



# PACIFIC COAST DESIGN

## PATTERSON RIVER COUNTRY CLUB Australia

Patterson River Country Club is an existing 18 hole private Golf Club based in Melbourne. The Club has been in existence for over seventy years and at one time was listed among the top 100 Courses in Australia.

The Club had been in decline for a number of years due to poor primary construction of the Course and inadequate funding for remedial construction. The Course was built over river silts and therefore had significant drainage and compaction problems. The decline in Course conditions over the past thirty years led to a drop in membership and a downward spiral in funding potential.

During 1997 the Committee and management decided to address the issues and requested PCD to

review options for discussion. PCD developed a concept plan and Master Plan report addressing base Course issues and potential for funding. Following an extensive process involving the redevelopment sub-committee a final Master Plan and report was submitted to membership for approval. Membership voted 96% in favor for proceeding with the program put forward.

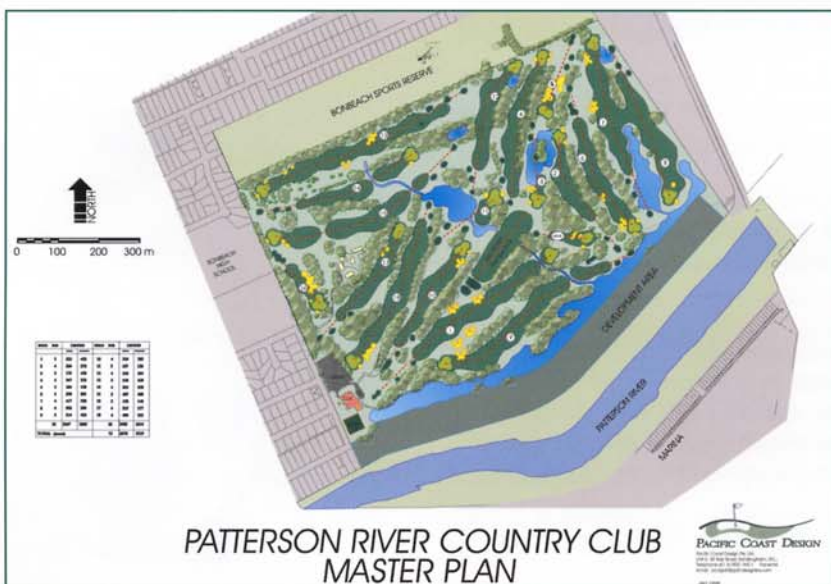
PCD had identified surplus land between the Course and Patterson River and developed a Master Plan that redeveloped the entire Golf Course over five years with funding provided by the sale of land for residential use.

Beneath the silt top-soil layer PCD had identified sand deposits so the program included removing the

silt over fairways and replacing this with sand obtained from the sub soil layers.

The new Golf Course is a Par 72, 6217 metre layout with the redevelopment creating 18 new fairways, greens, bunkers systems, lakes and tees with a total project cost of AUD\$4 million.

The previously European style landscaping is being replanted with indigenous trees and native grasses. Already the first phase of three holes is ready for play and the program has seen membership at the Club return to previous levels. The redevelopment will see the Club again become one of the premier Courses in Australia, available for play year round and with a strong financial base for the future.



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# **SHEK O GOLF CLUB**

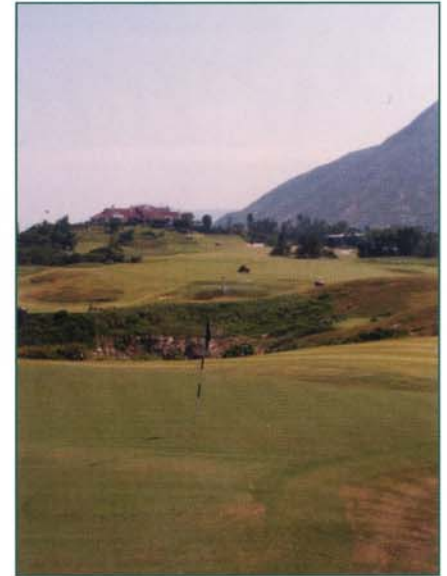
## **HONG KONG**

Shek O Golf Club is an 18 hole private Golf Club situated along the coastal cliffs on Hong Kong Island with some of the most dramatic golf vista's in Asia.

PCD had been engaged by the Club during 1998 to redesign the 5th. green. During 1999 the Club requested PCD to prepare a Master Plan report to address issues relating to the Course inclusive of the periodic flooding of lower holes near the ocean. Working in association with the management, Committee and engineering consultants (Link 21) through a workshop process, all issues relating to the Course were addressed inclusive of Course redevelopment, drainage management, irrigation, grassing and landscape.

