



PACIFIC COAST DESIGN

HIDDEN VALLEY

PCD had been engaged during 1997 by Hidden Valley Australia Pty. Ltd. to Master Plan the Golf Course at their 2000 acre residential development at Wallan, about 45 minutes north of Melbourne, Australia.

It took another 14 months before the principals were ready to move ahead with construction of the first nine holes but the wait was well worthwhile. This magnificent property was the private stud farm of the late Robert Holmes a' Court and has been developed and maintained with no expense spared.

It is deceptive looking at the countryside driving north along the Hume highway from Melbourne, but turning off into the project reveals a Valley that truly lives up to its name. With large lakes, well treed acreage and undulating hills this development

has sold very strongly since its release in 1998.

The project is planned as a mixture of development ranging from villas near lakes in the valley floor to larger acreage sites around the boundary. PCD has planned the par 72 - 6,100 metre golf course to move along the valley, complementing the natural terrain and fringing the smaller development sites.

The final master plan calls for 36 holes but at this stage eighteen has been committed to with holes 1 to 9 constructed during early 1999 and the second nine being completed the following summer.

PCD has envisaged a country club style of golf course to fit in with the developers theme of providing a living experience, not a resort experience.

The country club facilities include gym, spa, horse riding, bowls, tennis, swimming pool, boating and specialist children's activities.

The first nine holes are constructed along the creek and lakes system, providing a good test of golf in this natural setting. The design approach has been one where minimal impact and disturbance to the existing terrain is required as there was little point in altering the very appealing contours already there.

Peter Rogers (PCD Director) has also undertaken a unique role in assisting the Development team in project managing the golf through regular visits and mobile communication. With many of the previous farm services not fully mapped this interaction has enabled the team to move ahead quickly even when faced with difficult decisions.



Contents

Hidden Valley	Page 1
Eagle Ridge Golf Club - Master Plan	Page 2
Hong Kong Golf Club	Page 2
Eagleton Golf Village - Bangalore	Page 3
Eagleton Golf Village	Page 3
PCD Designs Chickmangalur	Page 3
Asia Wide News	Page 4

Eagle Ridge Golf Club MASTER PLAN

Equucorps Pty. Ltd., the owners of Eagle Ridge Golf Course have undertaken an extensive program of redevelopment of this resort style public access golf course in Rosebud, about one hour south of Melbourne along the Mornington peninsula.

Equucorps engaged PCD to undertake a Master Plan for the existing course and to program improvements and redevelopment over the next four years.

As a new Clubhouse and function center was also being constructed, PCD detailed the design for a new 18th. Green, lake, practice green and island putting green to be situated in front of the new Club. The construction works commenced in January 1999 and should be completed by June.

The new greens and lake system combined with the new Clubhouse / function centre will have a dramatic improvement to the standard of facilities previously provided. The Golf Course construction is being project managed by Golf Course Superintendent, Michael Riordan, with staff and selected local contractors undertaking the works.

Over the next four years PCD and Michael will be working to upgrade the Golf Course to its full potential with the redesign of a number of holes, new landscaping themes, golf cart paths and the modification of fairways to consistent turf surfaces.

Do yourself a favor and have a look at the New Eagle Ridge Golf Course, one of Mornington Peninsula's best.



Golf Supt, Michael Riordan with new lake + 18th in background

Hong Kong GOLF CLUB



1st Green & Left to Right:
Phil Ryan (PCD), Stephen Alexander, Theron Knapp (Global), Shane Templeton (H.K.G.C)

PCD had been approached during the China Golf Show of 1998 to put forward a submission to this prestigious Club for the restoration of a number of greens and to assist the Club in areas concerning golf course design.

During discussions with Club Committee PCD had strongly pursued the theme of restoration and not redesign. We felt it important to maintain the true character of the Course and restore zones where this had been lost over the years during previous re-constructions.

Within workshop meetings with management and Committee there were items associated with each green reviewed that needed addressing.

- Golfer traffic had increased substantially over the years so traffic patterns needed attention.
- Surface and sub surface drainage was addressed. The green and surrounds profiles were redeveloped. In addition to profiles new grasses were imported for the greens.
- Pin positions and surface slopes on all greens to be designed to fit the golf strategy for that hole.
- Bunkers were restored and where necessary redesigned.

During March and April the Eden first, Eden sixteen and New second greens were restored. A Par three hole alongside the New seventeenth has also been designed / constructed as an alternative hole as safety issues relating to the practice zone in time may force the old Par three to be closed. The hole has now been finished and is being grassed.

During the coming year another six holes will be considered for restoration with an ongoing program to be developed to eventually include all holes.

Hong Kong Golf Club, Course Manager Mr. Shane Templeton has been project managing the works, with China based Global Golf Engineering carrying out the construction. PCD was very impressed with the team's abilities and the finished product was praised by all concerned.

