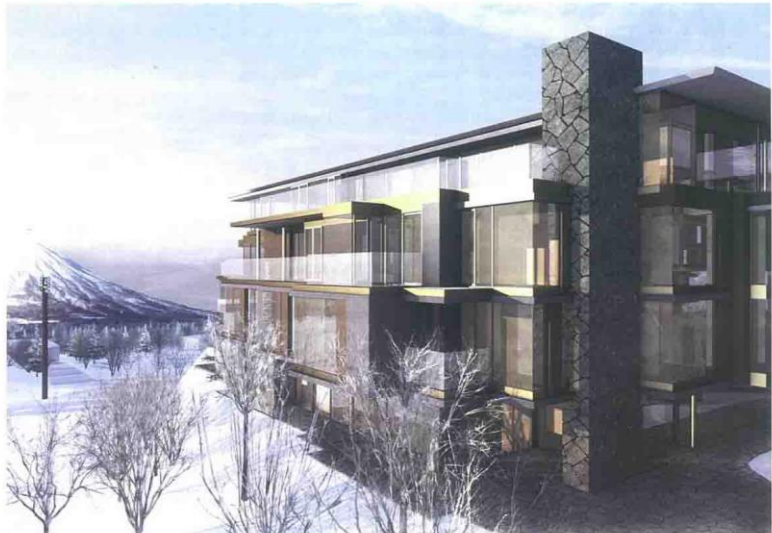


Niseko's lengthy ski season extends from late November to early April on the slopes of 1,308m Mount Niseko Annupuri, and the location has long been 'the' place for the wealthy to build second homes. Joining the exclusive crowd is Hong Kong-based Summit Properties, which recently launched the first phase of The Rocks – Edge in the alpine village of Hirafu, a 'first of its kind' concept, with the townhouses and penthouses of scheduled for completion by the end of 2011. Ultimately, The Rocks Niseko Resort concept envisages a substantial second 'ski-in, ski-out' development in the Upper Village, offering doorstep access to the celebrated ski-fields.

Cutting-edge design will create a four-season lifestyle resort where natural ecosystems, gardens, recreational spaces and architectural structures are all united. For master planning, architecture and interior design, Riccardo Tossani Architecture brings experience ranging from designing for fashion brands such as Giorgio Armani to environmentally and culturally sophisticated custom residences and boutique resorts in Japan, Europe, Thailand and the South Pacific.

Providing engineering design, planning and project management services is Arup, renowned for iconic projects such as the Sydney Opera House and the Beijing Olympic Stadium. Also part of the design team are Japan's landscape architects Studio on Site, known for avant garde planning and design of luxury resorts, parks and public plazas around Japan, including Shinagawa Central Garden.

"The Rocks is inspired by the dramatic mountain beauty of Niseko, natural charm of the Hokkaido seasons and the culture of Japan," says Summit Properties spokesman Lucas Fuller. "It is designed for sustainability and longevity, protecting a precious and magical environment."





The architectural design features a playful arrangement of masses and forms, overlapping strata and layers with shifting planes and bold projections that recall the geological drama characteristic of Niseko's volcanic landscape. Abundant use of natural materials, including stone and wood, is coupled with soft and indirect lighting to evoke an organic alpine feeling with moods that change with the light and the seasons.

Tall, floor-to-ceiling windows allow panoramic views of Mount Niseko Annupuri, the volcano Mount Yotei and adjacent ski fields. Large rooms with open fireplaces, broad terraces and expansive glazing celebrate light and space. Furnishing, appliances, fixtures and fittings are top-of-the-range.

Significant investment has also been made in natural energy generation and thermal performance initiatives to minimise impact on the local power grid and ecology, as well as to substantially reduce costs for owners. These initiatives include large solar panel 'farms' on the roofs of all buildings, generating electricity sold back to the local grid at a premium to offset energy costs.

