



## PCD Golf Safety Review

Over the 32 years of its working life the team at Pacific Coast Design have undertaken many golf related safety audits, consultancies and given expert evidence at Court cases.

The changing nature of golf equipment over the past 20 years has seen the golf ball go a lot further and thus any errant shots by golfers also tend to go further, impacts may appear today that were not apparent years ago when the golf course was first designed.

Many of the safety audits involve potential golf balls leaving the golf course boundary and having potential impact on residential zones, roads or people.

The Society of Australian Golf Course Architects (of which PCD Directors are members) have guidelines that we observe but as these are guides they are not officially published, it is also important to note these are guidelines and Golf Architects take into consideration various other factors when designing near adjacent boundaries and other areas of safety concern;

- Elevation changes
- Wind direction
- Contours of target zone
- Likely golf strategy
- Landscape protection

PCD expert witness appearance at the Victorian Civil and Administrative Tribunal in a golf safety / boundary matter led to Golf Australia (July 2006) issuing a notice to Golf Clubs titled "The Legal Nuisance of Balls over fences". This gives a summary of the case and outcomes, this and other Australian judgements give a clear guidance to Clubs that it is their responsibility to "reasonably" prevent golf balls from leaving their property boundary. This really means any regular movement of golf balls outside of the boundary at a particular zone must be addressed by the Club.

There are two primary responses that can be taken (a) A design response, this may include golf hole modification, golf feature movement and landscape solutions and (b) Safety fencing, ranging from 5m in height to 30+m in height.

For Golf Clubs under a company structure the Directors are responsible for such safety, in relation to Council / Shire owned golf facilities it is the Council itself.

**The Legal Nuisance of Balls over Fences**

Much has been written by us and others about the increasing land squeeze being felt in the golf industry. Many courses, if not already locked by residential housing, are seeing new developments on their boundaries as developers seek to benefit from the ever decreasing supply of land that has some extra features (pre existing golf views). The already foreseeable problem is that golfers have been hitting balls in unintended directions since the game was first invented. The increasing addition of residential housing on course borders has therefore heightened firstly the nuisance factor and then more recently the legal interaction between the two.

One could contend, and we are aware that clubs have contended, that given the golf course was there before any development, it should be land buyer/developer beware. Many general managers know some of their border residents well, firstly via complaints and then via unwritten agreements that they will tend to their roof repairs on a needs basis. Whilst in many cases this has pacified the parties involved, a decision handed down in August '05 by Justice Morris of the Victorian Civil and Administrative Tribunal (VCAT) has put clubs on notice as to the legal responsibilities they have should this need become too regular, if they contest planning conditions/requirements, or if clubs object to developments based on heightened safety issues.

The case in question states the Cranbourne Country Club and Camden Green Pty Ltd, a residential developer, with supporting roles played by course designers Mike Clayton and Phil Ryan. The following paragraphs summarise the key parts of the findings and the directions stated by Justice Morris. (Should you be interested full case details are available at [www.vcat.vic.gov.au](http://www.vcat.vic.gov.au).)

The VCAT case arose from an application by Camden Green to Casey City Council seeking a planning permit for the development of 550 residential lots on a former market garden that borders the Par 5 5th hole of the Cranbourne course. The club, despite knowing that a potential problem with this hole could arise if the market was to be some day redeveloped, did not object to the permit and Camden Green was eventually successful with their application.

The permit granted though contained a condition that "the owner will construct a fence along the western boundary of the site abutting the Club. The fence must be constructed in such a manner and of such materials as to prevent golf balls from the Club causing a danger to local residents and users of the roads and parks abutting the eastern boundary of the golf course."

It is here that the actual VCAT case started. The Club bought two proceedings to the tribunal, the first being around safety and whether the fence would actually prevent danger. The second sought an amendment to the permit allowing a better solution than an unsightly looking fence and it is this issue that will be focused on as many clubs are currently dealing with border solutions.

Justice Morris found that the original permit assumed that a park would be built abutting the problem area, effectively minimising the potential height of the required fence. It had since been determined however that the park may not be placed in that area. As a consequence the fence could be up to 18 metres or higher in parts to be totally effective. The club contended that this was outside of the "reasonable" fence requirement as originally permitted with evidence provided by Messrs Clayton and Ryan suggesting that the better solution was re-alignment of the hole.