A redevelopment program and budget were adopted during 2000 with PCD redesigning Greens 6 & 7 which have been subsequently reconstructed and are now in play. The balance of works, mainly on the lower Course are scheduled for 2001 which will see an additional seven holes completed.

Golf Course Superintendent Ross C Grieve has controlled the reconstruction works with administration through Club Manager Paul C Woolcott-Brown. A significant side benefit to PCD staff has been the enjoyment of the Shek O atmosphere at both the Club and nearby village during our site visits.



# **BANGALORE GOLF CLUB**

## **INDIA**



Bangalore Golf Club celebrates its 125th. birthday during 2001 and is the oldest Golf Course (on the same site) in India. Originally built during the British Raj days the 18 hole Course is laid out over 62 acres with a number of holes sharing the same fairway systems.

The Course had never properly constructed greens, tees or bunkers and no fairway irrigation. Over the past ten years the Course had become increasingly busy with more new golfers wishing to play every year. These factors combined to show up the shortfalls on the existing Course in both safety issues and structure.

PCD was engaged by the Club in 1998 to redesign the Course to address all issues. PCD has produced a Master Plan and budget which was approved by Committee and members in 1999. The new layout is a Par 70, 6245 yards and has improved golf flow, safety and is developing new greens, tees, bunkers and fairways. Works commenced in mid 2000 and will be completed (in stages) by the end of 2001. Nine holes are open to members at all times.

PCD landscape Architect, Prakash Alvares is project managing the construction on behalf of the Club.