Natural volcanic hot springs pumping into onsen baths and private rotenburos also contribute to geothermal power generation used for heating rooms, pathways and plazas

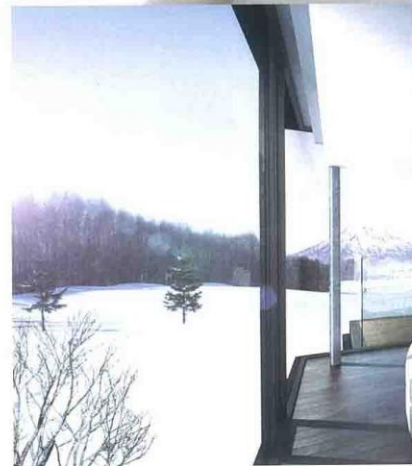
and driveways. With extensive glass roofs and panoramic windows, the residences additionally exploit the 'greenhouse effect' for natural heat input in winter, with mass heat storage located strategically throughout apartments.

Coupled with extensive usage of state-of-the-art LED lighting, low-energy/high-efficiency equipment and centralised partitionable boilers and air-conditioning systems, Fuller notes that "maximum comfort has been achieved with minimum possible running costs to owners, the lowest carbon footprint and minimal impact on the natural environment".

The Rocks - Edge is in the heart of Hirafu and will comprise three-bedroom townhouses of 168 sq-m and four-bedroom penthouses of 259 sq-m and 286 sq-m. Each apartment includes substantial additional exclusive areas such as balconies and gardens, and, including a roof terrace, the top level penthouse is more than 440 sq-m.

Subsequent phases will incorporate a kids' club, traditional Japanese onsen hot spring, modern spa, gym, restaurants, bar, deli, café and ski concierge.

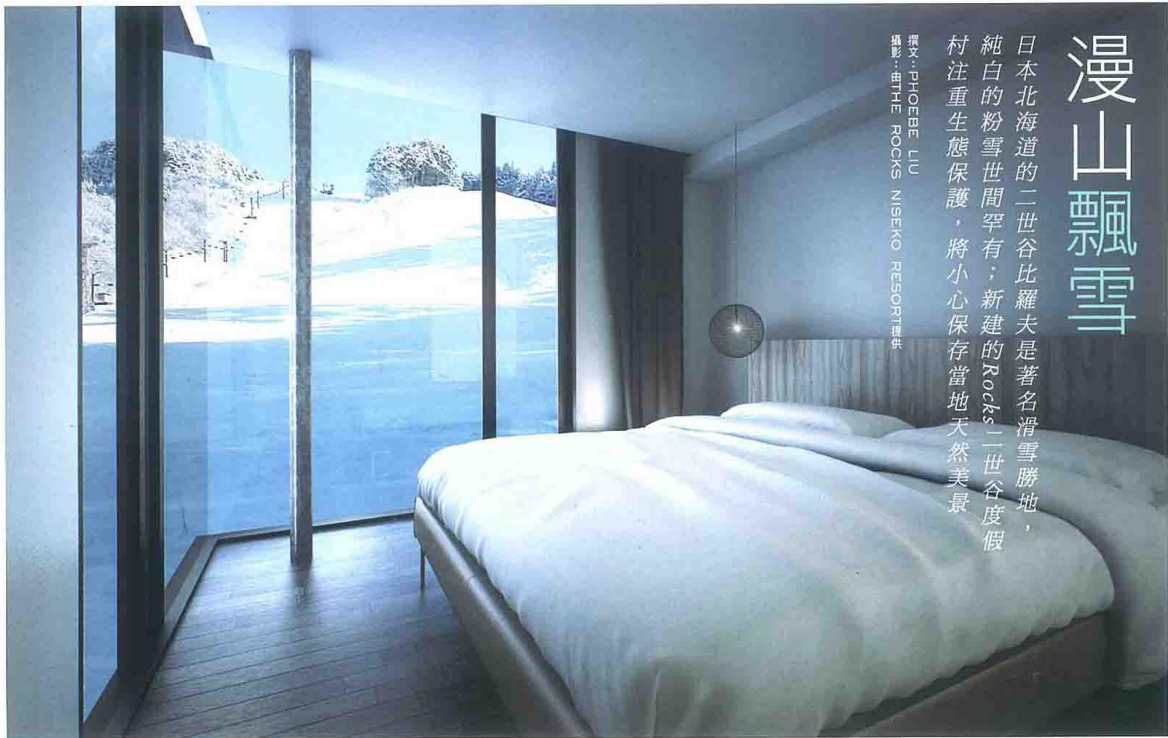
"The Rocks will be an iconic development and the first of its kind, setting standards of service and breadth of facilities not seen in the village before," Fuller adds.



