



PACIFIC COAST DESIGN

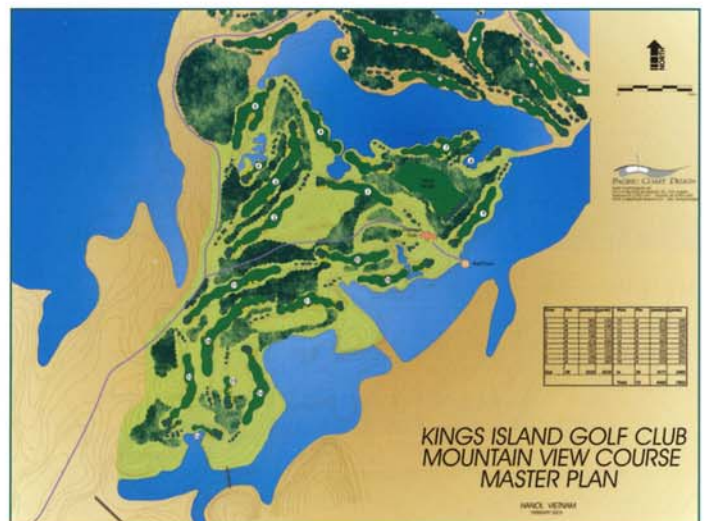
KINGS ISLAND GOLF CLUB, HANOI – VIETNAM

Kings Island Golf Club is an exclusive 18 hole member's course and currently the only golf course in Hanoi. The Golf Club is located on a virtual island on Dong Mo Lake in the Ha Tay Province, approximately 40 kms west of Hanoi.

Kings Island Corporation appointed PCD to Master Plan and Design a new 18 hole championship course layout to transform the Golf Club to a 36 hole facility.

The new course known as Mountain View, is framed by the stunning backdrop of the nearby mountain range and is located within the 350 hectare property, which is considered to be one of the most spectacular sites in Vietnam. The layout takes full advantage of the natural features of the site, which combined with a mixture of mature trees gives the course a fully established landscape presence.

The Golf Course has been designed to International standards, is a Par 72 – 7002 yards that will provide strategic challenges to golfers of varying ability. The aim is to create a golf destination of the highest quality.



The proposed facilities will include a second clubhouse for the new course with fully equipped members provisions, a second driving range and extensive practice facilities. Golfers will benefit by the dual complex facilities available from both courses to maximise their membership entitlements.

Construction on the new layout has commenced and is anticipated to be completed by mid 2004. Internationally based and experienced contract personnel have been appointed to undertake the works to meet the expected high quality finish to international standard.

PCD have also been requested to review the existing course to improve playing conditions that will compliment the championship standard of the new course. Proposed improvements shall include additional length to golf holes, improved and consistent bunker styles, improved surfaces for golf playability and review of safety.

The overall development undertaken by Kings Valley Corporation will boast of Guest Houses, Corporate Villas, Conference Centre, 120 room hotel, 20 hectare eco-tourism complex, Water sports and other recreational facilities.

Kings Island has already captured the imagination of local and international golfers and when completed, the new facilities shall make the Golf Club a premier golf destination in northern Vietnam. ■

BANGALORE GOLF CLUB – INDIA

An aerial view of the PCD designed Bangalore Golf Course opened in 2002.



BALLOON GOES UP AT KARMA LAKELANDS

PCD has Master Planned this entire 255 acre site to residential (Villa & Chalet), commercial, retirement, Hotel, Spa and a nine hole Golf & Country Club near New Delhi, India. Karma Lakelands has now opened (June 2003) with golf, clubhouse, chalets and a range of villa styles being promoted. Seven furnished villa styles and ten chalets have already been constructed as samples and sales have commenced strongly.

The Golf Course is operating as green fee play only for the next few years until the on site occupancy within the resort has increased when memberships will then be offered.