In making his decision the judge was required to consider what is fair in terms of golf ball nuisance? The judge referred to New South Wales Court of Appeal case *Campbelltown Golf Club Limited v Winton*. In that case the judge commented:

"... What was required was that the golf course should so adjust its activities as not to interfere unreasonably with the peaceable enjoyment by residents of their land. At the same time, the residents, bordering as they did a golf course, had to accept the fact that the game of golf was going to be played on land adjoining their properties and that it could be expected that from time to time some golf balls might come on to their land. But what they were not bound to accept was the situation such as was suffered by the respondents in which their property was peppered with golf balls on a daily basis thus posing a threat, not only to the respondent's property but also to their physical safety..."

In light of this reference, and the fact that no party desired a fence, the judge determined that instead of the fence, Camden Green should pay for the cost of the hole re-alignment, capping the cost at \$130k.

You'd think a win-win situation for everyone, but the key message for golf clubs stems from what happened next. In addition to the 5th hole re-alignment, the Club wanted Camden Green to also be responsible for the works necessary to the 6th and 7th holes caused by the 5th hole re-alignment.

As is often the case when course designers and committees get together, there were significant differences of opinion as to how to best effect the changes, considering safety and course integrity. VCAT

July 2006



# Mansfield GC, Victoria, Australia



Mansfield Golf Club is over 100 years old, with golf being played on the current site for almost 70 years. With such an old course and rich history the golf club must be congratulated on realising the importance of reviewing its' status and planning for the future.

With this in mind Pacific Coast Design were appointed in late 2017 to review the course and develop a Master Plan for the golf course. The process was completed using a customer

focused process of members' survey, workshops and meetings to discuss and develop a plan that suited the membership.

Mansfield is a wonderful golf course with many good golf holes several of which are world class and alone are worth the visit to experience. Subsequently the Master Plan is not about the wholesale changing of the golf course it is reinforcing that what is there is great, massaging a few holes just a little to make them better, addressing a few safety issues and setting some criteria for ongoing maintenance and development.



HOLE	PAR	LENGTH	HOLE	PAR	LENGTH
1	4	204	12	4	271
2	5	476	13	5	418
3	3	122	14	3	188
4	4	365	15	4	477
5	4	388	16	4	373
6	4	381	17	5	441
7	3	150	18	3	144
8	4	343	19	4	258
9	3	174	20	4	302
TOTAL		2,754	TOTAL		2,847