# 漫山飄雪

日本北海道的二世谷比羅夫是著名滑雪勝地，純白的粉雪世間罕有；新建的Rocks二世谷度假村注重生態保護，將小心保存當地天然美景

撰文：PHOEBE LIU  
攝影：THE ROCKS NISEKO RESORT



世谷的滑雪季相當漫長，由十一月底至四月初都可於海拔一千二百零八米

高的Niseko Annupuri山坡上盡情滑雪。二世谷一直都是富豪興建別墅的首選地點，香港Summit地最近就公佈在比羅夫的高山村落興建第一期The Rocks - Edge度假村。這個破天荒的項目設有宅邸及豪華公寓，預計於今年年底落成。Rocks二世谷度假村還會於Upper Village進行第二期的大規模工程，住客一走出度假村便直達著名的滑雪場，用滑雪方式進出度假村，無疑是冰天雪地的新鮮體驗。

度假村設計概念超前，自然生態、園林、休憩空間及建築都融為一體，創造出四季皆宜的時尚生活度假村。負責總體規劃、建築設計及室內設計的Riccardo Tossani Architecture經驗豐富，過往曾為Giorgio Armani等時裝名牌作空間設計，亦在日本、歐洲、泰國及南亞地區，設計出多個注重環境與文化的精緻住宅及精品度假村。

全球工程界鉅子奧雅納曾設計出多個廣為人道的地標式建築，包括悉尼歌劇院及北京國家體育館。而The Rocks度假村的工程設計、規則及項目管理服務正是由奧雅納負責；日本最具創新意念的園林設計建築事務所Studio on Site亦是度假村的設計團隊之一。Studio on Site在日本規劃過多個豪華度假村、公園及公共廣場，包括品川中央花園。

Summit地產發言人Lucas Tuller說：「二世谷的惱人山景、北海道季節的天然魅力及日本文化都啟迪我們設計出The Rocks度假村，設計著重環保及可持續發展，保護這片迷人的寶地。」

Riccardo Tossani的建築手法玩味質量與形態的佈局，不一的平面及凹凸結構變奏出層層的重疊交纏，讓人聯想到二世谷火山山脈充滿氣魄的大自然景緻。設計採用大量天然物料，如石材及木材，配以柔和的間接照明，營造出高山的天然氣氛，隨光線及季節展現不同格調。

偌大的落地玻璃窗讓住客環視四周全景，看到Niseko Annupuri山、羊蹄山及毗鄰的滑雪場。房間相當寬敞，空間感十足而且相當光猛，房內設置壁爐、寬闊露天平台及大玻璃窗，而傢具陳設及設備都是高級精選。

度假村亦落成成本加設天然能源發電及隔熱效能設備，盡量減少當地電力的負荷及對生態的破壞，亦大大降低度假村的營運成本。所有建築物的天台都裝設大型太陽能板，產生的電力以高價賣給當地電力公司，抵銷能源開支。

天然火山溫泉不但供應溫泉水到浴池及私人露天溫泉，更產生地熱為房間、通道、廣場及車道保暖。由於建築設有大大玻璃屋頂及全景落地玻璃窗，可善用溫室效應，把冬天天然熱能鎖於室內，然後儲於公寓內特別設計、位置細心安排的大型存熱裝置。

Summit地產Lucas指出，再加上度假村廣泛應用領先的LED照明，耗能低／高能效的設備，中央可分割式鍋爐及空調系統，度假村得以最低的營運成本、最徹底的碳足跡及對自然環境最少的破壞，創造出最舒適的環境。

The Rocks - Edge位於比羅夫的中心地帶，設面積達一百六十八平方米的三睡房宅邸，以及二百五十九平方米，或二百八十六平方米的四睡房豪華公寓，所有公寓均附設露台及花園等多個私人區域；而頂層豪華公寓面積更達四百四十五平方米，設天台露天平臺。

隨後數期工程將興建兒童俱樂部、傳統日式溫泉、時尚水療所、健身房、餐廳、酒吧、熟食店、咖啡廳及滑雪禮堂。

Lucas補充道：「The Rocks度假村將是大型的地標式發展項目，為比羅夫村落帶來前所未見的服務及豐富活動設施，訂下同類物業的全新標準。」