Planning has already started on the next phase which is the retirement lifestyle community. The retirement will run parallel with the development of the 300 villas and chalets. For more information contact www.karmalakelands.com ■

HEADLAND GOLF CLUB – MASTER PLAN

The management and Committee of the Headland Golf Club in Buderim, Queensland have been working with PCD for the past few months to develop a comprehensive Master Plan report which reviews all aspects of the Golf Course and sets a program (subject to members endorsement) to lift standards at the Golf Course over the next five years.

A complete re-grassing of all fairways, redevelopment of all bunkers, landscape regeneration, water harvest review, irrigation system upgrade and green redevelopment are some of the areas addressed. All items have been budgeted with a program designed to minimize disruption to members.



PCD had previously been involved with redesign works at the Club and when the proposed new works are completed the Headland Golf Club will emerge as the premier members Course on the Sunshine Coast. ■

HEIDELBERG GOLF CLUB, MELBOURNE – AUSTRALIA



PCD has undertaken a Master Plan review of the Golf Course where an interactive process occurred with Committee and Management in a series of workshops and on site reviews.

The Master Plan report focused on planning for the next five to ten years for course consistency by reviewing and deciding on such issues, prioritising the options and then budgeting for works.

Issues addressed within the Master Plan report were to maximise the potential of the Golf Course, fairness to all grades of golfer, bunkering, year round playability, uniform grassing, potential of Par 3's, improved practice facilities & safety.

Improvement works began with the full redesign and construction of two Par 3's, Hole 2 & Hole 17 (pictured) from Tees to Green, with an increase in golf playable area to distribute wear, improve drainage and provide for multiple pin placements. ■

MINNIPPI COMMUNITY LINKS – BRISBANE, AUSTRALIA

In January 1999 Pacific Coast Design formed part of a team assembled by the BMD Group (Civil Contractors & Developers with Australia wide interests and corporate headquarters in Brisbane) to respond to a tender proposal put forward by the City of Brisbane for the development of a Public Golf Course on a 123 hectare, Council owned site at Carina, adjacent to Bulimba Creek and the Minnippi Parklands that is about 8kms from the Brisbane CBD.

At the time I do not think any of the team members thought that the process would take this long, but following the BMD Group being nominated as preferred tender the investigations into the project led into one of the most intense and detailed environmental appraisals that PCD has ever been associated with. The main challenge was the small habitat area that was home to squirrel glider.

The extension of the challenge put forward was not only to protect the known habitat but to develop solutions in association with the development of the Golf Course that extended and supported such habitat, as well as the rehabilitation of pasture land to an indigenous profile. Many of the technical and project management aspects have been led by Queensland based consultancy, Design Marketing & Management (Geoff James) who have brought together and directed the varied specialist consultants involved on behalf of BMD.

The Master Plan prepared by PCD has included the 18 hole Golf Course (Par 72, 6282m) which will be full public access, Hub facility (bistro / restaurant, functions, corporate accommodation



and golf support services), residential zone and environmental habitat zones.

BMD chief executive officer, Brent Hailey has placed a high priority on "getting everything 110% right" before we move ahead as this will be a flagship project for the group. This attitude has seen the successful conclusion of all the design / planning issues and the team now looks forward to seeing construction commence early in 2004.

The result will see a unique environmental golf facility along the Bulimba Creek that will be open to all golfers on a green fee basis with a high quality of service in keeping with the BMD profile. ■



FEASIBILITY STUDY HONG KONG INTERNATIONAL AIRPORT – EXECUTIVE GOLF

In association with engineering firm, Scott Wilson who are based in Hong Kong, PCD were appointed by the Hong Kong Airport Authority to undertake a feasibility / financial study and concept design for an executive 9 hole Golf Course at the International Airport.

PCD has developed a concept for the site (about 500m from the terminal) for the Par 29, 1632 yard Golf Course based on famous golf holes of the world and hopes to follow the tremendous success of the similar executive golf course that PCD designed for Bangkok Golf (Thailand) a few years ago.

The Golf Course will be under lights and is aimed to capture the transit market (more than 4 hours) from the over 30 million visitors (annually) to the Airport, meet and greet visitors to the airport, tourists as well as the local golf market in Hong Kong. ■