**MANSFIELD GOLF CLUB**  
Master Plan  
November 2017

Plan / image not to scale



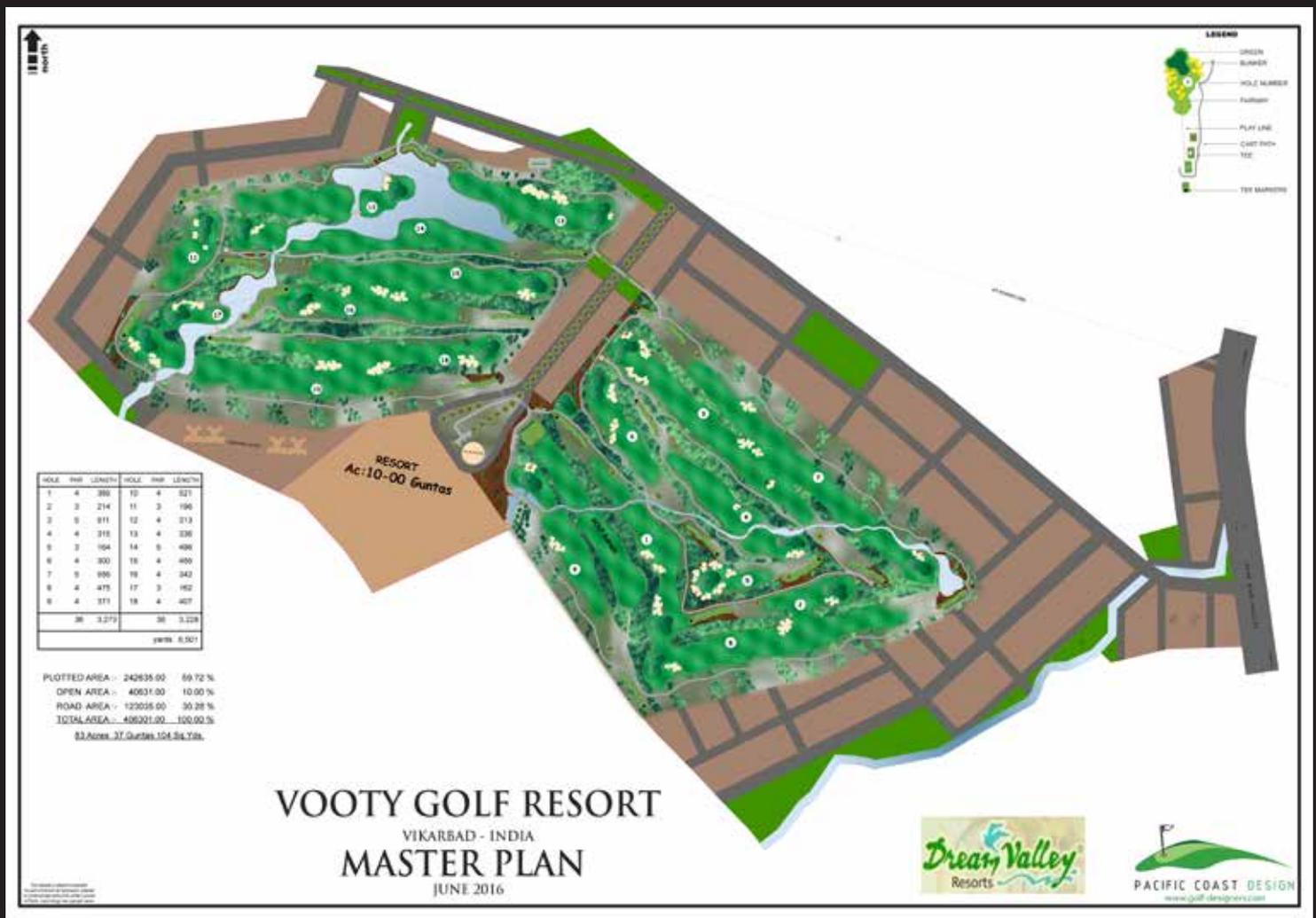
# Vooty Golf County, Hyderabad, India



It is now almost 2 years since Pacific Coast Design first visited the Vooty site near Vikarabad / Hyderabad. And what an exciting 2 years it has been, the 1st 9 holes are now complete and open for play and the 2nd 9 is progressing well and due for completion by the end of 2018. A long with this the residential component of the project has commenced construction, the project has been successfully launched to the market and both golf membership and residential sales have occurred.

The progress of this project is largely due to the vision and commitment of the project team. Led by the guiding direction of Santosh Reddy and his son Prithvi, along with their own onsite time and the support of Project Management Company, Global Golf India, the project has been constructed at break neck speed while ensuring everything is being done to a world class standard.

With 9 holes now available for play the feedback from golfers has been extremely positive with many saying the course is great fun and of a standard one associates with golf course overseas from India. We all look forward to seeing Vooty finished and welcoming golfers from India and the rest of the world.



## A very Private golf Facility

We must admit that it is not very often that PCD is requested to develop an exciting golf facility at the rear of an inner city residence in 3,365 square metres of land area.

However that was the challenge for PCD, set by a Client in South East Asia. The Owner is a keen golfer and wanted a top class facility, under lights, with at least three greens, bunkers and a lot of movement.

The design has four greens, two of which are together as a double form and three specific zones of golf. The 2 to 3 metre movement required in such a small area was achieved by using timber fencing as near vertical retaining walls and also timber faced bunkers, the effect is quite spectacular.

A special feature of one of the bunkers is that it forms the shape of a Dragon, one of the Owner's favourite mythical creatures.

A team led by Robert Cairns of Links Golf Services (Thailand) undertook the construction work and are training up a maintenance team to look after the facility. The construction took 46 days and the grassing / grow in to playing standard (greens at 4mm eight) took 48 days. This includes drainage, automatic irrigation, lighting and fencing, now that is one great golf facility.



## PCD China Associate to be at China Golf Show

太平洋海岸设计 (PCD) 中国代表将参加中国国际高尔夫博览会



The China Golf Show is being held at Shanghai New International Expo Centre (Hall N1) on April 20 to 22. PCD China Associate Lina Luo will be attending the Golf Show and if you need to meet up with her the mobile number to call is +86 15818601096.