PCD DESIGN HIGHLIGHT



Overview of Eagleton's 16th Hole

EAGLETON GOLF VILLAGE - *Bangalore*

This 18 hole, International standard, championship golf course designed by PCD in Bangalore, India has a new Golf Course Superintendent.

Norm Carr, an Australian with over 25 years experience in both construction and maintenance of Golf Courses has taken over the Course as of February of this year. The Assistant Superintendent, Capt. Das and staff have combined with Norm to present the Golf Course in superb condition and PCD congratulates them all.



Eagleton's 15th Green

PCD Designs New Nine Hole Golf Course for Chickmangalur

Chickmangalur is a coffee plantation area in southern India.

A dedicated group of local planters based at the Kadur Club (private Club in Chickmangalur) have banded together to set up a new nine hole Golf Course and Clubhouse on a parcel of land acquired by the group in the foothills, about fifteen minutes drive from town.

The site has a lovely setting with forest on one side and the mountains surrounding the balance of the land. There is a small nulla (stream) flowing through the property on which a lake has formed, about two thirds of the way through the site.

PCD has Master planned the site and detail designed the nine holes for a par 36, 1222 metre layout.

Prakash Alvares, PCD's Bangalore based Landscape Architect is project managing the construction works which are due to commence in September 1999, once the monsoon rains have finished.



ASIA WIDE NEWS

Master Plan & Design for KGA

The KGA Golf Club in Bangalore, India had engaged PCD to undertake a Master Plan review of the Golf Course. PCD had completed the planning by February of 1999 and already the detail design and reconstruction has commenced.

Holes one, nine, eighteen and the practice zone are currently under construction. A renewed drainage system will be put in place and other major works are planned over the next two years. The Golf Course has the potential to be one of India's best but initial construction and design flaws have seen the Club struggle to achieve a consistent year round usage. The Committee has taken up the challenge of turning potential into reality.

BALI HIRISE PROJECT - Stage One

Planning for the next stage of the Bali Hirise group's new resort near New Delhi, India is nearly finalised.

PCD has had both a Site Master Planning role as well as the Golf Design role and is working with the selected Architects to achieve the desired effects for this unique environmental resort.

THE INDIAN GOLF & RESORT EXPO

Organised by International Travel House, New Delhi for November 12 & 13, 1999 at the Taj Palace Hotel, New Delhi.

PCD will be participating at the Expo and PCD Director, Phil Ryan has been asked to present a paper at the conference on financial considerations for Master Planning.

China & Hong Kong Golf Show 99

PCD will again be exhibiting at the Golf Show. This year the show is to be held between September 5 - 7 in Guangzhou, China.

PCD Director, Peter Rogers will be heading our team to further support our commitment to this exciting market.

TIANMA COUNTRY CLUB, Shanghai

Eighteen Holes of this 27 hole Club are opened for play in August, 1999. PCD would like to congratulate the team and chairman, Mr. Gilbert Mar on the opening and the efforts of the past two years.

The PCD designed Golf Course is managed by IMG and is destined to quickly establish itself on the China circuit as a top venue for international golf.

SHEK O COUNTRY CLUB, Hong Kong

PCD have redesigned the fifth green and surrounding areas at the Shek O Country Club in Hong Kong. Golf Course Superintendent, Ross C Grieve and staff have undertaken the construction works, which were completed in June.

The team at Shek O, have been joined by new manager Paul C Woolcott-Brown and are looking at a longer term approach to the redevelopment of the Golf Course.

BANGKOK GOLF - INTERNATIONAL Par Three

The Mah Boonkrong Group in Thailand had an additional fifteen acres of land associated with the existing 18 hole Golf Course in Bangkok. They wanted to develop it and considered a driving range but after discussions with PCD decided on a unique nine hole, par three, golf course.

PCD selected nine of the most famous par three holes in the world and designed a golf course based on these. While not intended to be a direct copy, the design of these holes gives the golfer similar shot values and a real feeling of playing these legendary holes.

The course is based on Cypress Point / USA (No.15), Hong Kong GC / China (No.2), Kasumigaseki GC / Japan (No.4), Royal Troon / Scotland (No.8-The Postage Stamp), Joondalup / Australia (No.3), St. Andrews / Scotland (No.11), Olympic Club / USA (No.8), Pebble Beach / USA (No.7) and Augusta / USA (No.12).

The Golf Course opened for play in July 1999 and feedback indicates a great success.

Information Memorandum - Financial Feasibility

PCD has just completed an Information Memorandum for a client in Thailand. This is the sixth such memorandum produced by PCD over the past three years on projects in countries including India, Thailand and Australia. The information memorandum is a confidential document and details the following for a prospective residential, resort or private golf project.

- Site Master Plan inclusive of residential, club, golf, commercial, hotel or other component.
- Financial spread sheet covering development and operational income and expenditure.
- Market evaluation, support information and research statistics.

The information memorandum is utilised by Clients for project planning, finance sourcing or potential joint venture arrangements.