# **ALPINE GOLF CLUB**

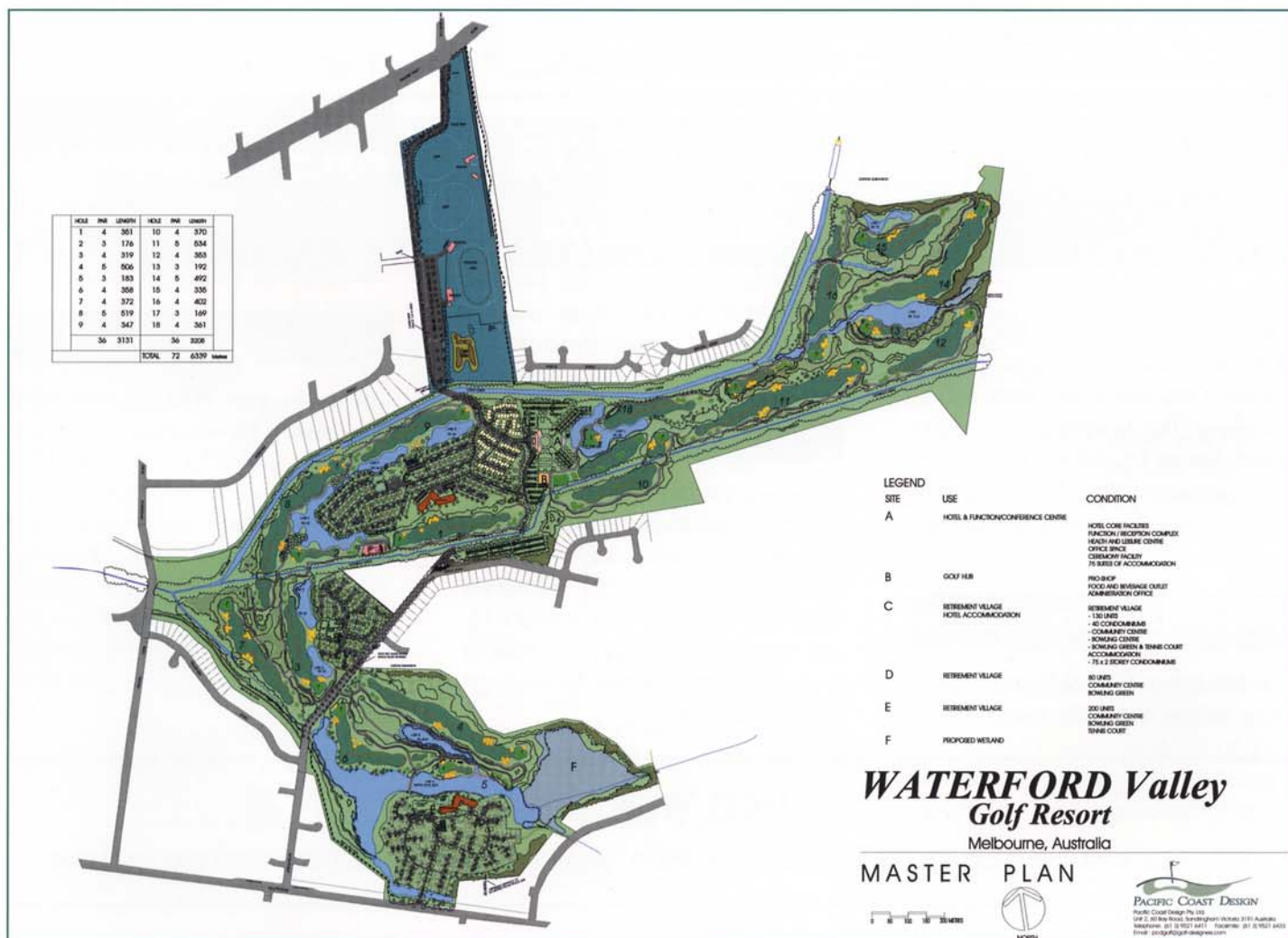
## **BANGKOK, THAILAND**

PCD has redesigned the greens on this private Golf Course in preparation for the Johnny Walker event played in November 2000 and won by Tiger Woods. The greens were reconstructed by Quality Golf Consultants (Director's Tony Taylor & Pirapon Namatra) with QGC also acting as consultants for preparation of the Course.

Congratulations to the Club and QGC for a very successful tournament and a job well done.



# WATERFORD VALLEY RESORT Australia



Pacific Coast Design has Master Planned this site in suburban Melbourne for an 18 Hole International Resort style Golf Course, 150 Room Hotel & 450 Retirement Lifestyle Units (in three Villages). The strategic Golf Course is a Par 72, 6339 metre layout and is the first Golf Course in Melbourne with a full golf cart path.

The new development is being built by Prime Life Corporation Limited (Australia's largest retirement group), Southern Pacific Leisure Corporation (a specialist group of Golf managers) and the Victorian Golf Association. The Golf Course will be the administrative home

for the VGA and Women's Golf Victoria. The venue is also set to host future Victorian Open tournaments, as well as other Championships.

Waterford Valley is set between three local waterways and has been created with significant wetland systems. PCD has designed the golf to utilize these and the extensive man-made lake systems to produce one of the best settings for Golf in Australia.

This once barren site is being planted with indigenous species and a local casuarina selected as a theme tree will produce a "forest feel" visually linking

the site to the nearby Dandenong Hills State forest. PCD has also planned ground cover surrounding tee systems to provide dramatic balance to the groomed fairways, landscaped rough and water features.

Project co-ordinator Greg Smith and golf construction manager Greg Rooke have been working with selected sub-contractors since March 2000 on the Course which is scheduled to be finished by mid 2001 and open in early 2002. The total project has a budget of AUD\$ 120 million.

## ASIA WIDE NEWS

### Master Plan for Freeway Golf

PCD has Master Planned this 18 hole public Golf Course from a Par 67, 4853 metres to a new Par 70, 5244 metres. The redesign addresses significant safety issues, facilities, management and overall golfing experience to create a more balanced, safe and interesting Golf Course.

The Course is owned by the City of Boroondara and Golf Course Superintendent Glen Davie has been project managing the reconstruction works undertaken so far utilizing experienced golf contractors. The redevelopment is to be completed in stages over the next three years.

### INDIAN GOLF & RESORT EXPO 2001

The 8th. Indian Golf & Resort Expo is to be held at the Delhi Golf Club on

March 16 & 17, 2001. The event organized by Travel House (India) is a showcase for golf related companies and new Golf Courses in India.

Pacific Coast Design joins previous exhibitors, Toro, Rainbird, Jacobsen, Premier Irrigation, Simplot, Golfware, Country Club International, BSF, Elite Golf Zaverchand Sports and others in supporting the Indian Golf Industry. PCD Directors Phil Ryan, George Diakogeorgiou and representative Parkash Alvares will be attending.

### CHINA GOLF SHOW 2000

Organized by Golf World Exhibitions with the effervescent Stephen Allen at the helm this show is always a top event attracting exhibitors from around the world and attendees from around Asia. The show is to be held on December 1 to 3 at the Guangzhou International Conference Centre.

PCD will again build on our commitment to China Clients and the market with Director Peter Rogers and PCD representative Jenny Chen attending.

### Cronulla Golf Club, Sydney

PCD has undertaken redesign of five holes for this inner city Private Golf Club commencing in 1998. An ongoing redevelopment plan is still underway.

### INFORMATION MEMORANDUM

During the year PCD has completed Information Memorandums for new projects in India, Sri Lanka and Thailand. These extensive documents provide for site Master Planning and financial feasibility for Golf related residential, resort and combination projects. The memorandum also includes project cash-flows and full support documentation for all planned facilities and profit centers.

## PCD WEB SITE

**Clients are invited to visit the new PCD web site at [www.golf-designers.com](http://www.golf-designers.com)**