



Coming of age

They may be built for several generations of the same family, but these holiday apartments are a significant departure from the traditional bach

Holiday homes have traditionally provided a retreat for the family – a place where everyday routines give way to a more relaxed, easy-going lifestyle. But for most families, staying in a traditional kiwi bach has also meant doing without the luxuries of home.

Today, a new generation of homeowners is looking for a more sophisticated holiday experience – but one that can still

be shared with family and friends.

It is this demographic that determined the design of The Lordens, a new apartment complex in Queenstown, developed by Australian Graeme Shaw.

“Many American, European and East Coast Australian guests staying in luxury resorts have expressed a desire to buy, not only for their children’s futures, but also their grandchildren’s,” says Shaw.

Above: Expansive terraces are a feature of The Lordens apartment complex in Queenstown.

Right: To maximise the site, apartments are stepped back into the contours of the hill.





The brief given to architect Brian Hollis, of Robert Ferguson Architects, required a design that could accommodate extended families holidaying together. Shaw says there was also a need for single-level apartments and uncomplicated floor plans suited to holiday living.

Not surprisingly, maximising the lake and mountain views was a priority. Shaw says although the views are spectacular, the site was challenging, due to its steepness and the large volume of rock that needed to be excavated.

"The apartments were designed to step back into the contours of the hill," says architect Hollis.

"This also enabled us to provide extensive outdoor living areas. These needed to be sheltered and sunny spaces that could be utilised all year round."

Hollis says environmental factors also determined the provision of sun awnings and the degree of thermal insulation needed for the cold winter climate.

Inside each apartment, a large schist wall with cut-outs screens the living area

from the entrance, yet allows tantalising glimpses of the views beyond. The cut-outs prevent the stone wall from looking too overpowering.

"The schist wall creates an interesting juxtaposition of materials, contrasting the timber and stainless steel that feature prominently in the living spaces," says Hollis. "It is also a visual link with the surrounding geology."

The generously sized, open-plan living spaces are designed to accommodate more than one family. As well as a large living



Facing page, top and above: Fixed sun screens filter the light for a more comfortable living environment. Architect Brian Hollis says the terraces are large enough to offer sheltered and sunny outdoor living areas at any time of the year. There is also a spa pool tucked into a corner on each terrace.

Above: The entire kitchen opens up to the outdoors, creating a seamless flow between inside and out.

Left: A cantilevered, stainless steel bar top adds a crisp, contemporary look to the kitchen, and provides visual separation from the main food preparation area.



area, there is an adjoining media room, which can be closed off when required.

Interior designer Suzie Paynter says the apartment represents a crossover between international, contemporary design and the polished, country look typically associated with Queenstown properties.

"We wanted to convey a sense of both these elements," she says. "Layering the interior with a variety of materials and textures helps achieve this, and also provides the level of comfort needed for a holiday home."

Paynter says the interior design started with the selection of a grey-green carpet that echoed the colour of the local blue-stone on the terraces and in the entrance.

"Continuing the colour across both surfaces helps create a feeling of space."

Ensuring the interiors didn't detract from the views was also essential. For this reason, the sofas tone with the carpet. Red cushions and a single red chair in each living room add bright accents.

Paynter says the media room is a darker, winter space, hence the fitted

carpet and cosy seating arrangement.

Natural, rather than synthetic, fabrics feature throughout the house, and were chosen for their durability. These include wool upholstery on the sofas.

Elsewhere white is a dominant colour – notably in the large kitchen, which is designed for entertaining. A long island, with a reflective stainless steel base, appears to float within the room. Other reflective surfaces that help lighten the space include a stainless steel bar top, and a large wall mirror. Bifold doors open

Facing page, top: A large, schist wall with cut-outs separates the entry from the main living area in the two-storey penthouse apartment. The schist is similar to stone found on the property.

Facing page, above: White furniture and accessories add a sleek, international flavour to the interior, and contrast the rough texture of the stone.

Above and left: Sliding doors separate the main living area (above) from the media room (left). Both settings feature grey-blue furnishings with bright red accents. The two rooms provide separation for family groups when needed.



Above: Floor-to-ceiling glazing ensures the view can be enjoyed from all the living areas. Sheer white curtains help filter light, but don't detract from the grandeur of the outlook.

Right: Each apartment features a large gas fireplace with a cantilevered concrete hearth.

Facing page, top and above: White furnishings and tiles add a spacious look to the master bedroom and ensuite. The architect says the ensuite was designed to provide dramatic, and unexpected, views.



up the entire space, effectively extending the living area out to the terrace. White also features in the master bedroom and ensuite.

"Service areas, such as bathrooms, are often overlooked in the design process, yet they are rooms that are used a lot," says Hollis. "We wanted to create drama where you would least expect it, hence the extensive glazing and the spectacular view that greets you when you enter the ensuite. The bath is also positioned so the owners can enjoy the view while bathing."

Location: The Lordens, Queenstown
Architect: Robert Ferguson, Robert Ferguson Architects (Sydney)
Developer: A Frame Ltd
Interior designer: Suzie Paynter, Paynter Design & Management
Civil engineer: Duffill Watts King
Quantity surveyor: Maltby's
Fire consultant: Tansley Electrical
Earthworks: Matt Davies Ltd
Main contractor: BJ Hill Builders
Facade design and construction: Robert Ferguson Architects and Ede Engineering
Window and door joinery: Aitken Joinery

Balcony balustrades: Smith & Smith Glass
Blinds: xxxx
Flooring in living areas: Basalt tiles from ADL Tiling
Lighting: Fabbian Lighting
Living room furniture: xxxx
Audiovisual systems: Ambience Systems
Kitchen manufacturer: Lloyds Kitchens
Appliances: Miele
Bathroom cabinetry: Lloyds Kitchens
Bathroom tapware: Grohe
Handbasin and bath: xxxx
Bathroom tiles: xxxx

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