中国国际高尔夫博览会将于4月20-22日在上海新国际博览中心 (N1) 举行。PCD中国代表罗丽娜将前往参观。如有需要，您可通过手机号码15818601096与她取得联系，协调见面事宜。

Lina is a full time Associate for PCD. She has worked in the China Golf Industry for over 6 years and has a rich experience with respect to all aspects of golf and has been to all parts of China to assist Clients. Lina is available to assist Clients whenever required.

Lina是PCD的专职代表，从事高尔夫行业工作已有6+年。在高尔夫相关的各个方面都有着丰富的经验，并曾在各地协助业主工作。她可在任何需要的时候为业主提供帮助。

If you wish to have a coffee and catch up with Lina, give her a call and arrange.

如您想和她一起就着咖啡聊聊高尔夫，请电话联系，确认。



# Kashmir Golf Club, Kashmir, India



The Kashmir Golf Club was established in 1886 and had developed a unique reputation as a most serene and challenging golf course set on 52 acres within the centre of City of Srinagar at a height of 1730m. It was considered a heritage site by the Indian Government.



In late 2014 however along with a major portion of the city, the golf club was completely flooded with up to 2 metres of water sitting over the course. Thus the golf course was closed as the damage was so severe a major restoration was required.

The golf course had been a big attraction to visitors to Srinagar and the tourism generated was sorely missed. The J&K Bank (Chairman & CEO - Parvez Ahmed) stepped in and as a part of their Corporate Social Responsibility commitments engaged Pacific Coast Design to redesign the course and assist through consulting to its completion.

The reconstruction work commenced in late 2016 and now in May 2018 the Golf Course is ready for opening. The Golf Course layout is an 18 holes, Par 71 of 6,250 yards in length. The work is difficult as while most of the year the Kashmir Valley has great Spring / Summer / Autumn weather the period from November to February can be very cold and snow often falls.

The J&K Bank assembled an in-house team to control the project as well as local Golf Manager, Ms Nuzhat Gul (expert consultant), Alert Golf (PMC site) and the golf construction team of SGDC India / Sofi Majid.

The new International standard golf course has seen the site raised and sculptured to cater for any future heavy rain events and has a canal (nulla) and lake system which leads back to an automatic heavy duty pump facility to remove excess water from the system.

The large beautiful trees which covered the site have been retained with many more landscape plantings adding to the natural serenity of the course. The local golfers are eager to return and once the word spreads so will the tourists visiting Kashmir. Well done to J&K Bank!



# Khandala, Mumbai, India



The Khandala / Lonavala region of Maharashtra India has a history of being a traditional place for holidays and relaxation, especially for those looking to escape the 'helter-skelter' of Mumbai.

The Hiranandani Group have created many significant developments in this region and their latest project in the Khandala region is certain to embrace both a significant development and a great place to relax.

Set on a peninsula over 300m above the Konkan Plain and in the shadow of the famous 'Dukes Nose' peak, Hiranandani are developing an exclusive township that features a 9 hole par 3 golf course.



The golf course features 9 par 3 holes of around 100 yards long that are of such quality that they could easily be par 3 holes on a championship golf course. The holes have a variety of elevation changes, some feature water hazards, others bunkers, while the greens feature bold undulations. However the 6th hole is bunkerless, but its tabletop green surrounded by a deep grass hollow is certain to prove a surprising challenge.

The course has been designed to minimise the use of water with a precisely designed irrigation system only watering the play areas, local drought tolerant Bermuda grasses being used, ground water recharge pits and a network of dams to catch water during the monsoon.

Work commenced in February and plans are to finish the project prior to the monsoon and to utilise this wet period to grow the course in prior to having the course ready for play in late 2018.

# India Golf Expo - 2018 - Bangalore



The Golf Industry Association, 2018 India Golf Expo will be held at the Lalit Ashok Hotel, opposite the Bangalore Golf Club in Bengaluru on April 19 & 20.

The conference is over two days with the R&A conducting the presentations on Day 1 and GIA / GCS&MAI (separate seminars) on Day 2.

As usual PCD Directors will be in attendance and PCD will have a booth so come along and say hello, we look forward to seeing you there.

